

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

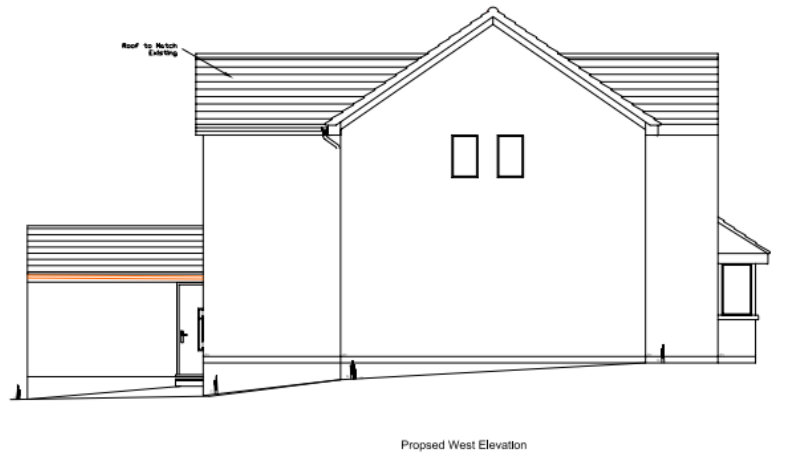
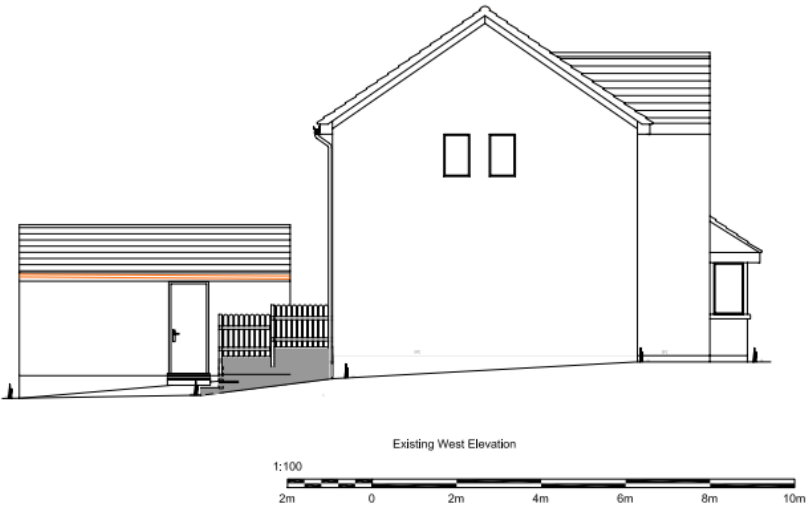
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00001
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Sunbeam Drive, Patterdown, Chippenham, SN15 2FR
DEVELOPMENT DESCRIPTION:	Two Storey Extension to the rear of property
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two storey rear extension. The application is submitted using Householder application forms. During the course of the application, further information was provided addressing the tree's adjacent to the north west boundary to the site.

The extracts below show the existing and proposed appearances of the rear and side of the dwelling:



Existing and Proposed North and West Elevations

The proposal seeks to extend the property by virtue of a two storey rear extension. Currently the rear of the property features a pitched roof, whilst the proposed two storey extension will introduce a rear projecting pitched roof gable that positioned at the same height and pitch as the equivalent on the principal elevation. To the ground floor, the extension enables the enlargement of the existing rear family room, whilst to the upper floor the extension enables the extension of the existing third bedroom. It is noted that the dwelling is proposed to remain a 4 bedroomed property with the proposal not increasing the total number of bedrooms.

The existing ground levels within the plot vary, as the ground at the rear of the site gently slopes downwards from the property. As a result, the property occupies a slightly elevated position relative to the rear garden levels, with the existing access to the rear ground floor provided via steps leading up to the rear doors. To facilitate the extension, the proposed plans illustrate that the rear amenity space will be reconfigured as a section of the patio area will be removed to enable the increased footprint, relocating the rear entrance doors to the property to the side of the extension.

The construction materials for the extension are proposed to match the existing building, by incorporating red brick to the external wall, UPVC windows and doors and a tiled roof. In terms of fenestration, the ground floor of the extension features triple sliding doors to the rear elevation to enable access to the rear amenity space, with an entrance door to the side elevation to enable access to the external patio area. To the upper floor, it is proposed for a triple casement window to the rear elevation, which the side walls of the extension do not feature any openings.

