

C H A R L E S M A N N I N G

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Wiltshire Council,
Planning Department,
Monkton Park Offices,
Chippenham,
Wilts. SN15 1ER

Date: 8/1/2026
Your Ref: PL/2025/05574

Dear Sir/Madam,

Revisions to approved application PL/2025/05574 - 7 Sadlers Mead, Chippenham, Wiltshire, SN15 3PA.

I refer to the above and outline below the proposed changes requested by the applicant.

Approval is requested for amendments to the approved householder permission PL/2025/05574 at 7 Sadlers Mead, Chippenham to add a single dormer window to the front roof slope and render existing reconstructed stone walls. The amendments are modest in scale and designed to match the approved materials and roofline to avoid harm to the street scene or neighbouring amenity, however will alter the appearance so a full application is being made.

Proposed Amendment

The application PL/2025/05574 originally granted permission for extensions to side and rear and raising the roof to provide rooms in the roof space at 7 Sadlers Mead, Chippenham SN15 3PA.

The amendment now proposed is for one dormer window to the front elevation as well as rendering over the existing reconstructed stone to front and side elevations.

The dormer will provide natural light and better headroom to the approved roof space within the bathroom area. The dormer is subservient in scale, set below the ridge, with examples found opposite side of the same street, all finished in matching roofing materials, and located to minimise visibility from the public realm and neighbouring properties.

The proposed render finish is to be extended to merge into the approved extension when complete as well as some existing rendered elevations, creating a unified, visually cohesive façade and improving the overall aesthetic quality of the building.

Design and Context

The dormer is designed to be minimal with the roof area, with a proportional pitch and external finishes to match the approved scheme. Materials will match the approved roof tiles and external finishes to ensure continuity with the approved elevations. The dormer's proportions and siting respond to the existing rhythm in the street scene and the previously approved roof alterations, avoiding a two-storey appearance and preserving the bungalow character of the immediate part of Sadlers Mead.

Planning Policy and Precedent

The original decision and officer report set out the scope of acceptable roof alterations and the need to respond positively to townscape, scale and rooflines. Local representations to the committee highlighted concerns about roofline uniformity and the visual impact of roof alterations in the street. This amendment proposed a smaller and more balanced dormer than original (deleted) and is consistent with the aims of CP57 to respect building form, height and streetscape character. Rendering over the Bradstone walling will not be out of character as many houses close by are already rendered therefore complying with policy.

Impact Assessment

- **Visual Impact:** The dormer's low profile and matching materials will not materially alter the approved massing or roofline when viewed from the street. Rendering the walls will integrate into the street scene equally as render is an alternate material used locally in the street already.
- **Neighbour Amenity:** The dormer is positioned to avoid direct overlooking of neighbouring private amenity spaces; glazing will be obscured or conditioned where necessary to protect privacy.
- **Heritage and Conservation:** No designated heritage assets are affected; the amendment does not introduce features that would harm local character beyond the scope of the approved scheme.

Mitigation

To address potential concerns, the applicant proposes matching materials to reduce visual contrast and dormer sizing proportional to the area.

Conclusion

This amendment is minor, well-proportioned and consistent with the approved development. It delivers improved internal daylighting without materially increasing visual or amenity impacts and can be secured by condition to ensure materials and detailing match the approved scheme. Approval of this amendment will allow the approved development to function as intended while preserving the character of Sadlers Mead.

Yours faithfully

Charles Manning
