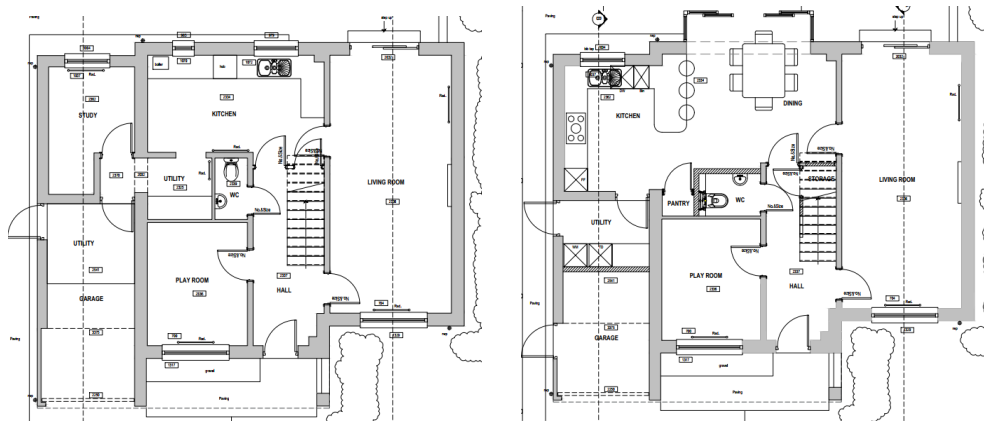


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09883
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Farmer Close, Chippenham, SN15 1UE
DEVELOPMENT DESCRIPTION:	Internal reconfiguration with the addition of a glass bay to the rear and garden room.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the addition of a glass bay to the rear elevation with associated internal reconfiguration, with a detached garden room within the amenity space to the rear of the dwelling. The application is submitted using Householder application forms.



The proposed glass bay is proposed to the rear elevation and, together with associated internal reconfiguration, will enable an enlarge kitchen and dining space. The glass bay is proposed to have a sloping glass roof that will terminate just beneath the first floor windows above, and will also enable access into the rear garden. The proposed dimensions of the bay are approx. 3.3m wide, 0.8m deep and to a height of 3m, sloping to 2.2m.

It is also proposed to erect a single storey detached garden room in the rear garden. The structure is proposed to be erected along the rear boundary of the property and will provide a garden room with separate office space and an open bay to the end of the structure, supported by timber posts, to provide an outdoor kitchen area. The proposed building is a sloping roof structure, finished in vertical composite cladding, black aluminium windows and doors and a standing seam metal sheet roof. Due to height of the existing side boundary wall adjacent to Farmers Close, vantage points to the proposed development may be possible from the surrounding area and streetscene.



With regards fenestration, the garden outbuilding proposes full length windows either side of a glazed entrance door to the office, however the bottom sections of the windows will be obscure glazed. No fenestration is proposed to the side or rear elevations. The dimensions of the proposed building are approx. 7.7m wide, 2.5m deep and 2.5m high, sloping to 2.2m.

SITE DESCRIPTION/CONTEXT

The site known as 10 Farmer Close is a modern detached two storey dwelling occupying a corner plot within an established residential cul-de-sac off of Saxby Road, within the principal settlement of Chippenham. The property is constructed from reconstructed stone with red multi brick quions and plinth course, red concrete double pantiles to the roof, white UPVC windows and composite front and rear doors with white UPVC patio doors to the rear. The surrounding area is characterised by a combination of modern detached and semi detached dwellings, incorporating broadly similar external materials and are of similar style and appearance with open frontages.

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

- Groundwater Emergence – No Risk
- Tree Preservation Order – N/TPO169
- Countryside Character Area – Avon Vales

PLANNING HISTORY

Proposal / Summary

N/00/00324/FUL - Full planning permission Decision - Approve with Conditions Date: 17/3/2000 – TWO STOREY EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping

North Wiltshire Local Plan

- Saved Policy NE14 – trees and development

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
- Amenity
- Impact to Trees (Tree Protection Order N/TPO/169)

CONSULTATION RESPONSES

Chippenham Town Council: No objection but make following comments in respect of trees:

The trees are situated within the garden of the above address, the Coach House is one of only a handful of properties located at the end of a private, no through road. Amenity value is therefore likely to be low. The vitality of the trees appears to be normal. The works outlined within the notification are relatively minor, and are therefore unlikely to have little visual impact, or negatively impact the amenity value of the trees.

REPRESENTATIONS

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

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.

