

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00302
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Sadlers Mead, Chippenham, SN15 3PA
DEVELOPMENT DESCRIPTION:	Revisions to approved application PL/2025/05574 to add a single dormer window to the front roof slope and render existing reconstructed stone walls
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL AND BACKGROUND

Planning permission is sought for extensions and alterations to a domestic dwelling house at No.7 Sadlers Mead, Chippenham.

The description of development used by the applicant references a previous grant of planning permission at the dwelling (under reference PL/2025/05574) for side and rear extensions, together with the raising of the roof. The new application is not submitted under s73 to the 1990 act, and therefore the reference to revisions to the earlier permission is not a relevant description of development. Nevertheless, the existence of the 2025 permission remains a material consideration in the determination of this application.

In effect, the proposals will seek an alternative permission to that earlier 2025 permission, removing the previously approved ground floor gable to the front elevation and replacing with a first floor dormer window, a change to the layout of the rooflights and a substitution of reconstituted stone to render. It represents a substantive move back to superseded plans originally submitted under PL/2025/05574, which were deemed to be unacceptable to the Council.

Below are extracts from the application and its 2025 predecessor demonstrating the current property as well as the evolving proposals:



South Elevation 1:100

East Elevation 1:100

North Elevation 1:100

Existing Front, Side and Rear Elevations



Front, Side and Rear Elevations as approved under PL/2025/05574



Front, side and rear elevations initially proposed under PL/2025/05574, but ultimately withdrawn by the applicant following negative feedback by Chippenham and Wiltshire Councils



Front, side and rear elevations now proposed under current application

Originally, planning permission PL/2025/05574 was granted to extend both to the side and rear of the property, whilst raising the roof form to enable the creation of habitable rooms within the roof space. The proposal enabled the building to alter from a 3 to a 4 bedroom property, with the raising of the roof enabling 3 of the bedrooms to be relocated to the upper floor. Externally, broadly matching materials were proposed to sympathise with the existing character and appearance of the property with the front elevation retaining the existing Bradstone to the gable and frontage, with the side and rear elevations rendered and the roof tiles approved to be Breckland Brown double Roman concrete tiles. The approval retained the prominent front gable, which is a common feature within the established character of this part of Sadlers Mead.

The approved elevations of the previous application and retention of the front gable resulted in the appearance of the dwelling retaining the overall aesthetic of a chalet bungalow, however

the altered roof height resulted in a greater proportion of roof being visible from within the streetscene, becoming a more prominent feature. The proposed design featured a partial 'saltbox' style roof, which created a longer sloping roofline to the front elevation with a shorter roofline to the rear. The side extension featured a pitched roof, whilst the rear extension featured a hipped roof with flat roof lantern.

Turning to the proposed scheme subject to this application, it is proposed to retain the overall approved height of the building to still enable the raised roof form, however the ground floor front gable is to be removed, but a new dormer introduced to the first floor in the roof, serving a bathroom. The overall design still incorporates the same extensions to the side and rear elevations, as well as the internal arrangement, approved under PL/2025/05574, and the footprint nor the number of bedrooms is proposed to increase from the approved arrangement, whilst the existing access and parking arrangements remain.

In terms of fenestration, the ground floor arrangement to the front elevation remains akin to the approved scheme. The front elevation will retain 2 of the existing front-facing windows whilst the relocated front door will see the removal of the existing middle window. The sloping roof is proposed to incorporate 2 rooflights to serve the bedrooms to the upper floor, alongside the proposed dormer window to serve the upper floor bathroom. The fenestration to the side and rear elevations remains as per the approved elevations under PL/2025/05574, with the ground floor rear extension including entrance doors to the rear garden with a casement window either side, plus a rear entrance door to serve the utility room. To the upper floor, the rear elevation will see 2 first floor windows. The proposed side (west) elevation will retain one ground floor casement window but will include a slimline window to serve the downstairs shower room. The other side (east) elevation will retain a slimline window but will include a window which will serve the dining area. No fenestration is proposed to the upper floors of the east and west elevations.

Construction materials are proposed to alter from the approved Bradstone to the front elevation to be replaced with render, thereby all external elevations would be rendered. The roof tiles are proposed to be Breckland Brown double Roman concrete tiles with white UPVC windows and doors throughout.

