

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00136
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Baydons Lane, Chippenham, SN15 3JX
DEVELOPMENT DESCRIPTION:	External & Internal Reconfiguration & Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for extensions and alterations to a residential dwellinghouse, along with alterations to the existing detached garage. The development will create additional living accommodation in the roofspace along with extending the buildings footprint and changes to ground levels. Solar PV panels are to be added to the roof.

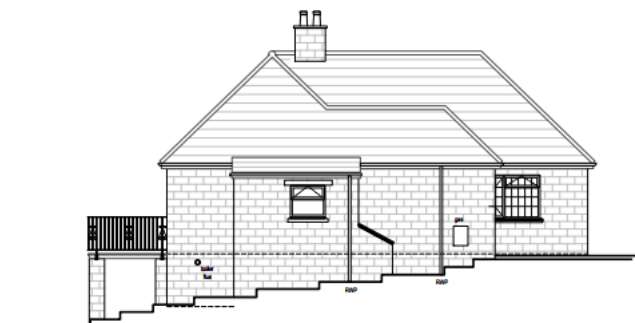
The drawing extracts below show the existing appearance of the property, with the principal front elevation being the south elevation. The elevations also help illustrate the built form of the property given the staggered and sloping ground levels to the side and rear of the site.



EXISTING SOUTH ELEVATION
SCALE 1:100



EXISTING NORTH ELEVATION
SCALE 1:100



EXISTING WEST ELEVATION
SCALE 1:100



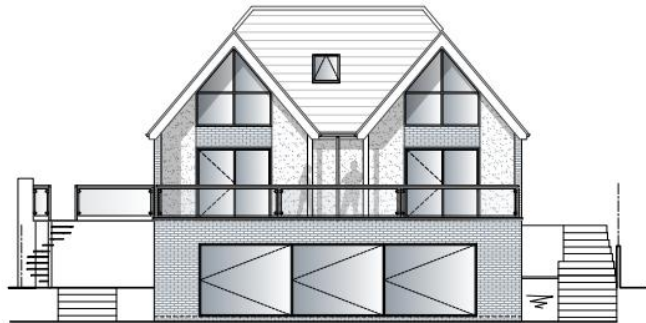
EXISTING EAST ELEVATION
SCALE 1:100

The drawing extracts below illustrate the proposed extensions and alterations. As shown, the principal front elevation alters from the existing pitched and hipped roof design to 2 larger, more imposing front gables with symmetrical pitched roofs that are linked by a pitched roof. The right-hand side gable will be positioned further forward than the left-hand side, which is

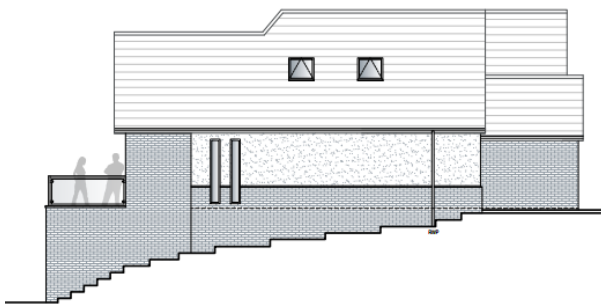
positioned behind a proposed ground floor extension, will bring forward the built form to broadly align with the front projecting section of the building and creates a pitched roof porch and lobby. The gables facilitate the creation of a first floor with 2 bedrooms and respective en-suites.



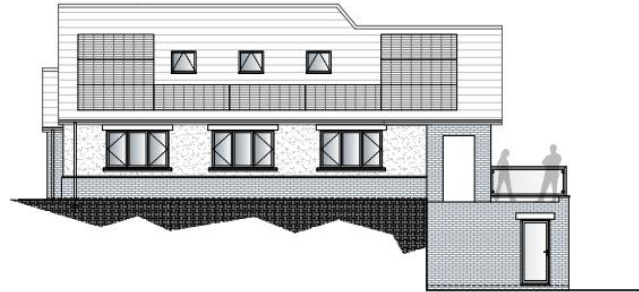
PROPOSED SOUTH ELEVATION
SCALE 1:100



PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED WEST ELEVATION
SCALE 1:100



PROPOSED EAST ELEVATION
SCALE 1:100

To the side (west) elevation, the roof form displays a sloping roof form which features a slight step-down as a result of the height of the rear gables not proposed to be built to align with the overall proposed height. The side profile of the existing ground floor roof terrace with new glass balustrade also be visible.

