

PLANNING, DESIGN & ACCESS STATEMENT

DEMOLITION OF EXISTING OUTBUILDING AND ERECTION OF
2 NO. 2 BEDROOM HOUSES (CLASS C3)
+ ASSOCIATED WORKS
AT
SIR AUDLEY ARMS, 24 AUDLEY ROAD, CHIPPENHAM, SN14 0DY



Planning History

Client Implemented
Approved Application
Ref: PL/2024/11526

‘Change of use of existing public house (Sui Generis) to five one bedroom and three two bedroom apartments (Use Class C3), utilising the existing access off Audley Road, with associated works, parking and hard and soft landscaping’.

February 2026

Report Ref: 3277/PDAS

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1. Introduction

- 1.1 The Planning, Design and Access Statement is submitted to accompany a full planning application and to explain the proposals for demolition of existing outbuilding and erection of 2 no. 2 bedroom houses (Class C3) and associated works to provide additional residential housing.
- 1.2 The Applicant is Lillyanne Holdings 2 Ltd. The Application Site is known as 'Sir Audley Arms' 24 Audley Road, Chippenham, SN14 0DY. The applicant has recently implemented approved Application Ref: PL/2024/11526 'Change of use of existing public house (Sui Generis) to five one bedroom and three two bedroom apartments (Use Class C3), utilising the existing access off Audley Road, with associated works, parking and hard and soft landscaping'.
- 1.3 In addition to the submitted plans, the CIL form is duly completed.
- 1.4 The Application Site is located relatively centrally within Chippenham, west of the town centre. The site comprises of a two-storey former detached pub, finished in red brick, set beneath a clay tiled roof. There is an outbuilding to the side (proposed to be demolished under this application), car parking and a former pub garden at the rear.
- 1.5 The Application Site lies outside of any Area of Outstanding Natural Beauty (AONB), is not within a conservation area and is outside the Rural Buffer. The site is not in a protected landscape or designated green belt. There are no ecological designations of note. The Application site lies within Flood Zone 1, which carries a low risk of flooding. The site is not a listed building, nor are there any in the immediate vicinity. No public Right of Way (PROW) runs through or lay adjacent to the application site.
- 1.6 This statement should be read in conjunction with the associated drawings and reports which are listed below:
 - All existing and proposed plans – Prepared by Ian Sullivan Architecture Ltd.
- 1.7 This statement also provides a summary of relevant planning policy and the case for the development.
- 1.8 The size of the site and the proposed scheme is appropriate in both cases.

Previous planning history associated with the application site: -

Application Ref: PL/2026/00041

Address: Sir Audley Arms, 24 Audley Road, Chippenham, SN14 0DY.

Proposal: (Biodiversity Gain Plan) Discharge of condition 3 (External Lighting) and condition 5 (Hard and Soft Landscaping) of PL/2024/11526.

Status: Pending.

Application Ref: PL/2025/09684

Address: Sir Audley Arms, 24 Audley Road, Chippenham, SN14 0DY.

Proposal: Discharge of condition 3 (External Lighting) and condition 5 (Hard and Soft Landscaping) of PL/2024/11526.

Status: Pending.

Application Ref: PL/2025/09611

Address: Sir Audley Arms, 24 Audley Road, Chippenham, SN14 0DY.

Proposal: Non material amendment on PL/2024/11526 to amend previously consented timber painted windows with flush casement UPVC windows (Colour: White).

Status: Pending.

Application Ref: PL/2025/05711

Address: Sir Audley Arms, 24 Audley Road, Chippenham, SN14 0DY.

Proposal: Discharge of conditions 4 (Biodiversity Mitigation and Enhancement Plan) & 5 (Hard and Soft Landscaping Scheme) of PL/2023/08639.

Status: Permission Granted 05/09/2025.

Application Ref: PL/2024/11526

Address: Sir Audley Arms, 24 Audley Road, Chippenham, SN14 0DY.

Proposal: Change of use of existing public house (Sui Generis) to five one bedroom and three two bedroom apartments (Use Class C3), utilising the existing access off Audley Road, with associated works, parking and hard and soft landscaping.

Status: Permission Granted 08/05/2025.

Application Ref: PL/2023/08639

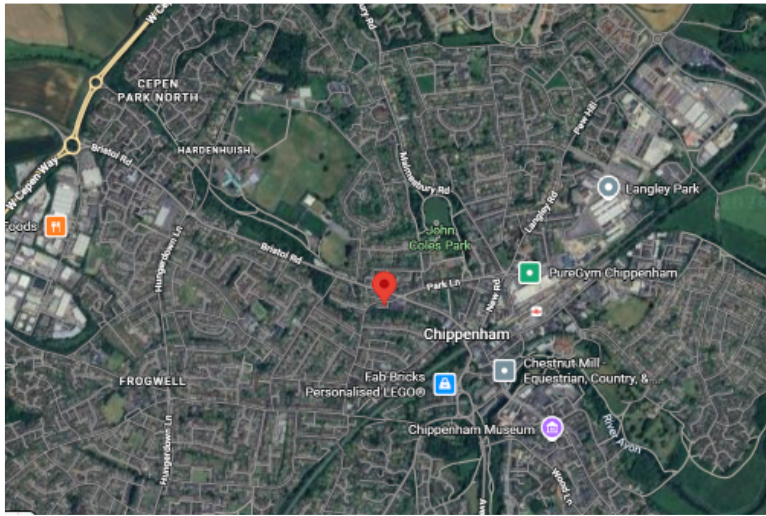
Address: Sir Audley Arms, 24 Audley Road, Chippenham, SN14 0DY.

