

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

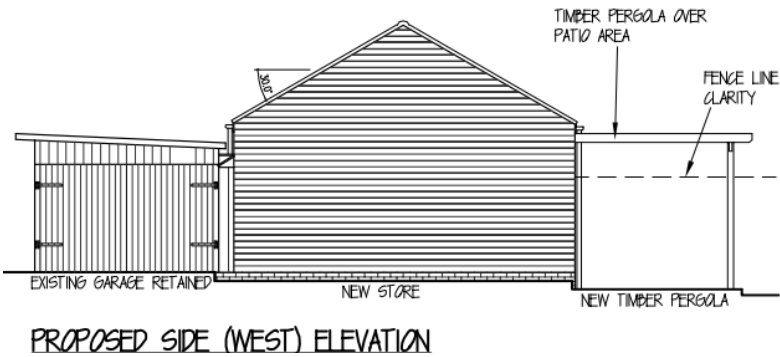
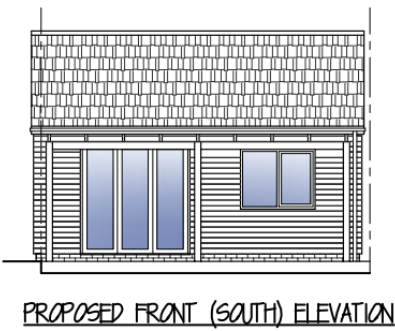
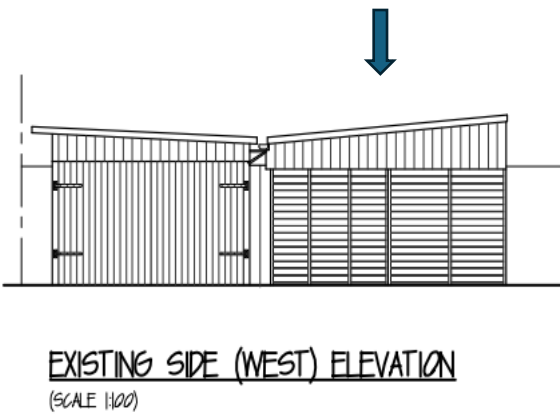
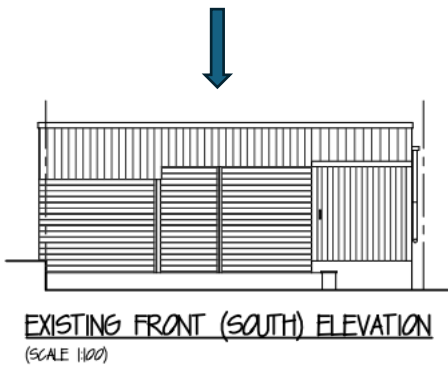
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/07408
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	156 Sheldon Road, Chippenham, Wilts, SN14 0BZ
DEVELOPMENT DESCRIPTION:	Proposed replacement garden store and attached pergola
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a replacement garden store incorporating an attached pergola. The application is submitted on Householder application forms.

During the course of the application, the development description was altered to omit a proposed replacement garage that was located adjacent to the existing garden store.



The existing garden store (indicated by the arrows above) is a timber built structure with a sloping roof, positioned along the rear boundary of the garden within the residential curtilage, with a timber pergola situated immediately to the front of it. The store sits adjacent to an

existing garage located at the end of a private no-through road, however, there remains some uncertainty regarding whether this garage falls within the application site's residential curtilage. For this reason, it has been excluded from the current proposal at this stage.

The proposed replacement garden store comprises a timber-clad structure with a pitched, tiled roof. Compared with the existing store, the new building will be significantly larger, reflecting an increase in both height and overall massing resulting from the increased overall footprint and built form. The existing dimensions of the store are approx. 6.5m wide, 3.8m deep and to a height of 2.6m reducing to 2.1m at the eaves. In comparison, the replacement store will measure approx. 6.6m wide, 6m deep and to a height of 4.5m reducing to 2.6m at the eaves. The principal elevation will face inwards into the residential curtilage, with the resulting views from the rear private road being solely of the side elevation. Fenestration is limited to the front elevation facing into the residential curtilage, incorporating a set of triple bi-fold doors and a double casement window, with no openings proposed on the remaining elevations.

The proposed attached flat roofed pergola is positioned on a patio area in front of the garden store within the rear garden and will span the entire width of the garden store. Similarly to the existing pergola, the structure will extend above the height of the boundary fence, measuring approx. 2.6m high.

SITE DESCRIPTION/CONTEXT

The site known as 156 Sheldon Road is a two storey semi-detached property located within an established residential area in the principal settlement of Chippenham. The property benefits from off-road parking to the frontage of the dwelling, with a generous rear garden which backs onto a private no-through road that runs parallel along the rear of the site enabling access to the rear garages and rear gardens of properties along both Sheldon Road and Andrews Close to the North.



Front Elevation (Google Image July 2024) and Rear Garden Photo Showing Existing Structures

The property features a pitched roof with a prominent shared mono-pitch gable on the front elevation. It would appear that the original built form would have incorporated a recessed ground floor entrance set back from the principal façade, consistent with the established character and appearance of neighbouring properties. However, a previous single storey front extension has aligned the elevation with the front wall, with a slightly staggered sloping roof that retains partial views of the first floor elevation behind and effectively extending the roof slope down to the ground floor eaves. The property has rendered external elevations with a tiled roof and UPVC windows and doors, whilst the surrounding area is characterised by residential properties of similar age, construction and appearance to the application site with open frontages. It is also noted that there are further examples of detached structures of varying size and appearance positioned along the rear private no-through road.