To the rear, the lower ground floor is proposed to be extended, which will be facilitated by the removal of the existing brick piers which currently support the ground floor above, and will provide a lower ground kitchen and dining space. The ground floor area will retain the terrace directly above the lower ground floor, introducing a glass balustrade around all 3 sides. The proposed rear pitched roof gables present as symmetrical features with a valley separating them, with their proposed heights being lower than the overall built height of the dwelling. The resulting increase in roof height enables the creation of a first floor.

To the other side (east) elevation, the sloping roof profile will also present as slightly staggered similar to the west elevation and demonstrates the overall increase in height and built form. Whilst the proposed footprint is not proposed to be extended to the east elevation, the increased footprint to the lower ground floor will be visible from this viewpoint. Solar panels are also proposed across the roof slope.

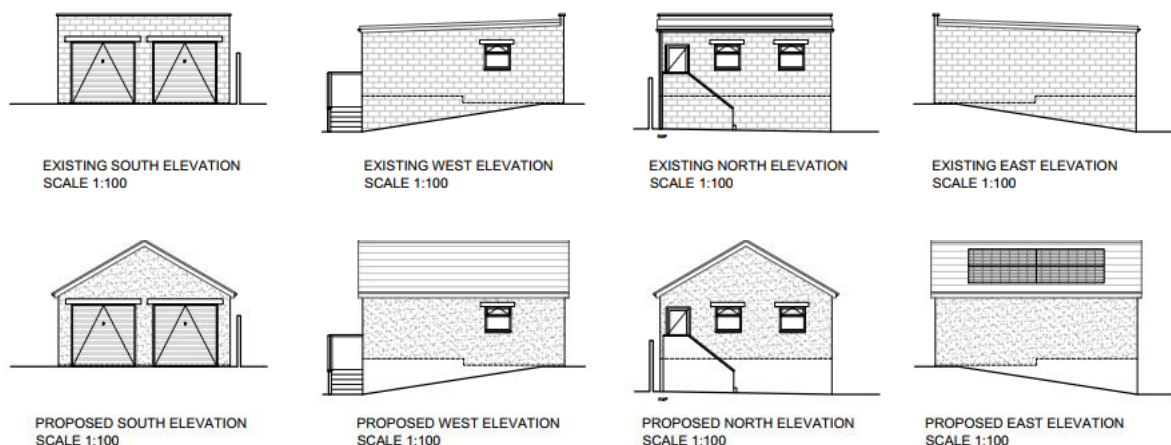
In terms of fenestration, there will be marked increase from the existing arrangement. The front elevation will incorporate 3 ground floor casement windows, whilst the gables will

facilitate 2 further casements, albeit with the right-hand window being positioned further forward due to the forward projecting section of the building. A first floor rooflight between the two gables (on the roof slope) will serve the space above the stairwell to the first floor. To the rear elevation, the lower ground floor will incorporate three sliding doors which will broadly glaze the rear wall. To the ground floor above, a pair of sliding doors are proposed to replace the existing casement windows, whilst the first floor gables above introduce a bespoke glazing arrangement which follows the shape of the gable roof. A first floor rooflight is proposed positioned between the gables to light the first floor landing area. To the side (east) elevation, 3 casements are proposed to the ground floor akin in size and positioning to the existing arrangement with 3 rooflights proposed to the roofslope to serve the master bedroom and ensuite to the first floor. Lastly, the other side (west) elevation removes 2 side windows to the ground floor and introduces 2 full length slim windows to light the ground floor stairwell, with 2 first floor rooflights proposed to light bedroom 3 to the first floor.

