

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00608
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	31 Long Ridings, Chippenham, SN15 1PN
DEVELOPMENT DESCRIPTION:	Proposed two storey kitchen and bedroom side extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two storey kitchen and bedroom side extension. The application is submitted using Householder application forms.



Existing Front and Rear Elevations



Proposed Front and Rear Elevations

The property was granted permission under application PL/2024/04855 for a ground floor kitchen extension. This current application does incorporate the approved design of the kitchen extension yet furthers the proposed design to also include a first floor directly above.

The proposed extension to the kitchen will be facilitated by the removal of the attached garage and store to the east elevation. The proposed built form will project further forward than the

current arrangement, almost to align with the existing projecting gable. To the ground floor, the extension will enable the creation of an open plan large kitchen leading onto a rear garden room, with a plantroom, store and pantry to the front. To the first floor, the extension will enable the creation of a master bedroom (taking the property from a 4 to a 5-bedroom dwelling) with walk-in wardrobe and en-suite. Additional internal alteration is also proposed, with a utility room created in the kitchens former location.

Externally, the proposed extension features a sloping roof above the ground floor windows to the proposed plantroom and store, with 2 dormer windows positioned directly above (set back from the sloping roof below) that will serve the walk-in wardrobe and en-suite associated with the master bedroom, whilst the roof takes the form of a pitched roof that is built lower than the established ridge height. To the rear, the garden room will feature 2 large windows either side centrally positioned entrance doors, whilst also incorporating a low level hipped roof of the same style and height as that featured on the front elevation. The garden room will feature a flat roof which also includes a raised roof lantern. To the upper floor above, a single larger dormer window is proposed to serve the master bedroom, which is marginally recessed from the existing rear façade. The proposed west elevation includes double doors as an additional entrance to the rear amenity space, whilst the proposed east elevation features 2 almost full length windows to the side wall.

In terms of construction materials, it is proposed to utilise render to the external walls, with horizontal wooden cladding to the ground floor of the side extension, whilst also featuring on the upper level of the existing front projecting gable. A plain tiled roof is proposed, with a lead roof to the flat roof above the rear garden room, whilst windows and doors are proposed to be colour coated aluminium.

SITE DESCRIPTION/CONTEXT

The property known as 31 Long Ridings is a large double fronted detached dwellinghouse within an established residential development in the principal settlement of Chippenham, and is located at the end of a no-through road along Long Ridings. The property occupies a generous position, set back from the road with a large rear garden and off-road parking for a number of vehicles fronting the house. The property has a hipped roof with large equally-proportionated chimneys either side, together with a central forward projecting gable. A ground floor single garage is attached to the east elevation via a single storey store. The building is finished in render to the external walls, a tiled roof and aluminium coated windows and doors. The surrounding area is characterised by both single storey and two storey dwellings, finished in a variety of materials including render, timber cladding and reconstituted stone.



Existing Front and Rear Elevations

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

- Countryside Character Areas – Avon Vales
- Historic Building Sites and Monuments Records – Hardenhuish Park
- Historic Building Sites and Monuments Records – Military Camp, Hardenhuish Park
- Negligible Risk of Groundwater Flooding
- Archaeology Monument Polygons – Second World War Military Camp

PLANNING HISTORY

Proposal / Summary

ENQ/2022/00516 - Re-render the lower half of the building and clad the top half of the building – Determined 28.03.22

PL/2024/04855 – Proposed single storey kitchen extension – APPROVED WITH CONDITIONS 06.08.24

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Chippenham Neighbourhood Plan – No applicable policies

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
- Highways and Parking

CONSULTATION RESPONSES

Chippenham Town Council: No objection

Wiltshire Council Highways: No objection -

*The proposal will increase the property from a 4 to a 5 bed dwelling and as such no additional parking provision is required to meet Wiltshire's current parking standard, however the property is able to accommodate parking to meet standards.
I therefore raise no highway objection.*

REPRESENTATIONS

The application was publicised by direct neighbour letter, 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.

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.

The proposed development will alter the principal elevation and result in a clearly increased built form at both ground and first floor levels. Whilst the extension exhibits a pitched roof in contrast to the existing hipped roof, overall the extension will still enable a coherent and visually integrated relationship with the original dwelling. While the dwelling is set within a generous plot, the extension will be built upon the existing footprint of the side garage and store. However, the proposal remains proportionate to both the dwelling and its setting, avoiding a cluttered or overdeveloped appearance and respecting the existing height of the property. The overall design and scale of the proposed works are not considered to give rise to unacceptable visual impact and are regarded as sympathetic to the dwelling's established

character and appearance, further integrated through the use of broadly matching construction materials. Whilst the type and colour of timber cladding to the front elevation is currently unconfirmed, it is deemed necessary to impose a condition which requires the submission of these details to enable the materials to be assessed for their compatibility and suitability in the context of the main dwelling and the surrounding area. Furthermore, whilst the proposed works will result in increased fenestration, this is not considered to result in excessive glazing when viewed in the context of the site.

