

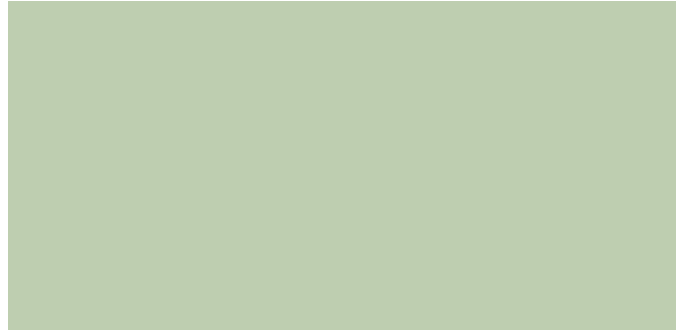
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09458
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Ronstone, Burlands Road, Chippenham, SN15 3DG
DEVELOPMENT DESCRIPTION:	Replace all single-glazed windows with wood-framed double-glazed windows. Replace the front door and an upstairs balcony door to improve security and energy efficiency. Window styles remain like-for-like; front door changes from single with side panels to double.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to replace the existing single glazed windows with timber framed double glazed windows, and to replace the front door and a balcony door at first floor level with new.

The new windows would be casements to match the existing in size and shape, using accoya timber (pine that has been modified to form a highly durable, stable and rot resistant materials) sprayed in an exterior coating in RAL6019 – a green colour shown below:



The new front door would also be accoya timber, stained in light oak finish, with glazed stained glass inlay with glazed stained glass panel over.

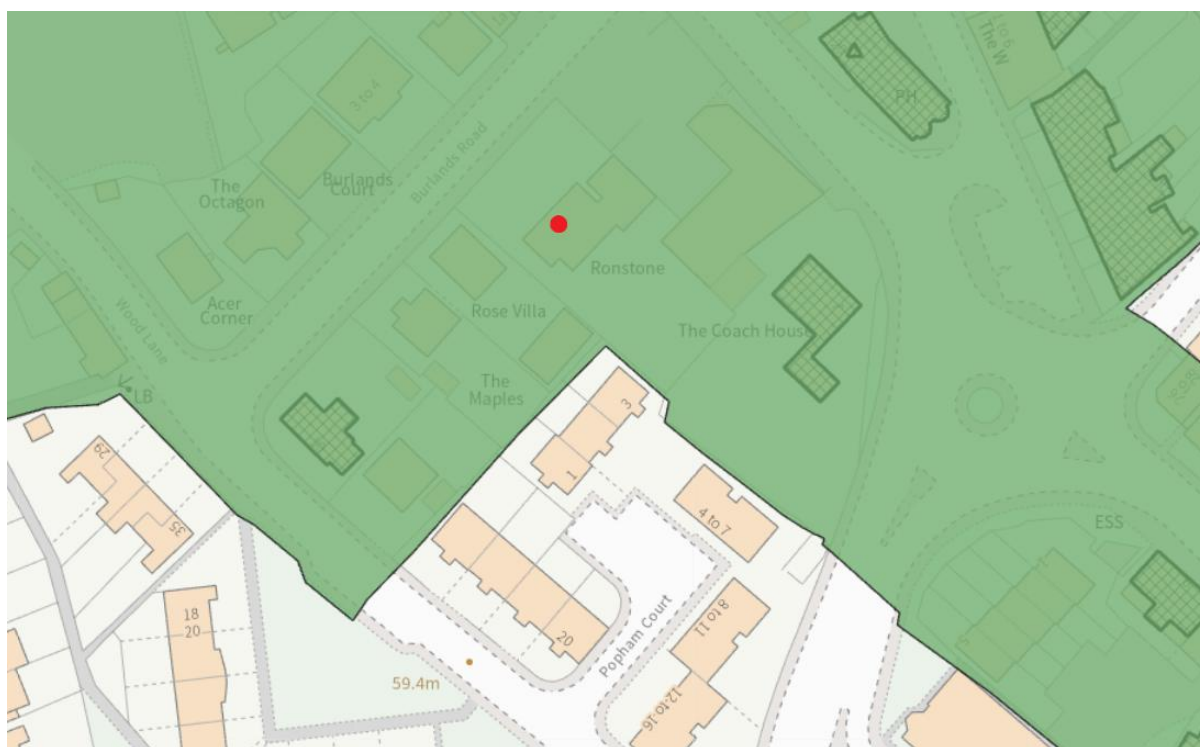
The replacement balcony door on the east elevation would also be accoya timber, stained in light oak finish.