In association with the external works, internal reconfiguration is proposed to alter the current layout and flow. The lower ground floor currently has 2 stores and the proposed works and extension to this level will retain one of the stores but will convert the other into a ground floor lounge with adjacent WC, whilst the kitchen and dining area is proposed to be relocated to the lower ground. To the ground floor, a study is proposed in the previous position of the kitchen, whilst the dining area will be enlarged and also incorporate the staircase to the first floor. It is proposed to retain the 2 ground floor bedrooms, whilst the first floor enables the creation of a 3rd bedroom and master bedroom, both served by en-suites.

In terms of construction materials, it is proposed to incorporate grey brick to the lower ground floor elevations and also white render to the upper floors, with slate roof tiles, dark grey casement windows and aluminium sliding doors.

Turning to the garage (for which the below existing and proposed elevations demonstrate the proposed alterations), the internal layout is not proposed to be altered as a result of the application, providing parking for 2 vehicles. However, it is proposed to alter the current flat roof built form to become a pitched roof building. The existing fenestration is proposed to remain to the north and west elevations, whilst solar panels are proposed to the east roof slope.



SITE DESCRIPTION/CONTEXT

The property known as 4 Baydons Lane is a detached split-level property which features a lower ground floor directly beneath the existing ground floor. The property is located on a no-through road accessed via The Butts, which is directly off of The Causeway in the principal settlement of Chippenham and is located within the Chippenham Conservation Area, with Grade II listed 1&2 The Butts situated directly opposite the property to the west. Beyond the rear of the site lies the River Avon.



From the frontage, the property is situated behind large double entrance gates and presents as a single storey dwelling from the principal elevation, however the rear form demonstrates the lower ground floor beneath. The property has a hipped roof, with a prominent forward projecting gable to the right-hand side of the front elevation housing a bedroom, with a smaller gable to the left-hand side where the existing kitchen is located. To the rear, pillars support a terraced area accessed from the living and dining rooms, creating a covered area beneath which is directly in front of the lower ground store rooms. There is also a small single storey side element to the west elevation which is currently a coatroom. The property is constructed from reconstructed stone to the front and rear elevations, with the side elevations finished in facing brickwork, whilst the main roof is Redland renown concrete tiles in Cotswold colour, with a mixture of white UPVC and white painted timber windows and doors throughout.



Within the residential curtilage is a detached double garage, located forward of the principal elevation, which is a flat roof brick structure. The property has extensive parking to the frontage

for upwards of 4 vehicles. The surrounding area is characterised by a variety of dwellings in style, appearance and construction materials.

The application site is located in the Chippenham Conservation Area. The nearest listed buildings are the Grade II No.1 and 2 The Butts, on the opposite side of Baydons Lane.

The majority of the application site, including where the extensions and alterations are to take place are in an area of low flood risk. However, a small area of the very back part of the rear garden is within Flood Zone 2. The site is located within an area identified as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions.

RELEVANT PLANNING HISTORY

No relevant planning history to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and low carbon energy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Chippenham Neighbourhood Plan:

- Policy TC4 – Development within Chippenham Conservation Area

Chippenham Design Guide

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

Chippenham Conservation Area Character Appraisal (2024)

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Principle of development
- Design and Impact upon the character and context of the area and Heritage Impact
- Residential Amenity
- Highways Impact and Parking
- Heritage Impact
- Flood Risk
- Addressing Climate Change

CONSULTATION RESPONSES

Chippenham Town Council: No objection but provide the following comment:

There is no objection in principle to the proposed development. The Chippenham Conservation Area Character Appraisal (2024) identifies the garage building on the front of the site as being of 'poor townscape merit' and a pitched roof addition may help it to appear less jarring in the streetscene. The use of reconstituted stone as the external material on the front elevation would be preferred, reinforcing the local vernacular of Chippenham Conservation Area as noted in the Character Appraisal and in accordance with Chippenham Neighbourhood Plan Policy TC4. It would be useful to understand the relationship of No. 4 to adjoining properties to be able to assess the impact any extensions would have on overlooking and light to adjoining occupiers.