Proposal: Change of use of existing public house (Sui Generis) to two x four bedroom and one x two bedroom dwellings (Use Class C3), erection of a four bedroom detached dwellings (Use Class C3), including demolition of existing outbuilding and single storey extension, utilising the existing access off Audley Road, with associated parking and hard and soft landscaping.

Status: Permission Granted 12/07/2024.

2. The Site & Local Context

Location and Context



Extract from google maps

This section describes the Application Site and the characteristics and key features of the surrounding area.



- 2.1 The 'Red Line Boundary' is predominantly a 'roughly rectangular' shaped piece of level land, approximately 391m² in area, and is situated within the settlement boundary of Chippenham. Chippenham Train station is located about 0.7 miles east of the Application Site. Chippenham is one of the largest towns in Wiltshire and has excellent transport links, being in close proximity to the M4 and located on the main Bristol to London railway route.



Ordnance Survey, (c) Crown Copyright 2023.



- 2.2 The Application Site (Sir Audley Arms) was a derelict former public house that was approved under planning permission (ref no. PL/2024/11526) 'Change of use of existing public house (Sui Generis) to five one bedroom and three two bedroom apartments (Use Class C3), utilising the existing access off Audley Road, with associated works, parking and hard and soft landscaping', this latest application has been implemented.
- 2.3 In addition, there was an application, reference no. PL/2023/08639, for Change of use of existing public house (Sui Generis) to two x four bedroom and one x two bedroom dwellings (Use Class C3), erection of a four bedroom detached dwellings (Use Class C3), including demolition of existing outbuilding and single storey extension, utilising the existing access off Audley Road, with associated parking and hard and soft landscaping, however although permission was granted, it was not implemented.
- 2.4 Under both applications, the outbuilding to the side was granted permission to be demolished.
- 2.5 The Application Site is surrounded by residential properties on all sides. The front of the existing building (Sir Audley Arms) faces Audley Road, and residential properties beyond.
- 2.6 Chippenham's housing types and sizes are mixed throughout, and this is highly valued by the community. It is important that future housing development continues to provide design that enables all members of the community to have equal access to a good quality environment. The types and sizes of housing (housing mix) for Chippenham is set out in Neighbourhood Plan Policy H1. New housing development will be expected to comply with the standards and provisions of that policy. *The existing building (Sir Audley Arms) is of traditional character including red/brown brick elevations, with painted timber casement windows, cast stone window surrounds and a clay tiled roof.*
- 2.7 The proposed development relates to the erection of 2 No. dwellings, providing 2 bedrooms with associated gardens and car parking. The proposal, both visually and operationally, is deemed to be a significant improvement. The site is an area of currently underutilised land close to existing housing and is close to Chippenham town centre.
- 2.8 These "associated works" involve utilising the existing access from Audley Road, providing an appropriate level of car parking.
- 2.9 The topography of the site seeks to utilise the existing ground levels.
- 2.10 Existing Internal Floor Areas

Existing Outbuilding - proposed to be demolished	
Ground Floor	29.5m ²

Photographic Survey of Application Site - (As Existing)



Existing semi-detached housing – western boundary/ opposite Application Site along Audley Road



Audley Road/ residential housing – North of Application Site



Audley Road/ residential housing – South of Application Site

Photographic Survey of Application Site - (As Existing)



Existing residential housing adjoining southern boundary site – Semi-detached with off street parking



Terraced residential housing – south

Architectural Style Surrounding Area – Audley Road

- 2.11 Audley Road, Chippenham consists of a range of architectural styles representing its expansion over many years. There is a mix of detached, semi-detached and terrace housing. Different types of roof include simple pitched roofs with open ended gables, of which most of the historic dwellings feature brick and stone chimneys and some buildings feature front protruding gables.
- 2.12 The variation of Audley Road, together, provides an interesting and identifiable form, some of the more recent developments constructed within the late 20th century do not

follow the historic vernacular of the market town and feature hipped roofs and large dormers.

- 2.13 There is a good variety of both contemporary and traditional materials and finishes. The richness of the traditional materials especially defines the individual character of the streets. The most prominent walling material is buff/ red brick, additionally rubble course light stone, where in some cases has been painted a light cream or white colour is also featured on some of the properties.
- 2.14 The immediate vicinity of the application site is residential in nature, features two-storey detached/ semi-detached and terraced dwellings of varying ages and designs, which are set back from the public footpath by their front driveways or low walling with front garden/ hedging.
- 2.15 The Application Site has potential to retain the connection to, and enhance, the wider area context and character.
- 2.16 The interest of the area as a whole is diverse and mixed with 20th century developments forming compatible elements within the market town by virtue of design and material. The diversity of the area forms part of its character and appearance.

