

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08991
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	40 Hill Corner Road, Chippenham, SN15 1DX
DEVELOPMENT DESCRIPTION:	Remove existing concrete and asbestos shed and replace with shingled apex roofed wooden summerhouse. Remove existing derelict concrete and asbestos garage and replace with apex roofed wooden shed.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of an existing concrete and asbestos shed and garage and their replacement with a timber shed and summer house. The development relates to outbuildings serving No.40 Hill Corer Road, a semi-detached dwellinghouse.

SITE DESCRIPTION/CONTEXT

The main dwelling in this instance is a semi-detached dwelling which is Grade II listed building in a typical late 17th Century or early 18th Century constructed of rubble with freestone quoins and dressings. The property is situated on a large plot. The listing description is thus:

House. Late C17/early C18. Limestone rubble with freestone quoins and dressings, C20 concrete tile roof gabled to front, rear and east side which has a C19 ashlar stack and a C20 brick stack to the rear junction with the the lean-to. 2-unit through-passage plan with C20 single-storey lean-to to the east and C20 porch to the front. EXTERIOR: 2 storeys with attic; one-window range. Windows have timber lintels covered with lead flashing and traces of former hoodmoulds, that to the ground floor is 3-light with stone mullions. INTERIOR: the axial passage between the rooms (formerly leading through to the next house) is flanked by moulded beams with a cross-beam near the centre; all have ogee-stops, implying that the passage was in 2 parts. The front room has a chamfered axial beam flanked by a C19 planked door with fine wrought-iron strap hinges to the left and a 3-light window to the right. A deep chimney-breast to an open fire on the right-hand wall has a C20 pine bressumer replacing one of massive oak, parts are still in the garden. Stairs to the same wall to the rear of the passage curve to a landing with plank-and-muntin walling, probably repositioned. Elm treads and floorboards to the 3-bay attic which has butt-tenoned purlins and a ridge in notch. Listing NGR: ST9228674948.

Although not inside of the Chippenham Conservation Area, the boundaries of the domestic curtilage are the edge of the designation.

The application site is located in the built up area of Chippenham town and is not subject to any other relevant planning policy constraints.

PLANNING HISTORY

Proposal / Summary
PL/2021/08487 - Listed building consent Decision - Approve with Conditions Date: 22/2/2022 – Demolition of existing entrance porch to facilitate ground floor cloakroom/entrance porch
PL/2021/08581 - Householder planning permission Decision - Approve with Conditions Date: 22/2/2022 – Demolition of existing entrance porch to facilitate ground floor cloakroom/entrance porch and proposed new office/garden room to rear garden
N/08/00624/LBC - Listed building consent – Replace Living Room and Attic Windows
N/09/01425/LBC - Listed building consent – Replace Two Windows
16/07682/LBC - Listed building consent Decision - Approve with Conditions Date: 27/10/2016 – Replacement Windows
17/00893/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 6/3/2017 – Demolish Existing Concrete Slab Sectional Garage and build New Garage with link to an existing GDII Listed Property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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.

The proposal in this instance will see the removal of the existing concrete block structures with timber buildings. In terms of scale the totality of the proposal in this instance would be comparable to a typical ancillary building and in terms of scale the proposal does not suggest that the wider plot is being overdeveloped.

In terms of design the resulting appearance of the proposed timber buildings are typical of ancillary garden buildings. The removal of the existing concrete timber buildings would result in an overall improvement to the appearance and setting of the plot and wider area by removal of the poor-quality structures currently in place. As such the proposal is considered to result in an acceptable impact.

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.

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 totality of the proposal will see the delivery of ancillary structures which are single storey. While there may be a noticeable increase in scale when compared to the current situation, due to the proposals location and single storey nature it is not considered that either of the new building would result in unacceptable impact upon the amenity of the neighbouring property in terms of loss of light, overshadowing, loss of privacy or overbearing impact.

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

Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

It is noted that the main dwelling is a Grade II listed property. It is also noted that a pre-app was submitted in 2017 which sought advice on a garage to be connected to the property. In this instance, the proposal is detached from the listed building and as no physical connection or alteration to the listed building is proposed it is not considered that the listed building would lose any historic fabric and as such no harm is considered to arise.

In terms of the setting of the property the removal of the poor quality existing buildings and replacement with new of a better quality and finish would result in an overall improvement to

the character and setting of the listed building. Due to the small scale and ancillary nature of the proposal it is not considered that the resulting form would result in harm to the listed building.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the setting of the listed building/setting of the heritage asset. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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:

01 Existing Site Plan
02 Proposed Site Plan
03 Proposed Summerhouse Plan
04 Proposed Summerhouse Elevations
05 Proposed Wooden Shed Plan
06 Proposed Wooden Shed Elevations
(Received by LPA 12th November 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.