By reason of the scale, design and materials used, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality, which constitute development that is sympathetic to and respects the architectural integrity of the host dwelling, reinforcing the local vernacular and contributing positively to the character of the area. Therefore, the development is deemed to comply with CP57 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 29 Long Ridings (to the east), 30,32 and 34 Church View (to the west) and 1 Ridings Mead (to the north). Each will be discussed in subsections below.

No.29

No. 29 Long Ridings is positioned east of the application site and is itself a large detached dwelling. Owing to the slightly angled positioning of the application property within its plot, the separation distance between the opposing side walls to the two dwellings varies marginally along the shared boundary. At its closest point, the gap between the properties measures approximately 4 m, increasing to around 6 m toward the rear.

The proposed extension would be constructed on the footprint of the existing garage and store located adjacent to the boundary, while maintaining a side access to the rear of the property. This retained access, together with established boundary planting, provides both a physical and visual buffer between the properties. Although the increased massing resulting from the two-storey extension would be perceptible from No. 29, it is noted that No. 29 is positioned further forward within its plot relative to the application site, helping to mitigate against any resulting overbearing effects resulting from the proposed works. Additionally, the proposed side elevation only features ground floor fenestration, thereby limiting any potential for

additional overlooking at first floor level, whilst it is noted that the side elevation of No. 29 contains no windows facing the shared boundary.

Regarding potential impacts on daylight and overshadowing, No. 29 is situated to the east of the application site. As such, the development may result in some reduction in early morning sunlight. However, normal daylight levels would be maintained for the remainder of the day, and the proposal is not considered to lead to an unacceptable loss of light or overshadowing.

30, 32 and 34 Church View

These three properties are located to the west of the application site. Due to their relative positioning, all three dwellings benefit from some degree of visibility toward the proposed development, with No. 32 being the closest and therefore having the most direct vantage points. Although the angled form of the host dwelling may partially limit views toward the proposed side extension - particularly given its lower ridgeline in comparison to the main house - the rear garden room would remain visible. The proposal includes additional ground floor glazing in the form of side-facing doors to the garden room, which would increase views toward the shared boundaries at ground level. However, no new first floor windows are proposed that would give rise to additional overlooking, whilst the garden room remains a single storey addition, with proposed footprint not proposed to be positioned in closer proximity to No 32, 32 and 34, thereby retaining the existing separation distances.

1 Ridings Mead

No. 1 Ridings Mead is a chalet-style bungalow situated to the north of the application site, separated by the road. The property incorporates a large glazed side elevation that faces toward the application site. As previously noted, the application dwelling is positioned at an angle within its plot, therefore while the increased bulk and massing of the proposed extension would be visible from No. 1, the overall orientation of the host property is directed more toward the north west rather than directly north.

It is acknowledged that the proposal introduces additional fenestration at both ground and first floor levels which would be perceptible from No. 1. However, the angled relationship between the two dwellings, combined with the proposed first floor windows being recessed from front façade, helps to limit any potential for direct overlooking. The existing first floor extension already results in a degree of upper-level overlooking, and the proposed additional openings are not considered to materially worsen or intensify this current arrangement.

Conclusion

Overall, whilst it is acknowledged that the proposed works will result in an increase in built form at both ground and first floor levels, it is considered that the proposal will not result in increased overlooking, overshadowing or overbearing effects to the neighbouring properties. Whilst additional fenestration is proposed at both ground and first floor levels, it is not considered that this result in increased overlooking or loss of privacy given the existing separation distances between the properties and the application site. 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 proposed works will enable the proposed to increase from a 4 to a 5-bedroom property, whilst the proposed parking and access arrangements are to remain as per the existing arrangement. The proposed works will result in the loss of the garage, however the property benefits from off-road parking fronting the property for a number of vehicles. In order to adhere to the Wiltshire Car Parking Standards, a 5 bedroom property is required to demonstrate 3 parking spaces.

The frontage of the property is able to comfortably accommodate at least 3 vehicles, whilst it is not proposed to alter the existing access arrangements. No objections have been raised from Wiltshire Council Highways Officers, therefore the proposed development would not result in any adverse impact on highway safety. 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.

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.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition relating to the external materials to the front (North) elevation. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 25.03.26.

CONCLUSION

By reason of the scale, design and proposed materials, the proposed development is considered acceptable and will not result in unacceptable visual impact to the main building, its plot or the surrounding area. The proposed works will result in sympathetic and subservient additions that are proportionate to the existing built form, whilst integrating with the overall character and appearance of the building. Furthermore, the proposed works are not considered to result in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties. Additionally, the proposed development would not result in any adverse impact on highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, 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:

2024-01268-301 – Proposed First Floor Plan and Sections received 29.01.26
2024-01268-302 – Proposed Roof Plan received 29.01.26
2024-01268-303 – Proposed North and South Elevations received 29.01.26
2024-01268-304 – Proposed East and West Elevations received 29.01.26
2024-01268-LOC 01 REV A – Location and Site Plan received 10.02.26
2024-01268-300A – Proposed Ground Floor Plan received 10.02.26

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

3. No development shall commence on site until the exact details and samples of the timber cladding to be used for the external walls to the North elevation have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