SITE DESCRIPTION/CONTEXT

The site known as 10 Sunbeam Drive is a detached two storey dwellinghouse, situated at the end of a no-through road within a modern residential estate in Patterdown on the outskirts of Chippenham. The property features a prominent forward projecting front gable including a bay window, with the remainder of the building featuring a pitched roof. In terms of construction materials, the building was constructed from red brick with a tiled roof and UPVC windows.



Front and Rear Elevations

The property is located in proximity to a number of tree's subject to Tree Protection Orders to the NW boundary, with off-road parking and a separate detached garage to the eastern side of the property wholly contained within the property boundary. The surrounding area is characterised by a mixture of detached and semi-detached dwellings of similar age and appearance, however utilising a variety of construction materials including red brick and render.

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

- Groundwater Emergence – No Risk
- In proximity to TPO's situated to the west of the site

PLANNING HISTORY – None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development

Chippenham Neighbourhood Plan – No applicable policies

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Chippenham Design Guide

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
- Residential Amenity
- Parking and Access
- Impact to Adjacent TPO trees

CONSULTATION RESPONSES

Chippenham Town Council: No objection

Wiltshire Council Highways: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, and mixed comments were received from the Occupants of 4 Patterdown, located to the rear of the site:

The proposed extension faces our property. The new estate was built 4 ft above our floor level causing ground level overlooking. We have raised our fence to 10 ft our side to regain privacy but bringing the building and windows closer will cause ground level overlooking again. We would like a condition that they raise their fence or add permanent planting to ensure we cannot see ground level windows from our ground level. Without this we object to the increased overlooking and if allowed would consider bamboo planting our side to regain privacy.

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.

Although the site features varying ground levels, with the rear garden gently sloping away from the dwelling, this topographical change is not considered to give rise to any adverse impacts. The dwelling—and consequently the footprint of the proposed extension—is positioned on marginally higher ground than the rear amenity space, resulting in access to the rear elevation being achieved via external steps. The proposed extension is considered to respond positively to this variation in levels by maintaining the existing internal ground floor level to the property as the finished floor level aligns consistently with that of the existing dwelling, resulting in a greater extent of exposed brickwork at the base of the structure when viewed externally from the garden. The proposed development does not involve any significant excavation, embankment or engineering alterations that would alter the landform.

The proposed scheme will result in increased mass and bulk to the rear elevation at both ground and first floor levels. The scale and design of the rear extension is considered to represent a sympathetic and subservient addition to the property that is proportionate to the main dwelling and its plot. The rear gable is similar in scale and appearance to the gable to the front elevation, mirroring the same height and pitch. The use of matching materials enables an effective and coherent integration with the current character and appearance of the property. The proposed fenestration is broadly similar to that of the existing arrangement, albeit projected approx. 3.7m to the north, whilst the positioning of the extension is to right-hand side of the rear elevation, thereby it is not considered to encroach upon the existing detached garage situated to the western side of the property.

The property benefits from a rear garden proportionate to a 4-bedroom modern suburban dwelling and the erection of the extension is not considered to encroach upon or diminish the amenity space currently associated with the property. To facilitate the proposed extension, the proposed plans illustrate that the rear amenity space will be reconfigured as a section of the patio area will be removed to enable the increased footprint, relocating the rear entrance doors to the property to the side of the extension.

Overall, the proposed extension is considered acceptable. By reason of the scale, design and use of matching materials, the extension represents a proportionate and sympathetic addition to the main dwelling and is not considered to give rise to any unacceptable visual impact. The design of the extension appropriately accommodates the variation in ground levels across the rear of the site, ensuring a coherent relationship between the extension and the existing building. Furthermore, the resulting bulk and mass of the extension are not regarded as incongruous or excessive when viewed in context with the existing dwelling, and is not considered to appear dominant or visually intrusive to the rear facade.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides and section 12 of the NPPF.

Residential 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 application site are 8 Sunbeam Drive, to the east, and 4 Patterdown to the north of the site.