3. Planning Policy

3.1 Planning Policy relevant to this small-scale development proposal is contained within: -

- Wiltshire Core Strategy – Adopted January 2015;
- National Planning Policy Framework December 2024 (NPPF);
- Wiltshire Design Guide – Final Report 15th March 2024; and
- National Design Guide January 2021 (NDG).

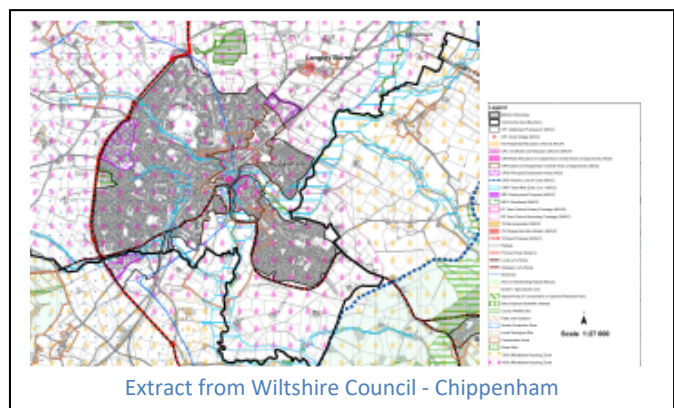
3.2 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan covering the site comprises of the adopted Wiltshire Core Strategy.

Development Plan

3.3 The adopted Wiltshire Core Strategy was adopted in January 2015. It covers the period to 2026.

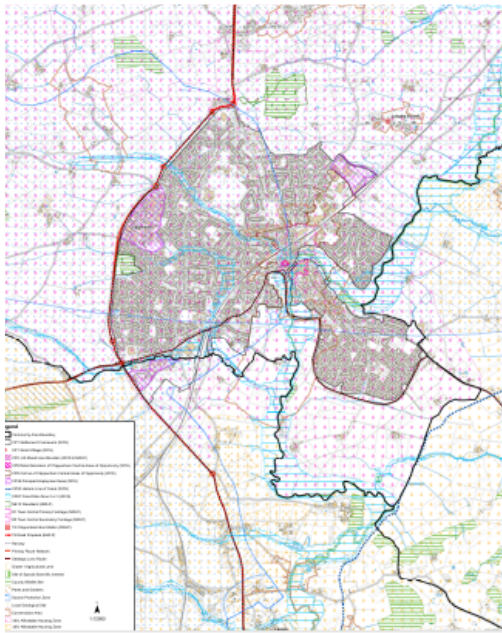
Wiltshire Core Strategy (Adopted January 2015)

3.4 Core Policy 1 of the Wiltshire Core Strategy identifies four tiers of settlements, namely: Principal Settlements; Market Towns; Local Service Centres; and Large and Small Villages. In terms of relevant planning designations, the policies map identifies Chippenham as a 'Principal Settlement' within its settlement hierarchy.

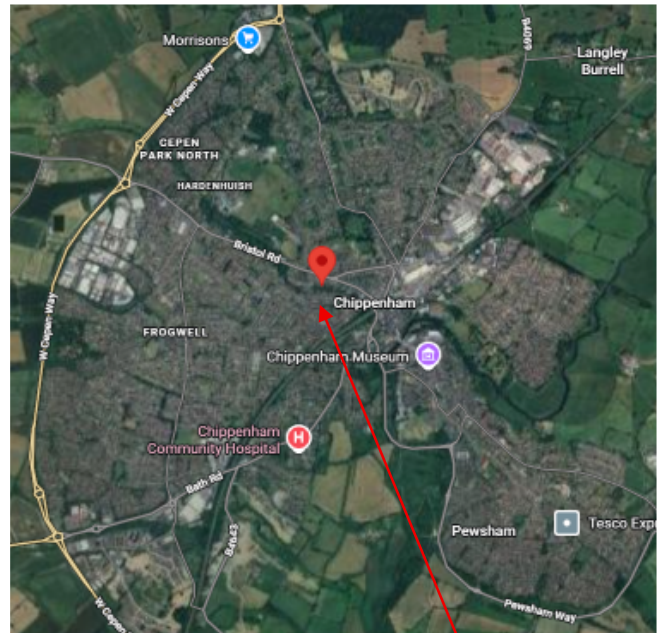


3.5 Wiltshire's 'Principal Settlements' are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres. They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self containment.

3.6 Core Policy 2 confirms 'Delivery Strategy' within the defined limits of development there is a presumption in favour of sustainable development at Principle Settlements, Market Towns, Local Service Centres and Large Villages with approximately 35% of development taking place on previously developed land and 42,000 homes will be developed in sustainable locations.



