

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00318
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	182 Malmesbury Road, Chippenham, SN15 5LR
DEVELOPMENT DESCRIPTION:	Proposed first floor rear extension and single storey side extension with veranda
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to erect a first-floor extension to the rear of the dwelling and single-storey extension to the northern side elevation for the benefit of an additional bedroom and en-suite bathroom, workshop and covered veranda.

The first floor extension would sit atop an existing flat roof extension to the rear of the property, replace an existing flat roof dormer in that location and would not enlarge the footprint of the existing dwelling. The roofscape would comprise two, gable end ridge roof projections with an asymmetric profile resulting in low eaves heights to the outside elevations and a higher valley to the middle. First floor windows are proposed on the rear elevation; one in each gable end, a first-floor obscure glazed bathroom window is proposed on the southern side elevation of the original property and rooflights are proposed on all four roof slopes of the proposed gable end projections

The proposed single storey element on the northern side elevation would span the depth of the dwelling, including the depth of the of the proposed rear extension. This ridge roof structure would be for the benefit of a further bedroom and en-suite bathroom. Four roof lights would be spread across the northern roof slope of this structure.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached, chalet style property which benefits from a single storey flat roof projection across the rear of the property with a box dormer above providing for first floor rooms. Set within the settlement boundary of Chippenham, and within a predominantly residential area, the site lies on the western side of the road, which is a main distributor highway. There is existing highway access, frontage parking and the properties in this location benefit from long rear gardens.

The property lies within the defined settlement boundary of Chippenham but outside of and far from any heritage assets. There are no other site constraints.

PLANNING HISTORY

Proposal / Summary

16/03046/FUL - Full planning permission Decision - Approve with Conditions Date: 17/5/2016 – Proposed Single Storey Extension to Rear.
PL/2025/03234 - Householder planning permission Decision - Approve with Conditions Date: 27/6/2025 – Proposed first floor extension and garage to side with carport and veranda

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Chippenham Neighbourhood Plan – Made May 2024

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

WCC Highways: No Objection

There remains space for the parking of three cars on the driveway, which will meet the minimum parking standards

REPRESENTATIONS

Two letters of representation were received which support the proposal.

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.

Principle of Development

It is noted that the current proposal is very similar in terms of the built form to that of a preceding and extant permission, ref: PL/2025/03234. The main difference being the roof form of the northern side extension and its use for a further bedroom and bathroom. Whilst the principle of the development may be acceptable, it is considered appropriate and necessary to determine if the changes raise additional or further considerations.

Also, In the intervening time, it is not considered that there have been any significant changes to local or national policy which would impact upon the determination of the current proposal.

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 the extension to the rear of the site, this element has not been changed from that subject of the extant permission, referenced in a preceding section of this report. This element was considered to respond positively to the original property and was considered acceptable. There are no discernible changes between the time of that decision and the current proposal to neighbouring properties or to local and national policy considerations which would lead to a different recommendation.

The main difference is the roof form of the single-storey extension to the northern side of the site. The previous permission was for a lean-to roof along the length of that structure with four rooflights set within the roof slope. The current proposal now has a ridge roof but has retained the number and location of roof lights and included a window on the front (eastern) elevation.

Whilst this is visible from the public realm, the form and architectural articulation of this structure is still considered acceptable.

A condition to ensure that the development is undertaken as now proposed, can be appended to any decision notice and is considered to

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 proposed extension to the rear of the dwelling was previously considered acceptable in terms of potential impact upon adjacent neighbouring occupiers. Similarly, the extension to the northern side elevation was considered acceptable. Whilst the roof form and use of this element of the proposal would be altered, it's not considered to result in any significant increase to loss of privacy, noise or loss of outlook to neighbouring occupiers to the north of the site. Whilst set close to the common boundary of the application site, that dwelling has no openings on its southern side elevation.

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

Highways 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 current proposal would increase the quantum of bedroom up one from that previously approved to a total of five and result in the loss of the extant carport on the northern side of the property.

Accordingly, the Council's Highway Engineers were consulted, but there is no objection to the proposal in terms of parking and provision or highway safety as the frontage of the property would still meet the required needs of the property.

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the Biodiversity Net Gain requirements.

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 and documents, all received on 16 January 2026

Application Form

2649-01 Rev P4. Location Plan and Existing Block and Roof Plan.

2649-02 Rev P4. Existing Ground Floor Plan.

2649-03 Rev P4. Existing First Floor Plan.

2649-04 Rev P4. Existing Elevations.

2649-05 Rev P4. Proposed Block Plan and Roof Plan.

2649-06 Rev P4. Proposed Ground Floor Plan.

2649-07 Rev P4. Proposed First Floor Plan.

2649-08 Rev P4. Proposed Elevations.

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.

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