

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

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| APPLICATION REFERENCE:   | PL/2025/09747                                                        |
| APPLICATION TYPE:        | Householder planning permission                                      |
| SITE ADDRESS:            | 14 Manor Road, Chippenham, SN14 0LH                                  |
| DEVELOPMENT DESCRIPTION: | Single storey rear and side extensions with minor landscaping works. |
| RECOMMENDATION:          | <b>That Planning Permission be GRANTED</b>                           |

## PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension and a single storey lean-to side extension with minor landscaping works. The application is submitted using Householder application forms.



Existing Front, Rear and Side Elevations



Proposed Front, Rear  
and Side Elevations

The proposed ground floor rear extension, together with associated internal reconfiguration, would provide an enlarged kitchen, dining and family area. The extension features a relatively shallow pitched roof, whilst the built form will project from the rear elevation, aligning with the existing end wall and remaining subservient to the existing building. The proposed built form incorporates a double clay tiled pitched roof with integrated rooflights to each slope, while the external walls are to be finished in a natural-coloured rough-render system. Aluminium–timber composite sliding doors and windows are proposed to the rear and side elevations. The ridge of the proposed pitched roof will sit below the level of the existing first floor rear windows and will therefore not encroach upon, or adversely affect, their outlook.

Additionally, a single storey lean-to extension is proposed along the side (NW) elevation to accommodate a ground-floor WC and utility area positioned adjacent to the enlarged kitchen. The extension is positioned set back from the principle elevation, creating a subservient addition to the main building. The extension will utilise construction materials broadly consistent with those proposed for the rear extension, and will incorporate sliding doors on the north-west elevation, together with single casement windows positioned on both the front and rear elevations. To the street-facing elevation, the proposed fenestration will comprise white painted uPVC units to reflect and compliment the established local vernacular, while the side and rear elevations will feature timber aluminium composite frames to match the proposed rear extension.

It is proposed that the existing pebble dash render will be painted in a similar colour to the extensions to unify the overall facades of the building. A new entrance gate will also be positioned to the side of the building to enclose the side passage and serve the help screen views of the development from the public realm.

In terms of dimensions, the proposed rear elevation measures approx. 5.6m wide, 6m in depth and to a height of 3.4m, sloping to 2m at the eaves. There are no proposed alterations to the existing parking and access arrangements.

## **SITE DESCRIPTION/CONTEXT**

The property known as 14 Manor Road is a two-storey semi-detached dwelling situated within an established residential neighbourhood to the west of Hungerdown Lane, within the settlement boundary of Chippenham.

The dwelling features a sloping tiled canopy above the ground floor entrance and front window, and is constructed of reconstituted stone walling with areas of pebbledash render with a double Roman clay tile roof. The property benefits from an open frontage, with off-street parking provided on existing hardstanding directly in front of the dwelling, while the openness to the side of the dwelling enables partial views through to the substantial rear garden. The surrounding streetscene is characterised by semi-detached dwellings of broadly similar form and appearance, typically finished in combinations of pebbledash and render, contributing to a coherent residential setting.



The application site is subject to the following planning policy constraints:

- Countryside Character Areas – Avon Vales
- Groundwater Vulnerability - Minor

**PLANNING HISTORY** – None relating to this property.

## **RELEVANT POLICIES AND GUIDANCE**

### Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Chippenham Design Guide

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

### The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

## **ISSUES**

- Design and Impact upon the character and context of the area
- Residential amenity

## CONSULTATION RESPONSES

Chippenham Town Council: No objection –

*Whilst there is no objection in principle to the proposed rear extension it is requested that the Case Officer visits the site to establish whether the proposal would breach the 45-degree code in relation to the adjoining property, No. 12 Manor Road.*

## REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

## ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

### Design and Impact upon the character and context of the area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Chippenham Design Guide requires good design in existing neighbourhoods, whilst the Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF expects a good standard of design.

By reason of the scale, design and materials used, the proposed rear and side extensions are considered acceptable. The extensions clearly read as subservient additions that are sympathetic and in-keeping with the main building and the existing plot. While it is acknowledged that the proposed rear extension represents a relatively substantial addition in comparison with the existing footprint of the dwelling, the resulting built form is not considered to appear incongruous within the vicinity. Furthermore, the proposed construction and finishing materials will closely reflect and compliment the existing palette, thereby achieving a cohesive and harmonious integration with the dwelling's current appearance and the

surrounding streetscene. Whilst the rear pitched roof is in close proximity to the first floor windows, current views will not be obscured or compromised as a result of the proposed built form. Furthermore, the proposals are not considered to give rise to any adverse visual impacts within the immediate or wider context.

Accordingly, it is considered that the proposal is in accordance with WCS Core Policy 57 where a high standard of design is expected for extensions, section 12 of the NPPF and the Chippenham and Wiltshire Design Guides, given that the external appearance, scale, design and materials used for development are both compatible and complimentary to the existing building and the surrounding area.

### Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties in close proximity to the proposed development are 12 and 16 Boundary Walk, to the SE and NW respectively. No.12 Boundary Walk forms the adjoining semi-detached property to the application site. It is noted that No. 12 benefits from an existing hipped-roof rear conservatory positioned along the shared boundary and adjacent fencing. The proposed rear extension will project from the rear elevation of the main dwelling and would be positioned in relatively close proximity to the shared boundary with No. 12. The footprint of the extension would extend beyond that of the neighbouring conservatory, while the proposed roof pitch would marginally exceed the height of the conservatory. Views to the proposed lean-to extension would be obscured due to the current and proposed arrangement of the properties.

No. 16 will have vantage points across to the application site. Currently, the space between the properties is somewhat open, enabling views through to the rear gardens but also to each others side elevations due to the dwarf boundary fence separating the properties. Number 16 has ground and first floor windows which overlook the side elevation of the main building, enabling vantage points to both the lean-to extension and the rear extension. It is noted that the lean-to extension will be built in closer proximity to No. 16, decreasing the current separation distances, whilst the rear extension will align with the existing end wall of the main building. The lean-to extension features sliding entrance doors to the side whilst the rear extension will include a side window, both of which would be facing across to the boundary with No. 16.

The proposed works will be visible in part to the properties fronting the site – 17 and 19 Manor Road, given the openness of the side section adjacent to the main dwelling. 26, 28 and 30 Pipsmore Road share a boundary to the east of the main building, primarily in relation to the rear garden area. Notwithstanding this, there would remain some potential—albeit limited—for views towards to the proposed rear extension from these neighbouring properties.

Additionally, the property to the rear, No. 1 Hither Close, will have some views toward the rear of the application site. However, both properties benefit from substantial rear gardens, ensuring that the separation distances are sufficient to avoid any adverse impacts.

Chippenham Town Council commented regarding the 45 degree rule in relation to the rear extension and the potential resulting impact on residential amenity. This is a tool to guide on matters of residential amenity including protecting outlook and access to light.

A site visit has been made to review the situation and the relation of the proposed extension to the existing neighbouring properties as can be seen from the site visit photo below.



The 45 degree is not part of the formally adopted planning policy. Paragraph 130 c) of the NPPF advocates a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site, provided the resulting scheme would provide acceptable living standards. For these reasons, it is not appropriate to view the results of such a technical exercise as the sole or definitive factor when deciding on the acceptability of development.

A balanced view has been taken here noting the single-storey nature of the development, the blank boundary elevation to the neighbour's conservatory and the open aspect that the neighbour would retain to the rear and side of the conservatory allow light from the south and uninterrupted views over their own private garden. Furthermore, it is noted that there is a boundary fence at 1.8 metres in height, the proposal has a modest eaves level and the roof slopes away from the boundary. Furthermore, there have been no 3<sup>rd</sup> party objections received.

On balance, whilst the town council comments are noted, having visited the site, in this case it cannot be concluded that the development would cause an unacceptable impact upon the amenity and living conditions of the neighbours. Views of the lean-to from the frontage would be partially concealed owing to the installation of the side gate, whilst the lean-to itself will partially conceal the rear extension from view from the roadside. While it is acknowledged that the proposed rear extension will be positioned closer to the shared boundaries with No. 12 and No.16, it is considered that, given the single-storey nature of the addition, the resulting separation distances to both No. 12 and No.16 as well as 26, 28 and 30 Pipsmore Road are sufficient to ensure that no unacceptable levels of overshadowing, loss of privacy, or overbearing impacts would arise for neighbouring occupiers, and therefore the proposed development will meet with the requirements of policy CP57(vii) to the Wiltshire Core Strategy as well as Appendix D of the Wiltshire Design Guide.

### Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

## **CONCLUSION**

On balance, the proposed development is considered to be acceptable by reason of its design, scale and proposed materials. It is not considered that the proposed works would result in any unacceptable visual impact or harm to the character of the locality, the residential amenity of neighbouring occupiers or the interests of highway safety. The proposed works are subservient to the main dwelling, and whilst the proposed footprint of the rear extension is sizeable, the proposal is not considered to result in an overbearing or incongruous appearance, nor does it give rise to unacceptable harm to the character of the area. Officers consider that the distances to the boundaries of the neighbouring properties are sufficient to help mitigate against any unacceptable impacts to residential amenity.

Accordingly, it is considered that the proposal is in accordance with WCS Core Policy 57 where a high standard of design is expected for extensions, section 12 of the NPPF and the Chippenham and Wiltshire Design Guides, given that the external appearance, scale, design and materials used for development are both compatible and complimentary to the existing building and the surrounding area.

As such, the application is recommended for approval, subject to the conditions set out below.

**RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing 00 – Location Plan received 15.12.25

Drawing 11 – Proposed Site Plan received 15.12.25

Drawing 12 – Proposed Ground Floor Plan received 15.12.25

Drawing 13 – Proposed First Floor Plan received 15.12.25

Drawing 14 – Proposed Roof Plan received 15.12.25

Drawing 15 – Proposed SW and NE Elevations received 15.12.25

Drawing 16 – Proposed NW Elevation received 15.12.25

Drawing 17 – Proposed Section 2-2 received 15.12.25

REASON: For the avoidance of doubt and in the interests of proper planning