SITE DESCRIPTION/CONTEXT

The application site is “Ronstone”, a two storey detached dwelling located on the southeast side of Burlands Road, south of Chippenham Town Centre. To the northeast is the Kwik Fit tyre centre, with Rose Villa to the southwest. Photographs of the front and rear elevations are below:



The site (marked in red on the plan below) is in the Chippenham Conservation Area (green wash on the plan below) with the nearest listed buildings (black hatching) being The Coach House and 8-10 Wood Lane.



The site is in Flood Zone 1, with no particular risk of surface water flooding identified.

PLANNING HISTORY

None relevant to this application

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and Low Carbon Energy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Chippenham Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter and a site notice. No comments had been received at the time of writing.

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

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal seeks to replace the existing single-glazed windows with new Accoya timber double-glazed units, and to replace the front and balcony doors with high-quality timber alternatives. The replacement windows and doors would match the size and proportions of the existing openings, ensuring that the overall appearance of the dwelling is retained. The use of durable Accoya timber, combined with double glazing, would significantly improve the thermal performance of the building, enhancing energy efficiency and reducing heat loss, in line with Core Policy 41 of the Wiltshire Core Strategy. The proposed units are considered to

be high-quality and visually appropriate for the host dwelling, maintaining its character and functionality.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposed works are limited to the replacement of existing windows and doors; no new openings are proposed and the scale, position, and orientation of the fenestration would remain unchanged. As such, the development would not result in any unacceptable loss of light, overshadowing, overlooking, or overbearing impact on neighbouring properties.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment, the main statutory tests are set out in the Planning (Listed Building and Conservation Areas) Act 1990. Section 72(1) requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings are conserved, and where appropriate enhanced, in a manner appropriate to their significance. Core Strategy Policy CP57 'Ensuring high quality design' requires developments to demonstrate how they positively contribute to the character of Wiltshire through, among other things, sensitive responses to building layouts, form, height, scale, materials, and streetscape.

The NPPF (Chapter 16) sets out national policy for conserving and enhancing the historic environment.

The proposal comprises the replacement of existing windows and doors with high-quality timber units, including Accoya timber casement windows in RAL6019 (sage green) and light

oak stained timber doors with glazed panels. The replacements would match the size and proportions of the existing openings and provide a modern, thermally efficient upgrade to the single-glazed units.

While the colour differs from the prevailing white units within the street, the muted sage green is considered acceptable on a non-listed building and does not harm the character or appearance of the Conservation Area. By virtue of its scale, design, and use of materials, the development is considered to preserve the character and appearance of the Conservation Area, in accordance with Section 72 of the Act, Core Policies CP57 and CP58, and the NPPF.

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

The proposed development comprises the windows and doors with high-quality timber units, which match the size and proportions of the existing openings. The works would not introduce new openings or alter the scale or position of fenestration, and would therefore have no unacceptable impact on neighbouring amenity or the character and appearance of the Conservation Area.

Accordingly, the proposal is considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the guidance contained within the National Planning Policy Framework (Chapter 16).

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:

Location Plan received 2 December 2025

Proposed colour received December 2025

Site plan received 16 December 2025

Proposed elevations received 17 December 2025

Proposed windows – scaled drawings received 17 December 2025

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