

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09970
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	122 Hungerdown Lane, Chippenham, SN14 0BB
DEVELOPMENT DESCRIPTION:	First floor side and rear extension over existing ground floor side and rear extension, including new roof lights.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first floor side and rear extension over the existing ground floor side and rear extension, which will include roof lights. The proposal to the side will be situated above the exiting garage.

The proposal will be finished in render to match the existing finishes. The roof will be finished in concrete tile to match the existing.

SITE DESCRIPTION/CONTEXT

The site is a semi detached property in a residential area with a mixture of terraced properties and semi detached properties. The immediate vicinity of the proposal is typical of a mid 20th century architectural style.

PLANNING HISTORY

Proposal / Summary
15/08380/PDENQ - PD Enquiries Decision - PP Not Required Date: 9/9/2015 – Vehicular Access
PL/2025/09970 - Householder planning permission – First floor side and rear extension over existing ground floor side and rear extension, including new roof lights.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Chippenham Neighbourhood Plan- Chippenham Design Guide

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

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.

In terms of scale the proposal will see a noticeable increase in the scale and overall massing of the property by the two-storey side/rear extension. However, the proposal in this instance is located on a suitable plot and as such it is not considered that the proposal is an overwhelming or overbearing impact in terms of scale. The symmetry of this semi-detached pair has already been altered.

The design of the proposal will see the delivery of a built form which is to be constructed of sympathetic materials. The resulting design and appearance is typical of a residential property. The building palette remains appropriate for the host building and the wider area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide and Policy H2 of the Chippenham Neighbourhood Plan and 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 on its own plot a reasonable distance from the nearest neighbouring properties. It is noted that there is a window at first floor on the neighbouring property (No 124). Due to the distance, it is not considered that the proposal would result in a loss of light or privacy which would be an unacceptable amenity impact over and above the existing.

The resulting built form in this instance is not likely to cause significant overbearing or loss of light given the built form at 124 and that it extends up to the shared boundary.

As such it is considered that in terms of overlooking, loss of light and overbearing impact the proposal would not result in any unacceptable impacts upon the amenity of the wider area.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide and Policy H2 of the CNP and Design Guide.

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, heritage, or ecology.

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:

2501_401 Proposed Block Plan

2501_404 Proposed Roof Plan

2501_410 Proposed Elevations

2501_411 Proposed Elevations

2501_100 Site Location Plan

2501_102 Existing Ground Floor Plan

2501_111 Existing Elevations

2501_110 Existing Elevations

2501_101 Existing Block Plan

2501_403 Proposed First Floor Plan

2501_104 Existing Roof Plan

2501_1-3 Existing First Floor Plan

(Received by LPA 23rd December 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 approved drawings and application form.

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