The proposal is considered to be acceptable. The positioning of the glass bay is a sympathetic and subservient addition to the main dwelling which does not appear incongruous within the setting. Whilst the proposed bay to the main dwelling introduces increased glazing, it is considered that the proposal still integrates with the existing character and appearance of the main dwelling and will not encroach upon the first-floor windows above. Furthermore, the proposed garden outbuilding is proportionate to the rear amenity space, with the scale and design of the proposed works considered in-keeping with the surrounding area. Whilst public vantage points to the development are possible owing to the height and position of the side boundary wall, the proposed works are not considered to result in an over-developed appearance or unacceptable visual impact to the wider streetscene.

Therefore it is considered that the proposal is in accordance with WCS Core Policy 57 where a high standard of design is expected for extensions, as well as section 12 of the NPPF and the Chippenham and Wiltshire Design Guides, given that the external appearance, scale, design and materials used for development provide a sensitively designed proposal that is both compatible and complimentary to the existing dwelling and wider streetscene.

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 to the proposed development are 9 and 11 Farmer Close, situated to the south and west respectively.

The proposed garden outbuilding is to be sited directly along the rear boundary of the application site, adjacent to the shared boundary with No. 11 Farmer Close. This boundary is presently defined by a brick wall located in close proximity to the side elevation of No. 11. The submitted drawings confirm that the outbuilding would project approximately 0.5m above the existing boundary wall, however, owing to its mono-pitch roof profile, the maximum roof height would face into the residential curtilage with no proposed fenestration integrated into the structure overlooking the boundary. Given the orientation of the main dwelling facing no.11. it is noted that the side elevation of no.11 only currently has a small ground floor window overlooking the application site which is currently partially concealed by the boundary fence, thereby helping mitigate against any unacceptable overlooking that arises from the glazed bay to the main building.

No.9 is located to the south of the application site and the garden outbuilding is proposed to be situated in the rear corner of the garden, adjacent to the shared boundary. It is noted that No.9 benefits from a large conservatory to the rear of the property which would provide a form of screening to both the glazed bay and the outbuilding. Furthermore, the proposed fenestration to the building will face inwardly into the residential boundary as opposed to towards the shared boundary.

1 and 2 Farmer Close may also have vantage points from their position across the cul-de-sac from the application site, given their position NE of the site. However the current separation distances are to be maintained, whilst the established landscaping and planting to the side boundary may offer a degree of screening to the proposed works.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties. Both the glazed bay and the garden outbuilding are single storey structures which are not considered to result in a loss of light, loss of privacy or overshadowing to the adjacent properties. Additionally, whilst the outbuilding is proposed in the furthest corner of the rear garden, the overall height of structure is restricted to a ground floor structure and despite the maximum height exceeding the height of the boundary wall by approx. 0.5m, the proposed built form is not considered to result in overbearing effects.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Trees

The application site is located within an area whereby multiple trees are subject to a Tree Preservation Order (TPO) – in this case, N/TPO169 – which are associated with land of the former Westingham House which was located within this area. The TPO covers the whole of Farmers Close, Saxby Close, O'Donnell Close and Evans Close, with the protected trees

located in various positions within the area. In assessing the acceptability of the proposal, it is essential to consider any potential impact the proposal may have on the crown and roots of these protected trees.

From visiting the site, it is evident that the nearest protected tree to the application site is located to the south of No.9 Farmer Close, some distance away and separated by functional and ownership boundaries. Whilst the Council's Arboricultural Officer has not commented, in this instance, it is very clear that the protected trees are sufficiently distanced from the development, ensuring that the crown and roots are safeguarded and will not be impacted by the proposals.

Therefore, it is considered that the proposed works are in accordance with saved policy NE14 to the North Wiltshire Local 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

It is considered that the proposal is considered acceptable and would, by reason of its height, scale, design and materials used, constitute complimentary additions that would appear subservient and proportionate to the host dwelling, the plot and the neighbouring properties that surround it. The proposed works are also considered sympathetic to the character and appearance of the main building, the locality and the wider streetscene. In addition, the proposed works would not result in harmful or unacceptable impacts towards visual or residential amenity.

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 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:

AA/25/22/01 – Existing Location Plan and Site Plan received 18.12.25
AA/25/22/11 – Proposed Site Plan received 18.12.25
AA/25/22/12 – Proposed Ground Floor Plan received 18.12.25
AA/25/22/13 – Proposed First Floor Plan received 18.12.25
AA/25/22/14 – Proposed Elevations received 18.12.25
AA/25/22/16 – Proposed Garden Room Plan and Elevations received 18.12.25

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