SITE DESCRIPTION/CONTEXT

The property known as 7 Sadlers Mead is located within Chippenham, which is classed as a principal settlement. The property is a modest detached bungalow dwellinghouse of Bradstone construction with rendered side and rear walls, concrete roof tiles and white UPVC windows and doors. The property has a pitched roof with prominent front gable and features a chimney to the side elevation. The property also has an existing shallow hipped roof conservatory to the rear, constructed from a dwarf brick wall with glazing above.



7 Sadlers Mead (Google Streetview Image July 2024)

The property is situated within an established residential area, with this part of the Sadlers Mead development characterised predominantly by bungalows and chalet bungalows, many including gables or forward projecting gables to the front elevation similar to the host dwelling. There are also examples of two-storey dwellings further within the development as well as properties within close proximity which have benefitted from extensions and raising of the roofs to incorporate habitable rooms within the roofspace. The surrounding area is predominantly characterised by bungalows and chalet bungalows, which maintain lower rooflines and contribute to the established character of the locality, whilst a mixture of materials have been used for their construction, including stone and render.

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

- Agricultural Land Classification - Urban
- Countryside Character Areas - Avon Vales
- Historic Buildings Sites and Monuments Records - Ridge and Furrow, East Chippenham
- Areas Susceptible to Ground Water Flooding -
- Archaeology Line - Ridge and Furrow, East Chippenham

PLANNING HISTORY

Proposal / Summary
PL/2025/05574 - Householder planning permission Decision - Approve with Conditions Date: 18/11/2025 – Extensions to side and rear, raise roof with adaptations to provide rooms in roofspace

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)

- Section 12: Achieving well designed places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

Chippenham Town Council: Objection:

Appendix D of the Wiltshire Design Guide states 'Proposed extensions should be carefully considered to respect the original building and the neighbouring properties.' It also states, 'Extensions should fit into the general street scene, e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street.' CP57 of the Wiltshire Core Strategy advises, at criterion iii, that proposals should respond '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.'

It is disappointing that under Planning Application PL/2025/05574 revisions were made to omit the front dormer window and retain the existing front façade material, yet it now appears that these revisions were only made in order to obtain a consent and are re-proposed under this application. The Town Council therefore re-iterates, that with the now approved raised roof, the incorporation of a front dormer window (of which the Applicant can only find one other example along the whole of Sadlers Mead) would make the resulting dwelling appear dominant and incongruous in the streetscene due to its height and design, and more akin in scale and appearance to that of a two storey dwelling. This incongruous effect would be amplified by the proposed rendering over

(in white render) of the existing Bradstone facades, which is the vernacular façade material along Sadlers Mead. The proposal would therefore be contrary to CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD and the NPPF.

Council Highway Engineer: No Comment

REPRESENTATIONS

The application was publicised by direct neighbour letter. A number of representations have been made, from both neighbouring properties and those from further beyond Sadlers Mead. Comments are summarised below:

- It is encouraging to see this proposed redevelopment at 7 Saddlers Mead
- The design is sensitive to the local environment and neighbouring houses and importantly, it makes effective use of the existing house footprint
- These properties were built over 60 years ago, to accommodate modern living they require updating and modernization
- The property is a bungalow at present and I fully support the plan to enable it to be developed into a family home
- It is also great to encourage a change of demographic by encouraging young families into the area.
- The new dormer at front looks well proportioned and creates a balanced and more pleasant roof structure
- The proposed development appears to be well considered and in keeping with the character of the surrounding area
- I do not believe it will result in any significant adverse impact on neighbouring properties in terms of privacy, light, or amenity.

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 appearance

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 existing dwelling and its surroundings, together with the relationship to adjoining buildings and spaces. Section 12 of the NPPF expects a good standard of design.

Prior to the submission of the current application, informal discussions took place with the Planning Agent broadly in relation to the proposed amendments to the previous approval. At that time, concerns were highlighted that the proposed dormer window would detract from the over-arching character of chalet bungalows within the vicinity, however the suite of plans within this formal submission are akin to those which were subject to informal discussions.

Whilst the overall height and footprint of the building will remain as per the previous approval and is considered acceptable within the context of the site, the proposed built form and external appearance subject to this current scheme is demonstrably different.

