

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09268
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	36 Boundary Road, Chippenham, SN15 3NN
DEVELOPMENT DESCRIPTION:	Single storey extension with new drop kerb driveway location
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension and new drop kerb driveway. The application has been submitted using Householder application forms.

During the life of the application, an amended location plan was received to include the dropped kerb driveway within the red line boundary on the location plan, as well as the appropriate notice being served on Wiltshire Council Highways via Ownership Certificate B on the application form, owing to the proposed new dropped kerb to enable access onto the highway.



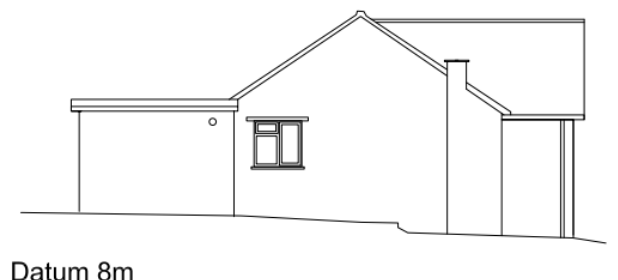
South East Elevation



North East Elevation

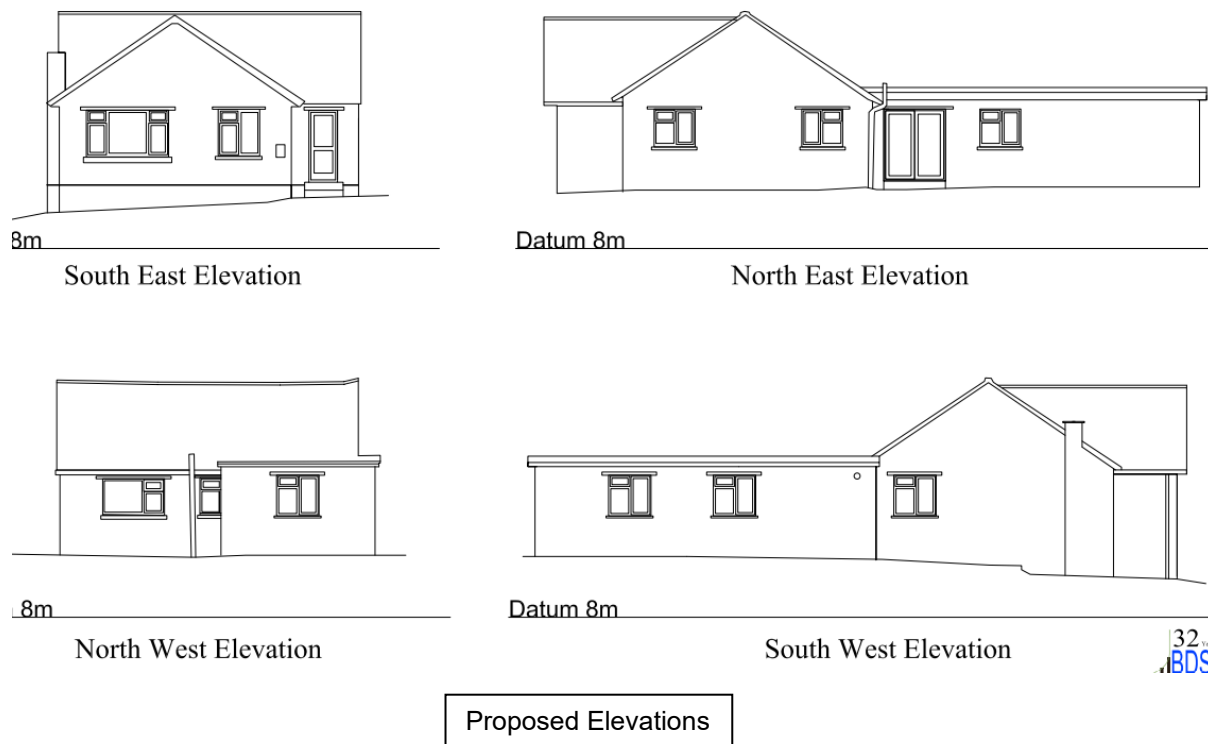


North West Elevation



South West Elevation

Existing Elevations



The proposal seeks permission for a single storey rear extension which would enable the existing rear kitchen to be extended to create an enlarged space for a dining and living area. The proposed works would extend the rear wall of the building towards the rear boundary, in proximity to the rear elevation of the existing detached garage situated within the boundary. The proposed extension would be a flat roof structure, constructed using red brick to the external walls with white UPVC windows and doors. The extension will incorporate double doors to the NE elevation which will enable access to the rear garden with single casement windows proposed to the NE, NW and SW elevations. The proposed dimensions of the extension are approx. 5.7m deep, 4.5m wide and 2.7m in height.