No.8

No.8 is positioned adjacent to the application site to the east and is separated via the driveways and separate detached dwellings serving each property. The rear extension may be visible to No.8 by virtue of being a two storey extension and given the separating garages are single storey structures of limited heights, however its position is on the opposing side of the rear elevation. No.8 also has amenity space to the side of the dwelling which acts as a physical buffer between the two properties. No additional fenestration is proposed to the side elevation overlooking the boundary with No.8 and the proposed positioning of the extension ensures that the buildings footprint is not positioned in closer proximity to the shared boundary with No.8.

No.4

4 Patterdown is situated to the north of the site. The property has a rear garden which shares a boundary with the application site. A representation has been received from the Occupants of No.4 and the issues raised regarding overlooking and land levels have been fully noted and carefully considered as part of the assessment, resulting in a site visit being made to the application site to assess the potential impact on residential amenity. It is acknowledged that there is a difference in ground levels between the two properties, with the newer residential estate being positioned on marginally higher ground due to the existing topography of the land. No.4 explains that the variation in ground level has previously contributed to a degree of ground level overlooking. The proposed built form of the extension will result in the extension being positioned approx. 3.2m closer the boundary with No.4, however the fenestration to the proposed rear elevation broadly replicates the existing arrangement and does not introduce any additional fenestration to result in a potential increase in direct overlooking. The back to back distance between the application site and No.4 is approx. 33m, whilst the distance from the extension to the boundary itself is approx. 9m.

The current boundary treatment to the site is a typical tall domestic close boarded fence, whilst it is evident that No.4 has taken measures regarding their own boundary fence to increase its height to help mitigate against the potential for overlooking. Whilst the concerns regarding overlooking are fully appreciated, the proposed extension is not considered to introduce any additional overlooking than the current arrangement. The existing separation distances of the rear façade to the boundary is approx. 12.5m which will reduce to 9m as a result of the extension. In terms of ground floor overlooking, the proposed rear elevation demonstrates a picket style fence positioned in front of the rear sliding doors, helping to partially obscure the outlook and view from doors, which will also act as a physical buffer to help mitigate against any direct overlooking.

With regard to the request that the applicant be required to raise their fence or install permanent planting, the Local Planning Authority is not able to insist on additional boundary

screening in this instance. Planning conditions must meet the tests of being necessary, reasonable and directly related to the development. Given that the separation distances are considered sufficient to safeguard residential amenity, and that the extension does not give rise to a harmful level of overlooking, it would not be reasonable or justified to impose such a requirement. While the concerns expressed regarding privacy are fully acknowledged, should the neighbours wish to enhance screening or adjust their existing boundary treatment, they remain at liberty to do so, provided that any alterations fall within permitted development allowances or are carried out with the necessary consents where required.

Overall, whilst the proposed extension will result in additional bulk and mass at both ground and first floor levels, the current separation distances from neighbouring properties are considered sufficient to mitigate against any unacceptable overlooking resulting from the proposal. Whilst the extension will project from the rear façade, the proposed fenestration is broadly consistent with the existing arrangement to the rear elevation, with no additional fenestration proposed to the side elevations. The scale, height and positioning of the extension is also not considered to result in any loss of light, overshadowing or overbearing effects. Whilst it is acknowledged that there is a variation in ground levels between the new residential development and the existing properties, the separation distances between properties is considered to mitigate against any perceived additional overlooking or loss of privacy.