REPRESENTATIONS

The application was publicised by direct neighbour letter and a site notice displayed on site, however no representations have been made.

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

The principle of the proposed works in connection with a domestic property situated within a residential location is therefore established as acceptable. Notwithstanding this, the detail of the proposal must be assessed against other policies within the development plan, with the assessment set out in the sub sections below.

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.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

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 relates to achieving well designed places. Section 16 provides guidance relating to all heritage assets, with paragraph 210 highlighting the desirability of sustaining and enhancing the significance of heritage assets and ensuring new development positively contributes to local character and distinctiveness.

Collectively, the proposed works will demonstrably increase the overall scale, bulk and massing of the dwelling whilst effectively introducing an additional floor, resulting in three storeys when viewed from the rear. Whilst the overall built form of the dwelling will result in a sizeable increase, the ridge and eaves height of the existing dwelling is maintained and respected within the proposed scheme, which helps ensure that the extensions and externals works read as a coherent and integrated part of the dwelling rather than incongruous or visually dominant additions. Due to the varying ground levels, as the ground drops away to the North, the amount of built form will increase as a ratio, but not to such a degree that it would be out of scale with the existing building, with the more visible front elevation remaining at two storeys.

When viewed in the context of the plot, the extensions and external alterations remain reasonably proportionate to the size of the dwelling and the spatial characteristics of its setting.

The more significant additions of mass will be at the rear, which is not overtly visible in the street scene. Whilst acknowledging the substantial increase in scale and mass of the built form overall, it is not considered excessive in its context.

Turning to design and external appearance, Core Policy 57 of the Wiltshire Core Strategy requires development to give particular regard to the compatibility of the design with the existing property and that it should respond positively with the existing townscape with regards to scale, height, mass and scale of development.

The front elevation largely retains the appearance of a dormer type bungalow, albeit with the introduction of two gables as opposed to the existing hips. However, the rear elevation will be more significantly altered via twin gable projections, with a reasonably substantial increase in glazing across all three floors. This results in a more modern appearance to that of the front, but again, due to its rear facing aspect, is not considered to be out of character with any prevailing theme in the locality.

The external materials do differ from the established material palette, with grey brick to the lower floors and render to the upper. However, the front, most visible elevation on the street scene, will be predominantly render. The comments from Chippenham Town Council are noted regarding the continued use of reconstituted stone would reinforce the local vernacular of the Chippenham Conservation Area as noted in the Character Appraisal and in accordance with Chippenham Neighbourhood Plan Policy TC4. However, the position of the dwelling is away from the main highway within a residential area which displays a mixture of construction materials, thereby not resulting in a prevailing theme which demands the use of reconstituted stone. As previously referenced, the use of a white coloured render to the most visible front elevation is, in any event, a complimentary material to reconstituted stone.

With regard to the solar PV panels, whilst the panels appear to be reasonably extensive on the roof of the main dwelling and the remodelled garage, they appear to be of a conventional design which are not an unexpected feature in residential settings.

Accordingly, and having regard to adopted planning policy and design guidance, the proposal is considered to be of an acceptable layout, scale and external appearance, maintaining the established character and visual amenity of the dwelling and its surroundings. Accordingly, the proposal is considered to comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, policy TC4 of the Chippenham Neighbourhood Plan, the Chippenham and Wiltshire Design Guides and Section 12 of the NPPF.

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 property lies in proximity to 2 and 6 Baydons Lane, situated to the north-west and south-east respectively. The points raised by Chippenham Town Council regarding impact on residential amenity have been considered during this assessment, with each adjoining neighbour is discussed separately below.

