

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00677
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 St Paul Street, Chippenham, SN15 1LJ
DESCRIPTION:	Single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The Local Planning Authority amended the description of development on 6 March 2026 in the interest of conciseness; it was not deemed necessary to renotify interested parties. The proposal seeks planning permission for a single-storey rear extension. It has a flat roof with lantern, walls of brick with bifold doors, and it measures approx. 2.95m wide, 3.7m deep, and 3.1m height.

SITE DESCRIPTION

The application site is a two-storey end-of-terrace dwelling known as 21 St Paul Street. It dates to circa mid/late 19th century; it has two-bay front elevation in ashlar limestone, with plat band and door on left under flat bracketed canopy with margin-light fanlight, brick side elevation, a gabled slate roof with stone stacks, horned timber sashes (2/2 to ground floor, margin-light above), rear lean-to outshots, front courtyard enclosed by low stone wall and hedgerow and a rear garden. Its setting is characterised by the immediate linear Victorian suburban townscape.

It is in the settlement boundary of Chippenham. Relevant designations and constraints include Chippenham Conservation Area and its Article 4 direction, and a Grade II listed building¹ within 50m.

PLANNING HISTORY

The site is subject to the Chippenham Conservation Area Article 4 direction. This restricts permitted development rights for, and among other things, the “*enlargement, improvement or other alteration of a dwellinghouse*”.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

¹ 26A, Park Lane [NHLE: 1267962].

- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Chippenham Neighbourhood Plan – Made May 2024

- Policy TC4 – Development within Chippenham Conservation Area
- Annexe 2 – Chippenham Conservation Area Appraisal

Chippenham Conservation Area Management Plan 2010

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Chippenham Town Council – No objection (27/02/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 12 February 2026. One letter of representation was made on behalf of a group of members of the public. The letter raises no objection, subject to condition, and the comments therein primarily relate to concerns regarding the effect of the construction phase on residents' access and parking to garages on adjacent land at Thurston Court. Regard has been had to the concerns in the assessment.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance, with particular regard to the Conservation Area and heritage assets within it

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy TC4 of the Chippenham Neighbourhood Plan seeks to ensure development within the Chippenham Conservation Area has regard to the Character Appraisal and preserves or enhances its special character by, among other things, achieving a high-quality design that makes a positive contribution to local character and distinctiveness.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

21 St Paul Street is an attractive 19th century dwelling forming the end of an architecturally uniform terrace on the north side of the street. It is in Character Area 2 (Park Lane) of Chippenham Conservation Area (CCA) and the published appraisal identifies the terrace as a building of good townscape merit and protected by the Article 4 direction to ensure extensions and alterations can be controlled in the interests of the character and appearance of the CCA.

In so far as is relevant to the proposal, the character and appearance of the CCA can be discerned from its townscape value, including its street scenes and views, protected and historic buildings, architectural details and high-quality materials, and significant foliage. It is desirable to preserve or enhance its character or appearance, to which there is a duty to pay special attention under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed extension is modestly sized, infilling a pocket to the rear, but its angular flat roof with lantern would visually contrast. This is, however, a practical response around existing fenestration and not at odds with the expectations of Appendix D of the WDG that “[w]here a flat roof is appropriate on a single storey extension the roof should relate to original horizontal elements...”. Furthermore, the adjacent garages would screen much of it, and its brick walls would blend with the existing side elevation of the dwellinghouse.

The existing rear elevation of the dwellinghouse bears some architectural details in its dressed stone quoins and window surrounds, which would be obscured by the proposed extension; however, the rear elevations of the terrace are less visually sensitive due to their more functional character. Therefore, the extension would not overwhelm the building or undermine its good townscape merit.

There is a listed building at 26A Park Lane, a former National School of 1857, the significance and special interest of which primarily comprises its architectural and historic interest. There are some visual separation and intervening features between the development and listed building which would ensure its setting is preserved, to which special regard has been had in exercise of the duty under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development would not harm the character or appearance of the host dwelling or the CCA in which it is located, nor the significance of nearby listed buildings through change within their setting. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of Policy TC4 of the Chippenham Neighbourhood Plan and CP57 and CP58 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are adjoining 22 St Paul Street and the dwellings at Thurston Court. One letter of representation was made on behalf of a group of members of the public; the comments therein raise no objection but are addressed as an ‘*other matter*’ below.

The proposed extension is a modest single-storey addition, infilling a space to the rear of the dwellinghouse without appearing unduly overbearing or obtrusive to neighbours nor causing a material loss of privacy. Furthermore, as a householder development, the implementation phase would not cause significant adverse disruption to neighbours.

The development would not harm the living conditions afforded to occupants of the dwellinghouse itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Other matters

The representation of the Thurston Court Residents raises some concerns that the logistics of implementing the development would adversely affect the ability of neighbouring residents to access and park in their garages. This is a civil matter, and planning permission would not confer a right to access land without the landowners consent. Disruptive effects should therefore be managed between the civil parties, and it is standard procedure for decision notices to contain an informative note reminding applicants of their obligations.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include an informative to such effect.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to relevant conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:

Application Form. Materials. Received 2 February 2026.

Location Plan. Received 2 February 2026.

Site plan. A003 Rev 1. Received 2 February 2026.

Proposed elevations and floorplan. A002 Rev 1. Received 2 February 2026.

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 used in the existing building unless otherwise stated on the approved plans.

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

Informatives to the applicant:

1. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend on carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.