The objections raised by Chippenham Town Council regarding the scheme have been noted, with the main concerns revolving around the scale and design of the proposed works, with the dormer window considered to result in a dominating and incongruous appearance within the streetscene due to its height and design, with the overall design being more akin in scale and appearance to that of a two storey dwelling.

The locality includes examples of properties that have undergone a variety of works, resulting in raised rooflines and changes to the front elevations. However with regards to the front, principal elevation of the application site, the removal of the prominent front gable removes a feature which is an established over-arching characteristic of the chalet bungalow properties within this part of the Sadlers Mead development. Collectively with the raised roof form, the removal of the front gable and its replacement with the sloping roof line to the eaves results in an appearance which is not considered sympathetic and in-keeping with the existing and established character of the main dwelling, the surrounding area and wider streetscene.

Whilst it is acknowledged that there are scattered examples of dormer windows within the Sadlers Mead development, but none can be found in the immediate proximity of the application site, with the proposal constituting a novel feature in the street scene if it were to be permitted. As is pointed out in the Town Council's comments, the proposal is a reversion to a form of development that has previously been regarded as being an unacceptable introduction of an alien feature in the locality.

The street scene is dominated by bungalows of varying types, but none have been altered through the insertion of dormer windows into their roof as it presents to the road frontage and street scene. Indeed, the street scene is strongly uniform in this manner and the alterations are considered to fundamentally alter the established character and form of the dwelling. IN contrast to the permitted scheme, which keeps the alterations to ground floor as it presents to the street scene, the new proposal would result in a visually intrusive and unduly prominent addition that fails to integrate with the surrounding area and streetscene. The resulting appearance of the dwelling would not retain the overall character of a bungalow or chalet type bungalows. Therefore, the proposed works are considered out of keeping and incongruous within the vicinity, resulting in unacceptable visual impact given that the scale of the proposed alterations are not materially diminished by the buildings location set back from the road frontage and gives rise to clear and demonstrable harm to the character and appearance of the locality.

The alteration to the proposed external materials – replacing the Bradstone to the gable and frontage and replacing with render – will result in the building being completely rendered. Whilst it is evident that there are examples of rendered properties within the surrounding area, the use of render across all external elevations, when considered collectively with the proposed external alterations, it is considered to exacerbate the perception of a substantially remodelled and more visually discordant building within this locality.

Notwithstanding the above and with regards to fenestration (with the exception of the dormer window), it is noted that the size and positioning of the fenestration across all elevations remains broadly in line with the scheme approved under PL/2025/05574. Also, as previously noted, it is still proposed to incorporate the approved side and rear extensions to the property, which will remain subservient to the host dwelling, both in scale and form, which do not compete visually with the main building.

Core Policy 57 of the Wiltshire Core Strategy requires for development to respond positively to the existing townscape in terms of the elevational design as well as height, mass and scale. It is regarded that the proposed alterations to the principal elevation and inclusion of the dormer window is not considered to represent high-quality design in terms of its character and external appearance, resulting in unacceptable visual impact to both the original building and the wider street scene. The overall external appearance of the development results in a visually discordant form which does not demonstrate compatibility with the prevailing scale, built form and appearance of the surrounding area and does not respond positively to the existing townscape in terms of the elevational design. Furthermore, the development would result in an intrusive and incongruous addition that undermines the coherence of the streetscene and erodes the visual qualities that define this locality, resulting in harmful visual impact upon the streetscene and surrounding area.

Therefore, it is contrary to Core Policy 57 of the Wiltshire Core Strategy, the Chippenham Design Guide, Appendix D of the Wiltshire Design Guide, and the relevant provisions of the National Planning Policy Framework. The application must therefore be refused on design grounds.

Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the 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.

Neighbouring properties most sensitive to the development are 5 and 9 Sadlers Mead, to the west and east of the site respectively.

No. 9 has already benefitted from previous extensions and a raised roof to enable a similar utilisation of the roofspace for additional living accommodation. The proposed development will not bring the built form closer to the boundary with number 9, as the orientation of the

existing dwelling is marginally angled away from the boundary line. The rear extension permitted under PL/2025/05574 will include a ground floor window which will look across to the boundary with No. 9, however this property does not have any ground or first floor windows overlooking the application site. Although the proposed dormer will not create direct overlooking to No.9, it is proposed to be positioned on the far right-hand side of the principal elevation in proximity with the boundary with No.9. When viewed collectively with the raised roof form, its scale, position and the extent of its projection from the roof plane is considered to result in a substantial and visually prominent feature that would noticeably increase the perceived mass and bulk at upper levels when viewed from No.9, which may result in unacceptable overbearing effects.