No.2 Baydons Lane

No.2 is a large detached two storey dwelling incorporating 2 first floor dormers to the east elevation overlooking the application site. It is also built upon elevated ground levels similar to the application site with its current built form in close proximity with the shared boundary. The application site currently has a narrow walkway approx. 1m wide between the side wall of the building and the boundary with No.2 which acts as a physical buffer and enables access to the rear garden. Currently, the side (west) elevation of the existing property has a single storey lean-to style addition being used as a coat room, which is proposed to be removed and will therefore increase the overall separation distance of the side wall to the boundary fence from approx. 1m to 2.4m. To clarify, the side wall to side wall separation distances between the application site and No.2 would increase from approx. 2.5m to 3.5m as a result of the proposed works.



Existing arrangement between No.2 and application site from the side and rear boundaries

The proposed works to the dwelling will demonstrably increase the bulk and massing to the dwelling which will be apparent to No.2, especially in relation to the west elevation. The total overall height of the existing dwelling is approx. 5.5m on the front elevation, however due to the split-level nature this increases to 7.4m on the rear elevation when considering the lower ground floor. From the perspective of No.2, the west side elevation of the property adjacent to their boundary currently measures approx. 7.4m in height, whilst the proposed works seeks to increase the overall height of the dwelling to approx. 8.7m. The west elevation of the application site will display a staggered roof form owing to the first floor gables to the rear, whilst the overall outlook from the ground floor east elevation of No.2 will remain relatively similar to the existing outlook, albeit with the removal of the ground floor coats room.

Given the increase to built form and height, it is important to assess any resulting impact on light levels. No 2 lies to the west of the application site and as such, the proposed works have the potential to influence the levels of natural light received. Given the sun's path from east to west, any additional height and mass introduced on the western side is most likely to affect morning sunlight. The increased built form may result in some degree of additional overshadowing to east-facing windows and parts of the garden during these periods, however, midday and afternoon sun are likely to be unaffected. However on balance, it is considered that the proposed rear extension would not materially diminish the neighbour's ability to receive adequate levels of daylight or sunlight to primary living spaces or their garden area.

With regards to fenestration, the existing casement windows to the west elevation overlooking No.2 are proposed to be removed and replaced with 2 slimline full length windows to light the ground floor staircase, whilst the first floor rooflights will serve one of the bedrooms. The rooflight will help mitigate against any direct overlooking or loss of privacy to habitable rooms given its position at high level on the roofslope.

No.6 Baydons Lane

No.6 is located to the eastern boundary of the application site and is currently a large detached two storey dwelling that is built hard up to the shared boundary whilst the existing garage is positioned adjacent to the side wall of No.2. The existing boundary treatment is a staggered stone wall and at the point it terminates, is replaced by a high close boarded fence with high hedge behind.



The eastern elevation of the application site is separated from No.6 by approx. 4.3m and this separation distance is not proposed to be reduced or diminished by virtue of the proposed works. The increased bulk, mass, built form and height to the application site will also be apparent to No.6, however No.6. is situated further forward in its plot than the application site, which helps mitigate against any unacceptable overbearing or unduly dominant effects. The side wall to side wall separation distance between the two dwellings is approx. 5.4m.

The east elevation of the application site, whilst demonstrably higher than the existing arrangement, includes additional fenestration in the form of rooflights in the roofslope whilst retaining 3 casement windows to the ground floor. The positioning of the rooflights at first floor

level helps mitigate against any direct overlooking or loss of privacy, whilst it is also noted that the side wall of No.6 does not feature any ground or first floor fenestration.

Being a two storey dwelling will help to mitigate against the increase in height and mass at first floor level, therefore it is not considered to give rise to an overbearing arrangement given the comparative heights.

Given that the application site is located to the west of the neighbouring dwelling, the proposed works have the potential to influence the levels of late-afternoon and early-evening sunlight received by No.6. As the sun moves from east to west, the increased height and massing on the western elevation of the application site may cast some additional shadowing during the latter part of the day. However, morning and midday sunlight will remain unaffected due to the orientation of the properties and any reduction in sunlight is therefore limited to a relatively short period late in the day. The existing separation distances between the dwellings, together with the positioning of the extension and lack of fenestration to the west elevation of No.6, ensures that the proposal does not result in a materially harmful loss of light or an undue sense of enclosure.

