

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

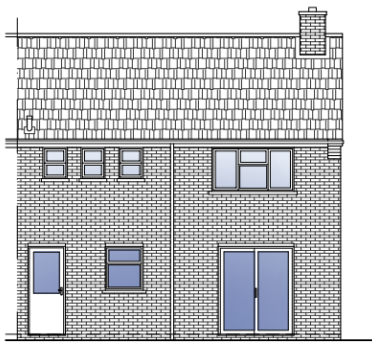
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08916
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	24 Boothmead, Chippenham, Wilts, SN14 0HU
DEVELOPMENT DESCRIPTION:	Retrospective application for single storey rear extension and attached timber store
RECOMMENDATION:	That Planning Permission be GRANTED

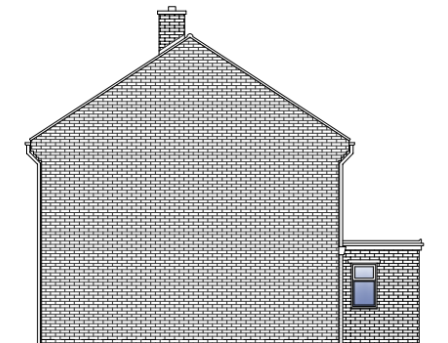
PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension and attached timber store. The application is submitted using Householder application forms and is submitted in retrospect.

During the life of the application, the development description was amended as a result of amended plans being submitted, which included a timber store element.



EXISTING NORTH EAST (REAR) ELEVATION

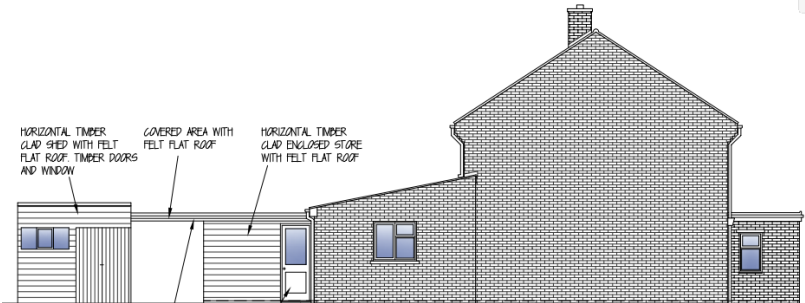


EXISTING NORTH WEST (SIDE) ELEVATION

Existing Rear and Side Elevations



PROPOSED NORTH EAST (REAR) ELEVATION



PROPOSED NORTH WEST (SIDE) ELEVATION

Proposed Rear and Side Elevations

The ground floor extension enables the creation of a rear kitchen and garden room and spans the full width of the rear elevation, however includes a small projection beyond the end wall of the dwelling which marginally encroaches upon the side passage of the dwelling. The proposed extension, together with an attached timber store, is positioned along the rear side boundary with the neighbouring property and collectively accommodates the full depth of the rear garden, while still retaining an area of grassed amenity space within the plot. It is proposed to be finished in materials that match the main dwelling, with a sloping tiled roof positioned just below a first floor rear window.

The timber store is directly connected to the extension by a flat roof joining at the eaves level of the rear extension. It provides both an external access door to the garden and an internal door linking the space to the main dwelling. The store is also adjoined to a timber shed within the garden by a covered, felt-finished flat roof, with both structures constructed from horizontal timber cladding.

With regard to fenestration, the extension incorporates a single window and a set of glazed patio doors to the rear elevation, along with an additional window located on the northwest side elevation. The timber store includes a half-glazed entrance door and a window, both of which face inwardly into the residential curtilage.

SITE DESCRIPTION/CONTEXT

The site known as 24 Boothmead is a semi-detached, two storey dwelling located within an established residential development accessed from Hungerdown Lane, within the principal settlement of Chippenham. The property is constructed of brick under a tiled roof and features UPVC windows and doors. The existing built form includes a forward projecting flat roofed porch to the principal elevation, which adjoins the adjacent semi-detached dwelling. The original design appears to have incorporated a garage within the porch structure to mirror the neighbouring property; however, this has since been infilled and the garage has been converted to habitable accommodation. The surrounding area is characterised by semi-detached dwellings of comparable age, construction and appearance to the application site.

The rear garden within which the development will be situated are largely uniform in nature across the adjoining dwellings. The garden to No.24 consists of turf and a patio area, with the development for which permission is sought built along the rear elevation of the dwelling and along the length of the garden, up against the common boundary with No.22, as shown in the below image:



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

- Countryside Character Area – Avon Vales
- Groundwater Vulnerability – Minor
- Groundwater levels are either at or very near (within 0.025m of) the ground surface

PLANNING HISTORY

Proposal / Summary
PL/2025/04725 - Householder planning permission Decision - Withdrawn by Council
Date: 4/8/2025 – Rear single story extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

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

CONSULTATION RESPONSES

Chippenham Town Council: No objection.