The application site is subject to the following policy constraints:

- Groundwater levels are between 0.025m and 0.5m below the ground surface
- Countryside Character Area – Avon Vales

PLANNING HISTORY

Proposal / Summary
N/95/00612/ful - full planning permission decision - approved date: 1/5/1995 – erection of conservatory conservatory
N/98/00872/ful - full planning permission decision - unknown date: 2/6/1998 – extension to dwelling extension
N/91/00911/ful - full planning permission decision - approved date: 11/6/1991 – single storey extension to form lounge/wc
N/97/02335/ful - full planning permission decision - unknown date: 21/11/1997 – extension to dwelling extension
PL/2023/10558 - Householder planning permission Decision - Approve with Conditions Date: 25/1/2024 – Change of use of part of the front garden to driveway with access over the adopted footpath.
PL/2023/10568 - Lawful development: Existing use Decision - Approve Date: 23/4/2024 – Certificate of lawfulness for the building and continued use of garage extension for parking a car/trailer and storage of tools, garden equipment, paving slabs and wood.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

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
- Drainage and Flood Risk

CONSULTATION RESPONSES

Chippenham Town Council: No objection:

No Objection - It appears that the location of the proposed carport would affect an existing mature tree. The tree should be retained and further details submitted to demonstrate that the proposed development could be built without affecting its roots.

When reconsulted owing to the revised description of development removing the proposed carport from the proposal, along with the associated amended plans, Chippenham Town Council remained the stance of 'No Objection' with no further comments submitted.

Wiltshire Council Highways: No Comment

When reconsulted owing to the revised description of development and associated amended plans, Wiltshire Council Highways Officer resubmitted a 'No Comment' response.

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 existing dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Whilst the height of the proposed garden store is considerably higher than the existing store to be removed, thereby introducing increased mass and bulk, the overall height of the structure is not considered to result in an unduly dominant structure or overbearing form. Additionally, it is not considered to appear incongruous within the vicinity given similarly proportioned buildings currently within this location. Given its position in the rear garden, the structure will predominantly be visible to adjacent properties or from the private rear lane as opposed to public vantage points from the main road, thereby it will be largely concealed from view. The scale and design of the proposed works are not considered to result in an overdeveloped appearance or unacceptable visual impact, with the use of matching materials to the existing structure ensuring that the works integrate with its surroundings and maintains a degree of visual continuity within the locality. Whilst the height of the pergola is proposed to be above the existing fence line, this is akin to the existing pergola and given its open sided nature, is not considered to result in any overbearing effects.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, as well as 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.



Existing site photo from the private rear lane looking towards the application site – existing garden

The neighbouring properties most closely related to the application site are Nos. 154 and 158 Sheldon Road, located to the east and west respectively. Although the overall width of the garden store is to remain unchanged, its footprint will increase as the structure is extended further within the residential curtilage. The separation distances to both neighbouring dwellings will remain consistent with the existing arrangement, with the store remaining positioned at the rear of the garden as opposed to within closer proximity to the dwellings themselves. However, the proposed increase in height, mass and bulk will result in a more prominent structure in comparison to the existing store, whilst it is noted that No.158 already also benefits from a detached garage/building of similar proportions within their residential curtilage (the blue building on the right in the photo above). Fenestration is confined to the front elevation, orientated inwards towards the applicant's own garden, thereby avoiding directly overlooking the adjoining properties boundaries.

23 Andrews Close is positioned to the rear of the property across the rear private lane, with the boundaries separated by the positioning of the existing garage to the application site. No. 23 also benefits from a large established tree within the rear garden in close proximity to the existing garage. Whilst the increase in the overall height and built form of the replacement store may be apparent to No.23, collectively the positioning of both the tree and the existing garage will act as physical and visual buffers to the proposed works which ensures that existing separation distances between the properties will remain as per the existing arrangement and vantage points to the proposed works will be somewhat screened.

Overall, although the replacement garden store and pergola will result in an increased built form in relation to both height and footprint, the proposal is not considered to give rise to any unacceptable visual impact, loss of light or overshadowing to neighbouring properties. Its position at the rear of the garden, adjacent to the rear boundary, retains the existing separation distances and ensures that the development does not result in unacceptable overlooking or overbearing effects to the adjoining and surrounding dwellings. In addition, the proposed fenestration is orientated inwardly towards the applicant's own garden rather than toward

neighbouring boundaries, and the existing boundary treatments provide an effective degree of screening, further mitigating any potential unacceptable impact on residential amenity.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity 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 detached single storey garden store and pergola 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

The proposal is considered acceptable and would, by reason of its height, scale, design and materials used, constitute a proportionate addition to the site when considering its positioning in relation to the existing dwelling, the plot and the surrounding neighbouring properties. The proposed development is considered sympathetic to both the character and appearance of the locality and is not considered to result in harmful or unacceptable impacts towards visual or residential amenity. Overall, the application complies with policies CP57 and CP67 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 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:

2666-01 P2 – Existing Location and Block Plans received 16.01.26

2666-04 P2 – Proposed Block Plan received 16.01.26

2666-05 P2 – Proposed Ground Floor Plan received 16.01.26

2666-06 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.