Extract from Wiltshire Council - Chippenham



Extract from Google Maps – Application Site

- 3.7 Core Policy 9 (Chippenham Central Areas of Opportunity) confirms development will be delivered on opportunity sites elsewhere in the central area and all proposals should meet high quality design and sustainability standards including exemplary public realm and strong pedestrian and sustainable transport links.
- 3.8 Core Policy 10 relates specifically to housing delivery within the Chippenham Community Area (CCA), Chippenham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.
- 3.9 Core Policy 10 also states that *over the plan period (2006 to 2026), 26.5 ha of new employment land (in addition to that already provided or committed at April 2011) and approximately 5,090 new homes will be provided. At least 4,510 should occur at Chippenham.*

Allocations at Chippenham will be identified in the Chippenham Site Allocations Development Plan Document (DPD) and will accommodate approximately 26.5 ha of land for employment and at least 2,625 new homes.

- 3.10 *'The Application Site lies within the defined settlement boundary of Chippenham and as such new residential development is considered appropriate in line with Core Policy 1, 2, Chippenham Core Policy 9 and Chippenham Area Strategy Core Policy 10'.*
- 3.11 Chippenham is a market town in north-west Wiltshire, England. It lies 13 miles (21 km) north-east of Bath, 86 miles (138 km) west of London and is near the *Cotswolds Area of Outstanding Natural Beauty*.
- 3.12 Core Strategy Policy 41 (Sustainable Construction and Low Carbon Energy) identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. In doing so, this policy sets the framework for meeting a number of national

and local priorities (for example Part L of the current Building Regulations) that seek to achieve sustainable development and conserve natural resources.

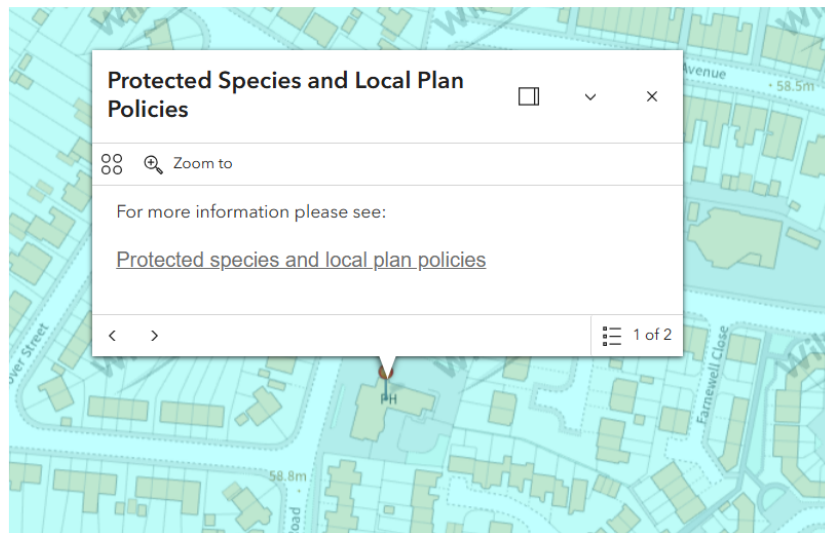
- 3.13 Core Strategy Policy 45 relates to meeting Wiltshire's housing needs and sets out the type, mix and size of new housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.
- 3.14 The provisions of Core Policy 45 refer to meeting the District's housing needs with reference to the type, tenure and size of dwellings. Its intention is to create a mixed and balanced community. In this regard, the scheme provides 2 semi-detached dwellings, to provide the necessary 2 bedroom new housing, which is considered to be wholly appropriate within Chippenham.
- 3.15 Core Policy 50 (Biodiversity and geodiversity) requires that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.
- 3.16 Core Policy 52 is also relevant to a degree since it relates to green infrastructure. This requires development to make provision for the retention and enhancement of Wiltshire's green infrastructure network, ensuring that suitable links to the network are provided and maintained. Where development is permitted the policy sets out developers will be required to:
- i. retain and enhance existing on site green infrastructure;
 - ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standard;
 - iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development;
 - iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy;
 - v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.
- 3.17 In terms of relevant planning policy on design considerations, Core Strategy Policy 57 relates to ensuring schemes provide high quality design and place shaping.
- 3.18 The policy requires a high standard of design in all new developments, with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

- 3.19 The policy sets out applications will be required to demonstrate how proposals make a positive contribution to the character of Wiltshire through a number of matters including;
- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;
 - the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;
 - responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;
 - making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area;
 - ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network);
 - the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.
- 3.20 Core Policy 61 relates to transport and new development requiring it to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

Chippenham Neighbourhood Plan 2024 (CNP)

- 3.21 Policy H2 (Housing) requires all residential development to be designed in accordance with the Chippenham Design Guide. The Design Guide, at Paragraph 15, requires new dwellings to comply with the minimum size standards set out in the Nationally Described Space Standards (NDSS). This is also required by Wiltshire Design Guide. The proposed development would comply with the NDSS and the Wiltshire Design Guide in terms of provision of sufficient private communal space. Therefore, living conditions for future occupiers are considered to be acceptable.