REPRESENTATIONS

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

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Drainage and Flood Risk

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 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.

The ground floor extension and attached timber store are considered acceptable in design and appearance and do not result in unacceptable visual impact, with the proposal representing development that is proportionate to both the main dwelling and its setting. With regards to the extension, the overall height is not considered to result in overbearing effects given its sloping roof form, and incorporates materials that are in-keeping and sympathetic with the main dwelling, enabling the extension to represent as a subservient addition to the main building. Although a portion of the extension projects beyond the existing end wall—making it partially visible from the front elevation and the wider streetscene—it is positioned sufficiently set back from the principal elevation so as not to appear out of keeping or unduly prominent from public viewpoints.

The timber store is situated entirely within the rear amenity area and is therefore not visible from any public vantage points. Although it is constructed in a different material and is connected to the rear extension at the eaves level, its position, scale and overall form ensure that it integrates satisfactorily with the context of the existing building and its wider setting.

Therefore, it is considered that the proposal complies with CP57 of the Wiltshire Core Strategy, both the Chippenham and Wiltshire Design Guides 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 properties in proximity of the application site are 22 and 26 Boothmead, to the SE and NW respectively, and 29 and 31 Redland to the rear of the site.

The extension and timber store are proposed along the rear side boundary shared with No. 22 Boothmead – the property to which the main building is semi-detached. Whilst acknowledging the extent of the development being positioned up against the common boundary with No.22 and its height above the existing boundary fence, the development is of a single storey nature and is of a low profile. The brick built element of the proposal incorporates a sloping roof, which helps to reduce the perceived bulk and massing in close proximity to No. 22, thereby limiting unacceptable overbearing effects or sense of enclosure. It is also noted that no fenestration is proposed facing towards the boundary with No. 22, further ensuring that the development does not give rise to any unacceptable overlooking or loss of privacy.

No. 26 is positioned on a slightly higher ground level than the application site, which may result in vantage points across to the application site. Whilst the extension reduces the separation distance between the two dwellings, the existing side passage adjacent to the application site remains in place and provides both a physical and visual buffer between the properties. The ground floor side facing window that is proposed to serve the garden room is orientated

towards the boundary with No. 26 however the primary outlook from the window would be towards the boundary fence separating the properties.

To the rear, Nos. 29 and 31 Redland will have vantage points towards the application site, especially at first floor levels. Although the extension and timber store reduce the overall separation distance between the application site and both No. 29 and 31, the proposed works and additional fenestration remain at ground floor level. The current boundary treatments between the properties may also help to act as a form of partial screening from the proposed works, however it is considered that the overall back to back separation distances are sufficient to mitigate against any unacceptable impact to neighbouring amenity.

Accordingly, and whilst acknowledging the extension's intimate relationship with the neighbour at No.22, it is concluded that the proposal is of a nature and profile that would not result in an unacceptable impact upon the amenity and living conditions of surrounding residential occupiers. 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.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The application site lies within an area identified through mapping as having groundwater levels at or near the ground surface, indicating a potential susceptibility to groundwater flooding under certain conditions. Notwithstanding this, the proposal relates to a modest rear extension within the curtilage of an existing dwelling and is not considered to result in a meaningful increase in impermeable surfacing.

Given the limited scale and domestic nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or lead to an increase in surface water runoff that could adversely affect neighbouring land or properties. Accordingly, it is considered that the approach to surface water management remains proportionate to the scale of the works, as the development is not expected to give rise to any increased flood risk either on the site or within the vicinity.

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

It is considered that the ground floor extension and attached timber store will not result in unacceptable harm towards visual amenity. Furthermore, it is considered that the proposals would, by virtue of their height, scale, design and materials used, constitute a subservient and proportionate addition to the host dwelling and its plot. The works are not considered to result in unacceptable impact to the streetscene and surrounding area, with the existing distances to the boundaries of the neighbouring properties considered sufficient to help mitigate against any unacceptable impacts to residential amenity, overlooking or overbearing effects.

Due to the development already being carried out, not time limit condition is required, however, it is considered necessary to identify the plans being approved to enable assess any additional alterations which may be made to the property in the future.

Subject to the aforementioned condition, the application complies with CP57 and CP61 of the adopted Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides, 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 carried out in accordance with the following approved plans and documents:

2687-01 P1 – Site Location Plan and Existing Block Plan received 10.11.25

2687-04 P2 – Proposed Block Plan received 16.01.26

2687-05 P2 – Proposed Ground Floor Plan received 16.01.26

2687-06 P2 – Proposed Elevations received 16.01.26

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

Informative:

The site lies within an area identified as having the potential for high groundwater levels. The applicant is therefore advised to ensure that surface water from the development is appropriately managed, having regard to local ground conditions, so as to avoid increased runoff or groundwater emergence affecting the site or surrounding land.