The proposed alteration from a flat roof to a pitched roof to the existing garage results in an overall increase in height by approx. 1.3m. Whilst the bulk and mass will increase as a result, it is not considered to result in any unacceptable overbearing or dominating effects given its proximity with the neighbouring boundary. The overall footprint of the garage is not proposed to be increased, with the existing fenestration arrangements proposed to remain and not resulting in any increased overlooking or loss of privacy.

Conclusion

It is acknowledged that the proposals will increase the built form and massing when viewed from the adjoining properties, however, its overall scale, massing, roof design, and the separation distances between the surrounding properties are considered to help prevent the extensions and external works from appearing unduly overbearing or dominant. Ultimately, in this case it cannot be concluded that the development would cause an unacceptable impact upon the amenity and living conditions of the neighbouring properties. Accordingly, it is concluded that the proposed development will not result in an unacceptable impact upon amenity or living conditions of surrounding residential occupiers and will meet with the requirements of policy CP57(vii) to the Wiltshire Core Strategy as well as Appendix D of the Wiltshire Design Guide.

Highways and parking

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 existing property is a 2 bedroom property, which is proposed to increase to 4 bedrooms. The existing garage can accommodate parking for 2 vehicles which is proposed to be retained, whilst the frontage of the property has sufficient turning and parking space for a minimum of 4 vehicles. To adhere to the Wiltshire Council Car Parking Standards, a 4 bedroom property is required to demonstrate 3 parking spaces, which is evident on site. Overall, it is considered that the proposed development would not result in any adverse impact on highway safety and adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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.

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.

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.

Core Strategy policy 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 and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 202 stated: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use', whilst

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

Policy TC4 within the Chippenham Neighbourhood Plan states development within the Chippenham Conservation Area will be permitted where it preserves or enhances the special character or appearance of the Conservation Area and retains those heritage assets which make a positive contribution to the significance of the Conservation Area.

The is situated within the Chippenham Conservation Area whilst Grade II listed 1 and 2 The Butts are located to the west of the property, therefore consideration is required to the impacts upon the significance of these heritage assets.

Impact on the Chippenham Conservation Area

The application site lies wholly within the Chippenham Conservation Area, which extends beyond the River Avon to the rear. Although the dwelling is positioned set back from the road, its frontage is relatively open due to the low reconstituted stone boundary wall and the presence of large timber entrance gates to one side. As a result, the property is visible within the streetscene, and any alterations to its scale and external appearance have the potential to impact the character and visual qualities of this part of the Conservation Area.

The proposal would increase the scale, massing and external appearance of the dwelling when viewed from the public realm. The proposed scheme introduces changes to the architectural style and external materials, replacing reconstituted stone with grey brick and render, and substituting concrete roof tiles with slate. While these changes will inevitably result in a dwelling that is demonstrably different from its existing form, the resultant design is not considered to be unsympathetic or incongruous within this sensitive setting.

The Conservation Area in this locality is characterised by a variety of building styles, forms and construction materials, with no single architectural approach or palette dominating the streetscene. Within the immediate area, properties display a range of external finishes—including brick and render and against this varied backdrop, the proposed materials and overall design approach are not considered out of keeping.

Chippenham Town Council refer to the detached garage within their representation, with the Chippenham Conservation Area Character Appraisal (2024) identifying the garage building as being of 'poor townscape merit'. The external alterations to the front elevation of the garage will remove the existing sloping flat roof and replace with a pitched roof as well as rendering the external walls, reflecting and sympathising with the proposed principal elevation and surrounding area which will help integrate within the streetscene.

Assessment of harm to 1 & 2 The Butts

1 and 2 The Butts are a Grade II listed pair of dwellings positioned to the west of the application site, on the opposite side of the road. Although the application site is visible on approach toward the listed buildings from the main road, it is physically separated from them by the

public highway and adjacent buildings which helps create a clear spatial distinction between the two sites.

