

Wiltshire Council,
Planning Department,
Monkton Park,
Chippenham,
Wiltshire.

23rd March 2026

Dear Sir/Madam,

Re: Householder Planning Application – Proposed Extensions, Roof Alterations and Enhancements to Existing Detached Dwelling at 103 Sheldon Road, Chippenham

I am writing on behalf of the applicant to submit a householder planning application for the extension, improvement and enhancement of the above property. The proposals seek to modernise the dwelling, improve its internal functionality, and deliver a more energy-efficient and contextually appropriate form of development.

Application Overview

The works comprise the following key elements:

- Removal of the existing south-facing conservatory, which currently contains a retrofitted but inefficient roof, and replacement with a more integrated and thermally efficient structure forming an improved kitchen/dining area.
- Removal of the existing main roof, including a poorly converted roof space, and construction of a new roof with a modestly increased ridge height and attic trusses to provide compliant, high-quality accommodation.
- Associated internal reconfiguration and external alterations to improve layout, usability and long-term sustainability.

These works represent a proportionate and well-considered enhancement of the existing dwelling.

Design Principles

The design has been guided by the following principles:

- Efficient use of the site while respecting the established character, scale and grain of Sheldon Road.
- Protection of neighbouring residential amenity, ensuring no unacceptable impacts in terms of privacy, outlook, daylight or noise.
- Reflecting local scale and proportions, with the new roof form and extensions designed to sit comfortably within the surrounding streetscape.
- Improving internal layout and functionality, replacing outdated and inefficient elements with modern, well-planned accommodation.
- Enhancing thermal performance, particularly through the removal of the existing conservatory and the introduction of a high-performance roof structure.

The proposal has been developed to ensure a positive contribution to the character of the area and to secure a long-term, sustainable improvement to the dwelling.

Planning Policy Context

The proposal has been assessed against the relevant policies of the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF).

Wiltshire Core Strategy

- *Core Policy 57 – Ensuring High Quality Design and Place Shaping*
The proposal responds positively to local character, delivers high-quality design, and safeguards neighbouring amenity.
- *Core Policy 41 – Sustainable Construction and Low-Carbon Energy*
The works significantly improve thermal efficiency and reduce energy demand through modern construction methods.

- *Core Policy 51 – Landscape*

Although the site is within an established residential area, the proposal ensures no adverse impact on local landscape character.

National Planning Policy Framework (NPPF)

The proposal accords with the NPPF's emphasis on good design, efficient use of land, and sustainable development. The improvements to energy performance and the enhancement of the dwelling's long-term usability align with national objectives for high-quality, future-proofed homes.

Conclusion

The proposed development represents a sensitive, proportionate and policy-compliant enhancement of the existing dwelling. It respects the character of Sheldon Road, protects neighbouring amenity, and delivers meaningful improvements to energy efficiency and internal layout. When read as a whole, the development plan supports the approval of the application.

We therefore respectfully request that Wiltshire Council grants planning permission.

Yours faithfully,

Robert Manning.