- 3.22 The centre of Chippenham has a designated conservation area. The Chippenham Conservation Area Management Plan (Adopted April 2010 as Supplementary Planning Guidance) provides development guidelines, which include protecting the settings of these and other key assets within the town. *Sir Audley Arms, 24 Audley Road, was identified as a public house building by Chippenham Town Council. Application Ref: PL/2024/11526 was approved 8th May 2025, which has since been implemented. There is no local list of non-designated heritage assets, it is not identified within the Chippenham Neighbourhood Plan and the building is not within the Chippenham Conservation Area.*



Extract from Wilshire Planning Explorer

- 3.23 The Application Site is a 'de minimis' exemption site involving demolition of existing outbuilding and erection of 2 no. dwellings which sit on the existing hardsurface area.
- 3.24 Area Habitat – The development impacts less than 25m².
- 3.25 The proposed parking provision is located at the front of the Application Site which is currently hardsurface so no loss of amenity. The proposals incorporate garden curtilage to the rear of the new dwellings and ecology mitigation by way of bird/ bat boxes, bee bricks and hedgehog gaps.

Other Material Considerations

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

National Planning Policy Framework December 2024 (NPPF)

- 3.26 The National Planning Policy Framework (NPPF) was published in December 2024 and replaced the first NPPF published in March 2012, and minor amendments that were published in July 2018, February 2019 as well as July 2021 and the previous full versions in September 2023 and December 2023.

3.27 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements. The following paragraphs of the NPPF are considered especially relevant in the context of this Design and Access Statement:

- Rural Communities.
- Community Facilities.
- Local Green Spaces.
- Good Quality Design.
- The Natural Environment.

3.28 The NPPF published in December 2024, contains specific sections dealing with the delivery of a sufficient supply of homes (5) and achieving well designed places (12).

3.29 At the outset, paragraph 10 of the NPPF states: “... at the heart of the Framework is a presumption in favour of sustainable development.”

3.30 For sustainable development and decision making, paragraph 11 sets out that development should be approved without delay where it accords with an up-to date Development Plan. In the circumstances where there are no relevant policies, or the relevant policies are out of date, permission should be granted unless there are restrictive policies in the NPPF for that area or in circumstances where the adverse impacts would significantly and demonstrably outweigh the benefits.

3.31 Paragraph 12 confirms that the NPPF does not change the statutory status of the Development Plan as the starting point for decision making. It confirms that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Decision Making

3.32 LPAs are advised that they should approach decision-taking in a positive way to secure developments which will improve the economic, social and environmental conditions of the area (paragraph 39).

This paragraph continues to emphasise the importance of approving sustainable development with the decision makers advised that they should;

“...seek to approve applications for sustainable development where possible.”

3.33 LPAs should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area (paragraphs 39).

- 3.34 Paragraph 48 sets out that planning applications should be determined without delay, stating; *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing."*
- 3.35 The NPPF now also provides guidance on the use of planning conditions and obligations confirming that the LPAs should consider whether the use of conditions would make a development acceptable (paragraph 56). This paragraph also states that planning obligations should only be used where it is not possible to use planning conditions.
- 3.36 In the use of planning conditions, the NPPF is clear that the intention should only be to use planning conditions where they meet the three tests and should be kept to a minimum. The NPPF also states the pre-commencement conditions should be avoided unless there is a clear justification. Paragraph 57 states; *"Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification."*

"Delivering a sufficient supply of homes".

Making effective use of land

- 3.37 Paragraph 124 confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 3.38 As part of the approach to securing the efficient use of land, the NPPF continues at paragraph 129 to set out the approach to ensuring appropriate densities requiring decision makers to have regard to the following aspects;

"129. Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places."

Achieving Well-Designed Places

- 3.39 Guidance on design is set out at paragraphs 131 to 141. Paragraph 131 sets out the importance of good design in sustainable development and that planning policies should be clear about design expectations as this is essential to achieving well designed places.
- 3.40 Paragraph 132 of the NPPF states that design policies should set clear design expectations and provide a framework of consistent design standards. It does caution that the local circumstances are particularly relevant to the level of detail and prescription to allow for a suitable variety in developments.
- 3.41 This is carried forward in paragraph 135 which explains that: "*Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*
- 3.42 The guidance at 139 summarises the approach advising that permission should be refused for development of poor design that fails to take the opportunities available for improving

the character and quality of an area and the way it functions, considering any local design standards or style guides in plans or supplementary planning documents. It goes on to state that conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

