

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09253
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Culverwell Road, Chippenham , SN14 0TA
DEVELOPMENT DESCRIPTION:	Rear 2 storey extension, side single storey extension, alterations to driveway with porch and bay window to frontage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for extensions and alterations to a residential dwelling located in Chippenham. The application seeks permission for a two-storey rear extension, a single storey side extension and alterations to driveway with porch and bay window to frontage.

The application is submitted on householder application forms.

SITE DESCRIPTION/CONTEXT

The application property is a semidetached dwelling situated within an established and predominantly residential area of Chippenham. No. 4 occupies a prominent position at the entrance to Culverwell Road, benefiting from a generous and -detached property situated within an established and predominantly residential area of Chippenham. No. 4 occupies a prominent position at the entrance to Culverwell Road, benefiting from a generous and well-proportioned plot that follows the curve of the streetscape. The application seeks to increase the internal habitable space of the property with proposed extensions and alterations at both ground and first floor.

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

- Groundwater Vulnerability – MINOR
- SFRA 2024 Appendix G Groundwater Emergence - Groundwater levels are between 0.025m and 0.5m below the ground surface - Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
- SFRA 2024 Appendix I Sewer Flood Incidents - Number of Flood Incidents: 0

PLANNING HISTORY

Proposal / Summary

N/74/01356/F - Full planning permission Decision - Accept Date: 25/11/1974 – Erection of 94 houses with garages, land off Derriads lane (Parish of Chippenham Without)
N/78/00155/F - Historic apps 1974 to 1983 Decision - Refuse Date: 10/4/1978 – Repositioning of garden wall
N/78/00535/F - Historic apps 1974 to 1983 Decision - Approve Date: 3/7/1978 – Repositioning of garden wall

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)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No objection.

Wiltshire Council Highways Engineer: No objection:

'I refer to the above planning application dated 25/11/2025 seeking permission for the proposed rear 2 storey extension, side single storey extension, alterations to driveway with porch and bay window to frontage.

The site is located with existing access onto Culverwell Road, an unclassified section of public highway subject to a speed limit of 30mph. There does not appear to be proposals to alter the public highway through the proposed development, though the driveway is proposed to be extended.

The proposal is to provide additional living space at ground floor level and a further bedroom at first floor. There are at least 4 vehicle parking spaces within the property curtilage, including the car port. The proposal to extend the driveway along the frontage to accommodate the 4th space due to the addition of a porch on the property frontage would not require alterations to the public highway, the area where the 4th parking bay has been indicated is adjacent to an existing light column and therefore may not be

manoeuvrable. The site appears to have sufficient parking without retaining the 4th space.

Therefore, it is considered that no objection be raised with regard to highways.'

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness. Consideration shall also be given to the Chippenham Neighbourhood Plan and Chippenham Design Guide.

The proposal seeks to alter and extend the existing dwelling at both ground and first floors, to upgrade the internal and external habitable space. The proposed works represent a coherent and proportionate series of alterations that respect the scale and character of the host dwelling while improving the internal functionality of the dwelling. These works comprise of the addition of floorspace through extensions and the reconfiguration of ground floorplan to form a larger open -plan kitchen and dining, lounge and the creation of a porch, study and utility facilities. At first floor level, a -floor level, a two rear extension is proposed to deliver an additional-storey rear extension is proposed to deliver an additional bedroom complete with dressing area and en-suite facilities, which been designed to integrate appropriately with the proportions of the dwelling.

Materials proposed are considered acceptable, comprising a combination of matching and complementary finishes. The proposal seeks the introduction of timber cladding detailing and render to the northeast, northwest and southwest elevations which is considered acceptable in this location. Fenestration will match the existing white UPVC, apart from the proposed patio door being which is proposed to be finished in anthracite powder coated aluminium, which is acceptable.

The proposed extensions and alterations are considered acceptable in terms of their scale, massing and design quality. The additions are viewed as proportionate and would integrate successfully with the form and character of the host dwelling. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Chippenham Neighbourhood Plan, Chippenham Design Guide 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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposal is seeking to construct sizeable extensions to the property at both ground and first floor. Although it is clear that the proposed two storey rear extension would orient towards no.6 Culverwell Road, the spatial arrangement of No.4 and No.6 is somewhat staggered, resulting in an absence of direct alignment between the respective elevations. This offset arrangement serves to limit opportunities for direct overlooking. A new window at second floor is proposed to the northwestern elevation, which would orient to no.6. This window would serve an ensuite and, due to its aspect, should be conditioned to be obscured glazed to ensure no unacceptable loss of privacy.

With regard to the neighbouring property at No. 2, although the development introduces additional built form to the rear, the existing garage and carport situated on the side boundary of No. 4 would be retained. These structures would continue to provide an appropriate level of physical separation between the properties, thereby retaining the spatial relationship that currently exists. While the proposal does increase the overall scale and bulk of the dwelling, the siting, orientation and design of the extensions are such that they would not result in an unacceptable loss of light, outlook or privacy for the occupiers of Nos. 2 or 6 Culverwell Road. No. 2 may experience some seasonal overshadowing; however, this would be minimal and not to a degree that would be considered unacceptably harmful to residential amenity.

The new windows proposed on the front elevation and within the ground floor and first floor alterations would primarily overlook the property's own curtilage and would not result in unacceptable overlooking or loss of privacy of neighbouring dwellings. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 proposal is seeking to provide additional living space at ground floor level and the creation of a master bedroom at first floor. The existing plans demonstrate off road parking for four vehicles within the property curtilage, including the car port. The proposal seeks to extend the driveway along the frontage to accommodate the 4th space due to the addition of a porch on the property frontage would not require alterations to the public highway. The highway engineer has been consulted and notes that the area where the fourth parking bay has been indicated is adjacent to an existing light column and therefore may not be manoeuvrable and the site appears to have sufficient parking without retaining the fourth space. The highway engineer has concluded with no objection.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision are 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

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, 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 the following 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:

Existing and Proposed Site Plan and Location Plan 401/RJM/2025/3

Existing Elevation and Floor Plans 401/RJM/2025/1

Proposed Elevations and Floor Plans 401/RJM/2025/2

Received: 25.11.2025

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 Before the development hereby permitted is first occupied the first floor window in the north western elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.