The proposed works relate solely to a non-listed building on the opposite side of the road and do not encroach upon the curtilage or setting of the listed properties. The separation distance between the application site and Nos 1 and 2, combined with their existing positions and established boundary treatments, ensures that the proposals do not visually compete with, dominate or alter the appreciation of the listed buildings when viewed from the public realm. While the application site may be glimpsed in views approaching Nos. 1 and 2, the development remains sufficiently detached. The proposed works are therefore not considered to harm the listed buildings' special architectural or historic interest, nor do they diminish their significance.

Conclusion

Overall, the recessed position of the main building and garage behind the existing boundary wall helps to soften the visual impact of the works when viewed from the public realm, maintaining the established separation distances from Grade II listed 1 and 2 The Butts. Given the variety in construction materials and built form within the locality, the proposed increase in built form and altered external appearance are considered to harmonise within the Conservation Area and are not considered to result in impacts to the character and appearance of the Conservation Area, nor would they result in harm to the significance of the heritage asset and nearby listed properties.

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.

Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

Beyond the furthest point of the residential curtilage is an open space, at the bottom of which runs the River Avon. The further points of the residential curtilage is just within Flood Zone 2, and in addition the site is located within an area identified by mapping as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions.

The property benefits from an extensive rear garden and due to the topography of the site, the land gently slopes upwards towards the dwelling. Between the rear residential curtilage and the river itself is the very extensive rear amenity land associated with 48 The Butts, located to the north-west of the application site. With regards the dwelling itself, its built form is at a higher land level than that of the river and adjacent land.

The proposal, however, comprises a domestic extension to an existing dwelling and the built form resulting from the proposed works would not result in a significant increase in impermeable surfacing. Given the scale and nature of the development, together with the proximity of the flood zone, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Climate change

With regard to the proposed solar PV panels, Section 14 of the National Planning Policy Framework is clear in that LPAs should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions, and that LPAs should approve the application if its impacts are (or can be made) acceptable.

WCS CP41, Policy 1 and Policy 2 are supportive of measures that align with a transition to net zero. As such these policies are clearly in accordance with the NPPF which states at paragraph 161 that the planning system should support the transition to net zero by 2050. It should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy.

The proposed development would make a very modest contribution to net zero goals by virtue of the inclusion of solar panels to the east elevations of both the dwelling and detached garage, but cumulatively with other similar development is critical to the transition to net zero over the coming decades. The proposals would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change. Any residual concern in terms of harm to the heritage assets are outweighed by the modest benefit from this individual proposal.

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

By reason of the scale, design and materials used, the proposed extensions and external works are considered acceptable and would not result in unacceptable harm to visual amenity of the dwelling or its wider setting. The proposed works are not considered to result in unacceptable impact to residential amenity, nor would the works be considered unduly

dominant or overbearing. The proposed development is considered to be sufficiently in keeping with its established character and appearance. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, The Chippenham Neighbourhood Plan, the Chippenham and Wiltshire Design Guides 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:

AA/25/16/01 – Site Location Plan, Existing and Proposed Site Plans received 22.01.26

AA/22/06/04 – Proposed Floor Plans received 20.01.26

A/25/16/05 – Proposed Elevations, Proposed Garage Elevations and Proposed Sections A-A and B-B received 20.01.26

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

Informative:

The site lies within an area identified as having the potential for high groundwater levels. The applicant is therefore advised to ensure that surface water from the development is appropriately managed, having regard to local ground conditions, so as to avoid increased runoff or groundwater emergence affecting the site or surrounding land.

Informative:

The submitted plans show solar panels; however, no technical details or specifications have been provided and the panels have therefore not been assessed as part of this application. The applicant is advised to satisfy themselves that the installation of any solar panels constitutes permitted development under Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or to obtain any necessary planning permission prior to installation. Applicants are reminded that in Conservation Areas, permitted development rights do not allow solar panels on a roof slope or wall that fronts a highway. It is the applicant's responsibility to ensure compliance with these restrictions or to obtain any necessary planning permission prior to installation.