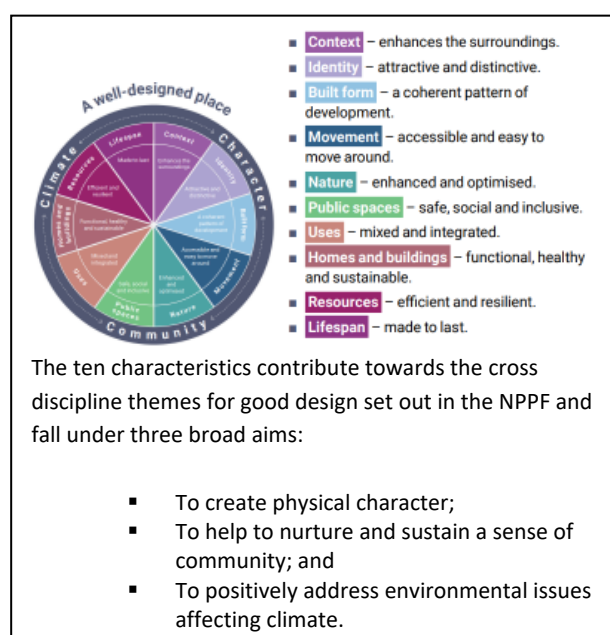
Wiltshire Design Guide – Final Report 15th March 2024

3.43 The Wiltshire Design Guide is for any applicant or assessor of planning applications and design proposals within the Local Authority of Wiltshire. The shortage of housing across the country means that there is continuing demand for new development within Wiltshire.

3.44 The Guide's content has been structured around the 10 characteristics of design' as recognised in the National Design Guide. Thus, the Wiltshire Design Guide responds to local priorities and expectations whilst maintaining regard to each of the 10 characteristics, as required by the National Planning Policy Framework 2023 (paragraph 128 & 129) and corresponding Planning Practice Guidance on Design.

3.45 Over the last 20 years the majority of growth has been focused on greenfield sites. Elsewhere growth has been more restricted, with opportunities for new homes often restricted to either brownfield or smaller infill sites.

3.46 Paragraph 2.2.1 confirms that a Design and Access Statement (DAS) needs to explain the design principles and concepts that have been applied to the development. It should also demonstrate how the proposed development's context has influenced the design. The DAS should explain the applicant's approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the proposed development.



National Design Guide January 2021 (NDG)

3.47 The NDG is intended to complement the NPPF.

3.48 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places: "In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place." (Para. 13, NDG 2021).

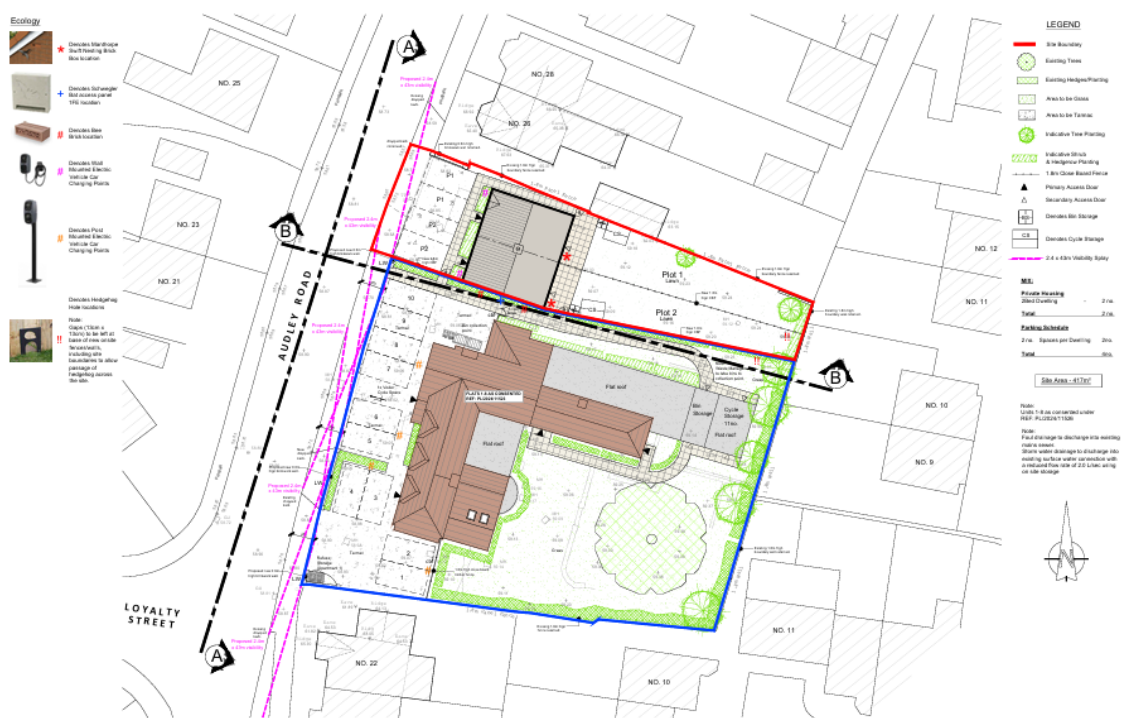
4. The Development Proposal – Design and Access

4.1 The application proposes:

'Demolition of existing outbuilding and erection of 2 no. 2 bedroom houses (Class C3) + associated works, at Sir Audley Arms, 24 Audley Road, Chippenham, SN14 0DY.'