5 Sadlers Mead is a bungalow positioned to the west of the main dwelling. The built form of No.5 is lower than the proposed built height of the application site. The rear of No. 5 has a number of outbuildings currently erected alongside the boundary which help obscure views across to the host dwelling and the rear garden. The proposed extensions granted under PL/2025/05574 will bring the built form closer to the boundary with No.5, however no additional fenestration is proposed on the west boundary overlooking No. 5. The increase to the roof height will be apparent to number 5, given that its own height will be lower, however the 'salt box' design and pitch of the proposed roof will help reduce the overall mass and bulk to the side elevation. Vantage points of the dormer window will be possible to No.5 given its positioning and the resulting increased bulk and mass, however the current separation distances are considered sufficient to mitigate against unacceptable impact to the residential amenity to No.5.

The property across the main road from the application site – 6 Sadlers Mead – will have direct vantage points to the principal elevation, whilst also considering that the inclusion of the dormer window will increase the overall fenestration to the frontage. No.6 remains a single storey bungalow, thereby limiting its overall height and making it more sensitive to overlooking from higher level windows, even if direct sightlines are partially filtered by the public highway. The scale and positioning of the dormer window is considered to result in an elevated and more intrusive level of overlooking than presently exists. Given the lower ridge height of No.6, the dormer window may diminish the privacy to No.6 and result in increased overlooking, whilst its height and built form may dominate the outlook from their front garden and habitable rooms, which diminishes the sense of openness and privacy.

Overall, it is considered that the by reason of the current positioning of the surrounding dwellings, the proposed built form, fenestration and separation distances, the proposed works would lead to increased overlooking, loss of privacy and unacceptable impacts to both the visual and residential amenity of the surrounding properties. Therefore, it is considered that the proposal does not comply with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as it is concluded that an appropriate level of amenity cannot be achieved when considering the compatibility of the dormer window with the neighbouring and surrounding buildings.

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 proposed works would result in unacceptable harm to visual amenity. The proposed arrangement, incorporating a dormer window to the principal elevation, results in the appearance of a two storey dwelling and diminishes the over-arching character of the chalet bungalows within this part of the Sadlers Mead development. Overall, the proposed development is considered to be substantively different to that approved under PL/2025/05574 and will be unacceptably out of keeping within the local character of the vicinity and fails to enable a sympathetic addition to the dwelling and wider streetscene.

Turning to the effect upon the amenity and living conditions of neighbours, the proposal will lead to increased overlooking, loss of privacy and unacceptable impacts to both the visual and residential amenity of Nos. 6 and 9 Sadlers Mead and will not comply with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide. Again, the previous 2025 planning permission is for a different form of development which will not result in the same unacceptable impacts.

Whilst it is acknowledged that the applicant wishes to adapt the dwelling for their own personal needs, such a need would not outweigh the harmful impacts identified, and there is no evidence to suggest that an alternative, more respectful form of development could not be arrived at.

Accordingly, and by reason of the identified harm, the proposed development is considered to conflict with the aims and objectives of Core Policy CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide, as well as relevant sections within the NPPF.

RECOMMENDATION: That Planning Permission be REFUSED for the following reasons:

1. By reason of its scale, design and external appearance, the proposed alterations to the principal elevation, together with the insertion of a dormer window, is considered to be a poor form of development and will result in a form of development that fails to respond positively to the character, context and distinctiveness of the original building and the wider street scene. As such, the proposal is contrary to Core Policy CP57 of the Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides as well as section 12 to the NPPF.
2. The proposed development, by reason of its scale, design and would result in an unacceptable impact on the amenity and living conditions of adjoining and surrounding residential occupiers through overlooking, loss of privacy and overbearing effects. The development would fail to protect the reasonable living conditions of neighbouring properties and is therefore contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (2015), the guidance contained within Appendix D of the Wiltshire Design Guide SPD,

and paragraph 135(f) of the National Planning Policy Framework which requires developments to provide a high standard of amenity for existing and future users.

Appendices

Superseded plans, approved plans, decision notice and delegated report relating to planning permission PL/2025/05574.