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

Parking and Access Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

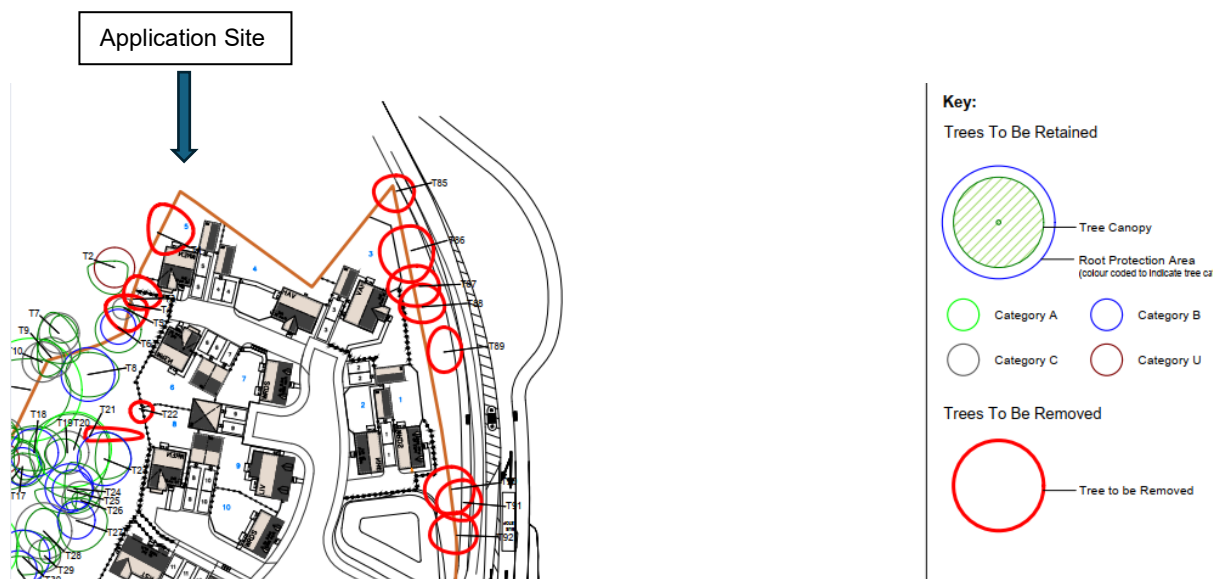
The property is currently a 4 bedroom property. The extension extends the current bedroom 3 to the rear and it is not proposed to increase the number of bedrooms. The property currently benefits from a detached garage which is set back within the plot, adjacent to the side wall of the dwelling with hardstanding fronting the garage for vehicular parking for at least 2 vehicles. To accord with the Wiltshire Council Parking Standards, a 4 bedroom property is required to provide a minimum of 3 parking spaces, which is achieved with the garage and parking area collectively. The existing access arrangements are not proposed to be altered.

Overall, the proposed development would not result in any adverse impact on highway safety. Adequate parking is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. No objections have been received from the Wiltshire Council Highways Team and the proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Impact to Adjacent TPO trees

The existing building (and therefore the proposed extension) is located close to the western boundary of the site. This boundary is lined with several trees that are subject to Tree Preservation Orders (TPOs). In assessing the acceptability of the proposal, it is essential to consider any potential impact on the crown and roots of these protected trees. Given the proximity of the outbuilding, there is a risk that its construction could disturb or damage the trees' crowns or roots.

The existing dwelling was approved as part of a larger housing scheme under Reserved Matters application 19/00098/REM. Within this application, a variety of Tree Protection Plans were provided to illustrate the root protection areas and crown spreads of the tree's subject to Tree Protection Orders across and adjacent to the development site. The plans illustrate the proximity of the dwelling to the protected trees, whilst there was a tree circled in red to the western boundary of the property (as shown in the extract below) which was earmarked for removal. The closest tree to the property subject to Aa Protection Order was T2, (as shown below), however it is considered that the separation distances between the tree and dwelling, together with the position of the dwelling and proposed extension, will not adversely affect the protected trees and therefore safeguards the tree's canopy and roots.



Therefore, the proposed works are in accordance with WCS Core Policy 50, where development proposals must demonstrate how they protect and enhance biodiversity and geodiversity.

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

On balance, Officers consider that the proposed extension is acceptable and would not result in unacceptable harm towards visual or residential amenity. It is considered that the proposal would, by reason of its height, scale, design and materials used, constitute a complimentary and subservient addition to the host dwelling that would appear in proportion and sympathetic to the size of the existing property, the plot and the neighbouring properties that surround it. The distances to the boundaries of neighbouring properties are sufficient to help mitigate against any unacceptable impacts to their residential amenity and would not result in loss of light or overbearing effects, whilst the proposed would not alter or affect the current parking and access arrangements.

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:

AL1-1 – Location and Block Plan received 15.01.26

AL1-2-1-1 – Existing and Proposed Ground Floor Plans received 15.01.26

AL1-2-2-1 – Existing and Proposed First Floor Plans received 15.01.26

AL1-3 – Existing and Proposed East Elevations received 15.01.26

AL1-4 – Existing and Proposed North and South Elevations received 15.01.26

AL1-5 – Existing and Proposed West Elevations received 15.01.26

AL1-6 – Sections and Details Plan received 15.01.26

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