Layout

- 4.2 The layout of the buildings will be formed with regard to the immediate adjacent buildings and surrounding buildings context. An appropriate separation between relevant buildings has been provided.
- 4.3 The new 2 no. 2 bedroom dwellings (Class C3) have been carefully designed within the building perimeters to ensure satisfactory living conditions for new residents, whilst also maintaining the amenity enjoyed by surrounding buildings.



Proposed Site Plan

The submission is supported by the above Proposed Site Plan. This identifies the following: -

- The existing, permitted and proposed development in the vicinity of the Application Site;
- The existing and proposed hedgerow/ indicative planting on all adjoining boundaries;
- Front areas to be tarmac/ grass;
- Proposed 1.8m close boarded fence;
- Lawn and patio areas;

- 2.4 x 43m visibility splay;
- Primary and secondary access doors;
- Bin / cycle storage;
- Proposed ecological enhancements; and
- Electric car charging points.

Amount

- 4.4 It is considered that the development of the site is sympathetic, taking account of the general character of surrounding properties, the scale of buildings and the identified constraints.
- 4.5 The development seeks to utilise the site with regard to the footprint, scale and mass.

Scale

- 4.6 The proposed dwellings will provide a net internal gross area as follows:

NEW Schedule – NDSS Compliant

Proposed Units 1–2 (2 bedroom – 3 person) – Floor Areas (Finished)	
Ground floor	36.76m ²
First floor	36.29m ²
Total	73.05m²

The proposed new 2 no. 2 bedroom dwellings are 73.05m² x 2 = **146.10m² Total.**

- 4.7 On-site parking provision
- Proposed parking – 2 no. car spaces per dwelling = **4 no. car spaces Total.**
- 4.8 There will be no unacceptable impact on surrounding residential properties as a result of the development.
- 4.9 The proposed new dwellings will complement, improve its immediate setting within Audley Road and respects eaves, heights of surrounding properties. Front drives, low walling, hedging and lawns are a feature in the area forming boundaries between the road and properties.

Appearance

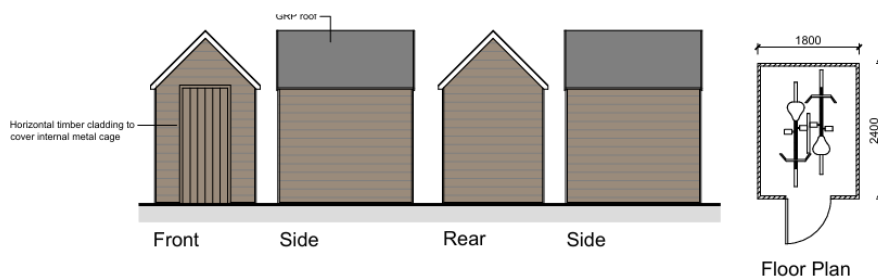
- 4.10 The development of the site takes reference from the local area itself Audley Road, the Application Site and the wider area of Chippenham, which is considered to be appropriate to the area in terms of scale and appearance.

4.11 The proposed new dwellings are designed to reflect appropriate vernacular within the local area. In order to ensure that it complements the surroundings the following materials will be used:-

- Use of brown plain clay roof tiles and facing brickwork with cast stone surrounds which is reflective of facing materials within the locality;
- White flush casement Upvc windows with glazing bars and French doors;
- Cast stone heads and cills; and
- The appearance is such that it reflects a palette from local vernacular.



Proposed Floor Plans & Elevations



TIMBER CYCLE STORE / SHED

TO BE PROVIDED WITHIN THE HOUSE GARDENS WHERE SHOWN ON LAYOUT. BINS FOR HOUSES TO BE RETAINED WITHIN GARDENS AND BROUGHT TO THE FRONT OF THE PROPERTY ON BIN COLLECTION DAY.

Proposed Cycle Store



Proposed Street Scene and Site Section

- 4.12 The materials selected complement the design solution. They are seen as being durable so as to maintain a consistent finish and longevity of the built form.
- 4.13 Overall the character and appearance of the immediate area will be preserved with any potential localised harm limited to views and distance, albeit any such visual impact is mitigated by existing tree and hedge planting.

Example of proposed materials



Brown plain clay roof tiles



Red facing brickwork

Access & Parking

- 4.14 Pedestrian and vehicular access will be utilising the existing.

- 4.15 Disabled access will be provided in accordance with the current building regulations.
- 4.16 The proposal would provide 4 no. car parking spaces, 2 spaces per new dwelling.
- 4.17 Secure enclosed cycle storage has been provided within the development.

Landscape

- 4.18 The proposed scheme and landscape mitigation measures would introduce desirable and recognisable local characteristics and offer restoration, enhancement, and proposed new shrub and hedgerow planting within the vicinity.
- 4.19 The site will be retaining and introducing new trees, hedgerow and shrub planting, which can be secured via an appropriately worded planning condition on any permission that may be forthcoming.
- 4.20 Incorporate a framework of fruit tree planting and shrubs where possible enhancing the biodiversity of the site by establishing rich and diverse habitat types and creating new planting.
- 4.21 Hedging will be used extensively, with additional planting, creating defined boundaries to the properties and therefore, creating 'defensible' space.

