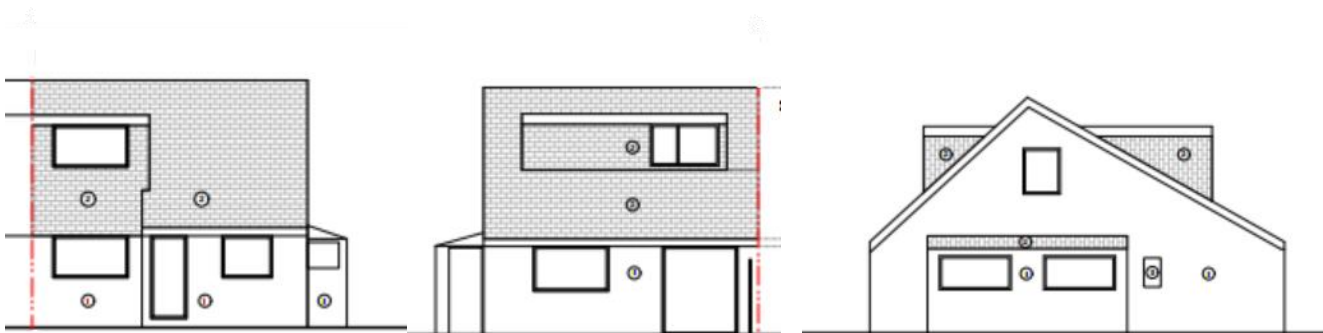


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

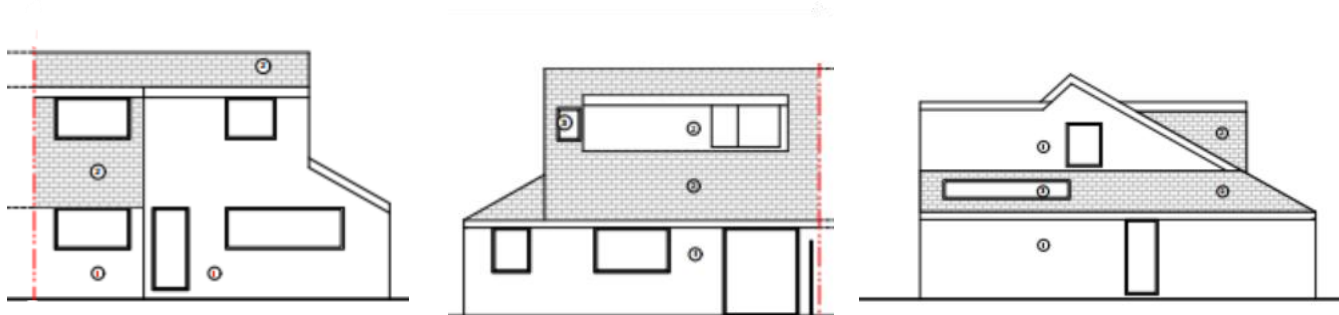
APPLICATION REFERENCE:	PL/2025/09431
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	33 The Ridings, Kington St Michael, Chippenham, SN14 6JG
DEVELOPMENT DESCRIPTION:	Single storey side extension and first floor extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey side extension and first floor extension. The application is submitted using Householder application forms.



Existing Front, Rear and Side Elevations



Proposed Front, Rear and Side Elevations

The proposed works involve alterations to the front, side and rear elevations of the dwelling. At ground floor level, a lean-to side extension is proposed to provide an enlarged kitchen and dining area to the front of the property, with a WC and utility room positioned to the rear. At first floor level, the existing catslide roof on the front elevation is to be removed to facilitate the

creation of a fourth bedroom. This would be achieved through modifications to the roof form. The removal of the catslide element would allow for the introduction of a small pitched roof, transitioning into a flat roof that projects forward from the main building while retaining the existing overall depth of the dwelling. The rear elevation maintains the existing roof plane, which continues down to the eaves, and this will tie into the hipped rear roof of the new lean-to extension to enable a consistent eaves line across the full width of the rear elevation.

In terms of fenestration, the ground floor will remain broadly as per the existing front and rear arrangement, with an additional first floor window to the front elevation and additional ground floor window to the rear elevation alongside a roof light to the rear roofslope. The side elevation will lose two ground floor windows owing to the removal of the side extension, however the sloping roof of the lean-to will incorporate a high level horizontal window.

