

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08899
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 BRIGHT CLOSE, CHIPPENHAM, SN15 3PU
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extension to replace Conservatory
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of an existing conservatory with a single storey rear extension. Plans show the rear extension measuring approximately 4.8m wide by 3.15m deep with bifold doors and a lean-to roof with 2No roof lights. Walls are to be faced in brick to match the existing with interlocking concrete tiles, Plans show an existing window serving the stairs in the rear elevation raised over the new extension.

SITE DESCRIPTION/CONTEXT

The application site relates to 1 Bright Close, a detached property located within the wider Pewsham estate. The property occupies a corner plot at the entrance to the cul-de-sac from Fortune Way.

The application site is not subject to any ecological, historical or landscape planning policy constraints, and there are no listed buildings in the vicinity. The site is in Flood Zone 1 and not identified as being at particular risk of surface water flooding. High-Pressure Oil Pipeline Apparatus with the development area.

PLANNING HISTORY

n/a

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Chippenham Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Chippenham Town Council: No objection

Fisher – German (Exolum Pipeline) Holding objection.

Regarding the above Referenced Planning Application. We confirm that our client's High-Pressure Oil Pipeline Apparatus will be affected by the application as indicated in the attached plan(s) and we must therefore OBJECT for the following key reasons:

- The application has the potential to contravene Exolum's ability to Safely access and maintain its assets under their legal rights as set out in Part IV of The Energy Act 2013, and*
- Due to the potential for breach(s) of the Health & Safety at Work Act 1974 with specific concerns around Regulation 15 of the Pipeline Safety Regulations 1996 and the potential for any subsequent work close to the High-Pressure Pipeline to impact both the Safety of the pipeline and those doing the work.*

We note in this specific case:

- 1. The location is too close to the Pipeline*

It is therefore critical that all Construction and Design work affecting a High-Pressure Pipeline is discussed and agreed with Exolum before the objection can removed and before any work on site.

NOTE: The location plan(s) supplied are intended for general guidance only and should not be relied upon for detailed design, excavation or construction purposes. No guarantee is given regarding the accuracy of the information provided in the plans and to verify the true location of the High-Pressure Pipeline at site contact MUST be made with Exolum to arrange a site visit. My client must be consulted to ensure the proposal has no impact on their High-Pressure Pipeline apparatus. Their contact details are:

Following Site Visit:

03-12-25: Extension will be in existing foundations, 4 metres from ATW. pipeline. Distance from pipeline to neighbours fenceline 5 metres.all works outside easement jack to contact pipelinerow@exolum.com quoting URN Number [REDACTED], reference permission to do extension via Fisher German. Pipeline depth 1.4 to crown off pipeline

REPRESENTATIONS

No comments were received.

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 proposed extension would be located on the rear elevation of the dwelling, replacing an existing conservatory of limited architectural merit. The extension would be constructed in matching brickwork in keeping with the existing dwelling. The extension would remain clearly subordinate to the existing dwelling in terms of its single storey form and siting to the rear.

Due to its positioning on a corner plot, the proposed extension, as is the case with the existing conservatory would be visible from the public realm. The proposed extension is considered to be well designed however and would therefore have no adverse impact on the character or appearance of the surrounding area

Overall, the proposal represents a well-designed and proportionate addition to the dwelling and accords with Core Policy 57 of the Wiltshire Core Strategy and the guidance set out in 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.

In the instance the development is considered modest in nature and will not introduce additional overlooking above that of the existing conservatory. In respect of the relocated window, this is to the first floor rear elevation and serves a landing. Given the existing openings

at first floor, this relocation is similarly not considered to impact on privacy or amenities of local residents.

Other issues

An underground high-pressure oil pipeline crosses the site, and the operator, Exolum, initially objected to the proposal due to the proximity of the development to their apparatus. Their objection relates to their statutory rights under Part IV of the Energy Act 2013 and obligations arising from the Health and Safety at Work etc. Act 1974 and the Pipeline Safety Regulations 1996 concerning the safe protection and maintenance of the pipeline.

In line with Exolum's advice, the applicant arranged a site visit, and the submitted site-visit notes confirm that the development would be located approximately 4 metres from the ATW pipeline, with the pipeline at a depth of 1.4m to its crown, and that all works would occur outside the designated easement.

On this basis, sufficient information has been provided to enable the Local Planning Authority to determine the application. It remains the applicant's responsibility to ensure compliance with all technical and safety requirements relating to the pipeline, and any matters arising between the applicant and Exolum are civil matters to be resolved directly with the operator. Any amendments required to meet Exolum's requirements may necessitate a further planning application.

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 is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology. Matters relating to the nearby high-pressure pipeline remain a civil issue between the applicant and Exolum and do not prevent the Local Planning Authority from determining the application.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. 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:

SBC/24/100

SBC/24/200

SBC/24/1300

SBC/24/1100

SBC/24/1200

SBC/24/300

Received 10.11.25

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

Informative

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