Beach Hedge

- Green Beech hedge plants (*Fagus sylvatica*) have interest all year round, vibrant green leaf in summer and russet brown in winter. Although beech plants are deciduous, the striking winter leaves stay on the hedge until they are ready to make way for new growth in spring, making beech hedging a wonderful alternative to evergreen hedging that provides year-round interest.



Copper Beach



- Easily recognisable by its purple and green tones in the spring and summer, Purple Beech hedging - also known as Copper Beech - turns a striking copper and burgundy

hue in the colder months. Although it is a deciduous hedge, Purple Beech hedging will retain some of its beautiful autumnal foliage during the winter.

- 4.22 Proposed shrubs will provide summer flower colour and winter structure and will be largely evergreen. A plant palette of this nature will create a setting to all properties.

Hawthorn



Blackthorn



- Hawthorn, (genus *Crataegus*), also called **thornapple**, large genus of thorny shrubs or small trees in the rose family (Rosaceae). The hawthorn is also well suited to form hedges, and its combination of sturdy twigs, hard wood, and numerous thorns makes it a formidable barrier to cattle and wildlife.
- *Prunus spinosa*, called blackthorn or sloe, is a species of flowering plant in the rose family Rosaceae. It produces bittersweet berries (sloes) that ripen after the first frost.

4.23 **Boundary Treatments**

The most prominent material is low stone/ brick walling and hedging.

Waste Management

- 4.24 Enclosed storage space is provided for bins within the site. There will be a bin collection point provided within the site.

Sustainability and Drainage

- 4.25 The inclusion of sustainable and green technologies is mandatory as part of any dwelling design solution.
- 4.26 The proposed dwellings will exceed the energy/ carbon requirements currently set out in Part L of the Building Regulations. The dwellings will seek to provide wastewater heat recovery system, this together with a 25% thermal enhancement over and above the current building regulations document under Part L which includes high standards of glazing and insulation methods.

- 4.27 An electric car charging point is provided per dwelling.



Ecology

- 4.28 Traditional manthorpe swift nesting brick boxes (To be installed as per manufacturers design & details).



Swift box example

Traditional bat access panel (To be installed as per manufacturers design & details).



Bat access panel example

Traditional bee bricks (To be installed as per manufacturers design & details).



Bee brick example

Bee Bricks are placed in a warm sunny spot facing south east or south west. Bee bricks contain **cavities** in which solitary bees can create their nests

- 4.29 Hedgehog Fence Panels (To be installed as per manufacturers design & details).
(Hedgehog Fence Panel Gravel Board for use with slotted fence posts. Has a reinforcing strip along the top to strengthen the board).



Hedgehog fence panel example

Gaps (13cm x 13cm) to be left at the bases of new onsite fences/walls, including site boundaries to allow passage of hedgehogs across the site.

- 4.30 The submitted plans confirm that the proposed dwellings include ecological enhancements.
- 4.31 Composting bins for organic waste will be provided.

Flood Risk and Drainage

- 4.32 The Application Site is located within Flood Zone 1 and is therefore at low risk from flooding. Neither would the site increase the risk of flooding elsewhere.
- 4.33 Drainage Strategy and (SuDS) – Foul drainage to discharge into existing mains sewer. Storm water drainage to discharge into existing surface water connection with a reduced flow rate of 2.0 L/sec using on site storage.

5. Conclusions

- 5.1 The application is submitted for full planning approval for the demolition of existing outbuilding and erection of 2 no. 2 bedroom houses (Class C3) + associated works.
- 5.2 The Application Site has an area of currently underutilised land and is surrounded by existing housing.
- 5.3 Residential amenity - the proposal would maintain the amenity of adjoining neighbours and would not result in overlooking/loss of privacy/loss of light/visual dominance to a degree that would be contrary to the above policies.
- 5.4 We believe that the proposed scheme has carefully considered the important aim of the National Planning Policy Framework that housing development should take account of current and future demographic trends, market expectations and the needs of a wide range of people, the specific areas have been reflected below: -
- There is sufficient evidence that the Application Site could comfortably accommodate the proposed erection of 2 no. 2 bedroom dwellings, sufficient car parking and quality amenity space for its occupants without compromising local character.
 - The intention is that the proposed dwellings will complement, rather than detract from its setting, and we would therefore submit that the application proposal complies with Policy CP57 (Ensuring High Quality Design and Place Shaping) of the Local Plan.
- 5.5 The proposed residential use of the site should therefore be considered acceptable in principle since it would be in keeping with the prevailing residential character of the area. The design of the proposed housing, its layout and character are considered sensitive to the local character and identity and variation within the large suburb.
- 5.6 The development of the Application Site would contribute to the overall housing provision for Chippenham and Wilshire.
- 5.7 Safe and convenient access to the site will be achieved, and car parking is provided in accordance with the Council's adopted standards.
- 5.8 In conclusion, we would therefore submit that the application scheme is acceptable in all respects and request that full planning permission is granted subject to conditions.

Ian Sullivan

February 2026