Construction materials are proposed to match that of the existing building.

SITE DESCRIPTION/CONTEXT

The property known as 33 The Ridings is a modern semi-detached dwellinghouse, positioned on a no-through road within an established residential development in Kingston St Michael. The building is constructed from stone to the external walls with a tiled roof and UPVC windows and doors. The property features characteristics which are typical of this residential development including a prominent catslide roof to the front elevation. The immediate surrounding area is characterised by predominantly semi detached dwellings of similar design and appearance, with broadly similar construction materials.



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

- Countryside Character Area – Avon Vales
- Areas Susceptible to Ground Water Flooding - <25%

PLANNING HISTORY – None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Kington St Michael Neighbourhood Plan: Designated

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
- Highways and Parking

CONSULTATION RESPONSES

Kington Langley Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however 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.

Section 12 of the NPPF expects a good standard of design, 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.

By virtue of its scale, design, and proposed materials, the scheme is considered acceptable and is not anticipated to result in any unacceptable visual impact. Although the roof form would be altered from the existing arrangement and would depart from some of the overarching characteristics of the surrounding area, there are comparable examples nearby that demonstrate similar variations in roof design. As such, the proposed changes are not regarded as visually intrusive or incongruous within this context. Overall, the development would remain broadly in keeping with, and sympathetic to, the prevailing character of The Ridings.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and section 12 of the NPPF.

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 application site forms one half of a semi-detached pair with No. 34 The Ridings, with No. 32 situated to the southeast. Although the proposed development would not bring the built form any closer to No. 34, it is acknowledged that the removal of the catslide roof and the introduction of a flat roof element would increase the perceived mass at first-floor level. However, given that No. 34 features a forward-projecting gable itself, the additional bulk created by the proposal is not considered to result in overbearing effects or an undue loss of light. The resulting massing would be broadly comparable to that of the adjoining gable, thereby limiting any adverse impact.

No. 32 will retain views towards the application site, from which the revised roof form and the single storey lean-to extension will be visible. Although the proposed built form would sit closer to the shared boundary with No. 32, this arises from the ground floor extension only which incorporates only a single high-level horizontal window within the sloping roof. Whilst the additional mass created by the first floor flat roof element would also be visible, the separation

distances between the properties are considered sufficient to prevent any unacceptable overbearing impacts or material loss of light.

Properties to the rear of the properties are separated by both the rear garden of the main building and the main road running through the locality, whilst the separation distances remain as per the existing arrangement.

Overall, officers are satisfied that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in any significant or unacceptable visual impact, loss of light, or overshadowing effects. Whilst the proposed extension will introduce additional bulk and mass to the roofline, officers consider that the distances to the boundaries are sufficient to help mitigate against any resulting unacceptable overlooking or overbearing effects. Therefore the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The property currently benefits from off-road parking to the rear, capable of accommodating multiple vehicles, in addition to the availability of on-street parking within The Ridings. The proposal seeks to increase the number of bedrooms from three to four, which under the Wiltshire Car Parking Standards requires the provision of three off-road parking spaces. While the site can demonstrate space for at least two vehicles within its curtilage, it is not considered that the shortfall would result in any unacceptable impact on parking provision either at the site or within the wider street. The surrounding on-street parking within The Ridings provides additional capacity, thereby ensuring that the development would not give rise to harm to highway safety.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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

By reason of the height, scale, design and proposed materials, it is considered that the proposed development constitutes a complimentary and sympathetic additions to the main building that are proportionate to the size of the existing property and its plot. The proposed works are not considered to result in unacceptable impact to the streetscene as the proposal is in-keeping and sympathetic with the prevailing character within 'The Ridings'. Furthermore, Officers consider that the distances to the boundaries of neighbouring properties are sufficient to help mitigate against any unacceptable impacts to residential amenity, overlooking or overbearing effects.

Overall, the application complies with CP57 of the adopted Wiltshire Core Strategy, the Wiltshire Design Guide, Section 12 of the NPPF and other relevant planning documents policy and legislation.

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:

P101 - Location Plan received 05.12.25
P105 - Proposed Site Plan received 05.12.25
P110 – Proposed Floor Plans received 05.12.25
P210 – Proposed Elevations received 05.12.25

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