Additionally, the proposal includes the formation of a new dropped kerb along the frontage of the site, providing direct vehicular access to the dwelling from Lady Coventry Road. The property currently benefits from an existing access onto Boundary Road, served by the established dropped kerb in front of the detached double garage to the NE of the site, which accommodates off-street parking fronting the garage. This existing access is to be retained, resulting in the dwelling being served by two functional accesses with associated parking. The frontage of the site, directly in front of the principal elevation, presently comprises a gravelled surface, which will continue to be utilised and will also accommodate a turning area in association with the proposed parking provision.

SITE DESCRIPTION/CONTEXT

The property known as 36 Boundary Road is a detached bungalow situated on a corner plot on the junction of Boundary Road with Lady Coventry Road, within the principal settlement of Chippenham. Given the rising gradient of Lady Coventry Road towards the junction of Boundary Road, the application site is at a marginally higher ground level than the

neighbouring properties to the West. The property is a pitched roof bungalow with a prominent forward projecting front gable, constructed from red brick to the external walls with UPVC windows and doors. The property has a detached single garage within the residential curtilage, with parking directly fronting the garage and associated access onto Boundary Road, whilst a large established hedge edges the boundary of the property alongside the road. To the front of the property is a gravelled area and dwarf wall with side walkways either side of the front elevation to enable access to side and rear amenity space.



Image – Front Elevation (Google July 2024)

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

- Countryside Character Areas – Avon Vales
- Area susceptible to ground water flooding <25%

RELEVANT 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

Wiltshire Local Transport Plan 2011-2026

- Car Parking Strategy

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 Access

CONSULTATION RESPONSES

Chippenham Town Council: No objection but with included comments:

Whilst there is no objection to the proposed extension, the preference would be to retain the existing access off Boundary Rd and omit the second proposed access off Lady Coventry because this road is more heavily trafficked and two vehicular accesses to serve one property appears somewhat excessive. If the Applicant insists that a new access is required off Lady Coventry Road it is requested that the existing access/drop kerb off Boundary Road is removed and this becomes public footway with continuation of boundary hedging.

Subsequent comments were receiving resulting from the re-consultation exercised due to the revised plans and documents, with Chippenham Town Council confirming they are raising no objections to the proposal.

Wiltshire Council Highways Officer: No objection:

No objection to the extension of the dwelling. There is a standard objection for introduction of a secondary access where no highway need exists. However, looking at the proposed access in isolation there is no highway safety concern as the access and drop kerb will be adjacent to the access for 24 Lady Coventry Road. It would be considered unwise to expose the Council to an appeal if this were to be refused. Therefore, I recommend no objection subject to the dropped

kerb being implemented under licence.

Informative

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Subsequent comments were receiving resulting from the re-consultation exercised due to the revised plans and documents, with Wiltshire Council Highways Officers referring to their initial comments (as repeated above).

REPRESENTATIONS

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

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

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

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.

By reason of the scale, design and materials used, the proposed rear extension represents a proportionate and sympathetic addition to the main dwelling that it not considered to result in unacceptable visual harm to the main dwelling or the vicinity. The proposal is also considered to align with the established character and appearance of the surrounding area of both Boundary Road and Lady Coventry Road. Incorporating a flat roof to the extension enables a low profile structure that reads as a subservient addition to the main dwelling, whilst vantage points across to the development will be somewhat obscured owing the established planting to the curtilage adjacent to Boundary Road. Given the position of the proposed extension, it is not considered to result in a form of development that appears incongruous or visually overbearing within the surrounding area and will enable the retention of adequate amenity space to the side and rear of the property. Whilst in close proximity to the rear of the detached garage, the proposed extension will not encroach upon its current built form.

Furthermore, while the introduction of a new access onto Lady Coventry Road will alter the existing streetscene, it is not considered out of keeping with the locality, given that it is evident that residential properties in the immediate vicinity benefit from off-street parking either to the front or side of the dwellings. Although the application site will accommodate two access points, its position at the junction of Lady Coventry Road and Boundary Road ensures that this arrangement will not appear incongruous or visually discordant within the immediate context.

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

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 proposed works are 24 Lady Coventry Road (to the west) and 34 Boundary Road, to the NW.

No. 24 Lady Coventry Road shares a boundary with the application site, with the proposed extension positioned adjacent to the rear side boundary. No. 24 currently contains a detached, single storey garage at the rear of its residential curtilage, and the extension would be situated adjacent to the side elevation of this structure. Although it is recognised that the application site sits on a higher ground level relative to No. 24, the proposal comprises a single storey flat roof, ground floor addition which limits its overall height, and thereby mitigates against unacceptable overbearing impacts, sense of enclosure and loss of light. While two ground floor windows are proposed facing the shared boundary, their primary outlook would be towards the side wall of the neighbouring garage. Additionally, the proposed dropped kerb and

front parking area are not anticipated to have any adverse effect on No.24, as the works are contained entirely within the applicant's frontage and do not alter access or amenity for the adjoining dwelling.

34 Boundary Road is situated to the NW of the application site, with the existing single storey garage positioned close to the shared boundary. The positioning of the garage provides a degree of screening to views of the proposed development from No.34, together with the fact that No. 34 sits at a higher ground level due to the rising gradient of the ground levels along Boundary Road. Although a ground floor window is proposed within the end elevation of the extension, it is noted that No. 34 does not contain any ground floor windows on its side elevation facing the application site. While the proposed built form will be positioned closer to the boundary than the existing arrangement, the inclusion of a flat, low-profile roof ensures that the structure remains unobtrusive, thereby overall mitigating any potential for unacceptable impacts on the residential amenity of No. 34.

Although the proposed alterations to the site frontage will be visible from Nos. 49 and 51 Lady Coventry Walk (located across the road from the application site), the separation distances are considered sufficient to ensure that no unacceptable impact on residential amenity will arise. Furthermore, the proposed rear extension will be largely screened from public views due to its position set back within the rear garden, and will therefore have minimal presence within the streetscene.

It is concluded that the proposed works will not result in unacceptable overshadowing, loss of light or have an overbearing impact on the neighbouring properties with the existing separation distances to the surrounding properties considered sufficient to mitigate against potential loss of privacy or unacceptable overlooking issues. Overall, the proposal complies with Core Policy 57 of the Wiltshire Core Strategy in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide, as it demonstrates that the development is compatible with the existing dwelling and its surroundings and would not result in inappropriate levels of amenity.

Highways and parking

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 a dropped kerb and off road parking onto Boundary Road from the NE boundary which is proposed to be retained. The proposed dropped kerb is situated to the south of the residential boundary, enabling access directly from Lady Coventry Road. The proposed frontage to the site will also enable off-road parking and vehicular turning space.

The proposed extension will not increase the number of bedrooms of the property, thereby the dwelling will remain a 3 bedroom property. To comply with the Wiltshire Car Parking Standards, a property of this size is required to demonstrate parking for 2 vehicles, which is achievable collectively with the off-road parking fronting the garage and the proposed parking area to the front of the property.

The Council's Highway Officer have raised no objections to the proposal and whilst it is acknowledged that there is a standard objection for the introduction of a secondary access where no highway need exists, the proposed access raises no highway safety concern given that the access and dropped kerb will be adjacent to the existing access which serves No. 24 Lady Coventry Road. However it has been confirmed that a license will be required for the proposed dropped kerb and it is therefore deemed necessary for an informative confirming this requirement to be attached to the conditions imposed on this planning approval.

The comments of the Town Council are understood, but since the Council' Highway Officer has confirmed that the application is acceptable as submitted, it is not reasonable to insist that it is changed or refused. The possibility of an alternative better scheme does not render an acceptable proposal unacceptable.

In this case, the proposed development would not result in an unacceptable impact on highway safety and the residual cumulative impact on the road network would not be severe. Indeed, 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

Officers consider that the proposal is considered acceptable and would, by reason of its height, scale, design and materials used, constitute a complimentary addition that would appear in proportion to the size and appearance of the host dwelling, the plot and the neighbouring properties that surround it. The proposed extension is not considered to result in unacceptable loss of light or overbearing effects given its position on higher ground levels in relation to neighbouring properties, whilst the proposal is sympathetic to the character and appearance of the established character within the vicinity of both Boundary Road and Lady Coventry Road. Additionally, the provision of the second access and off road parking area is not considered to result in adverse impact on highway safety.

The proposal is therefore considered to comply with CP57 and CP61 of the Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides 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:

Location Plan received 14.01.26

BDS-11-25-03 – Proposed Block Plan and Dropped Kerb Detail received 28.11.25

BDS-11-25-04 – Proposed Floor Plan received 28.11.25

BDS-11-25-06 – Proposed Elevations received 28.11.25

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

Informative

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.