

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01012
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 New Cottage, Sheldon Corner, Sheldon, Chippenham, SN14 0RF
DEVELOPMENT DESCRIPTION:	Two storey extension to side of existing dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

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

The extracts below show the existing appearance of the dwelling, and the appearance resulting from the proposed extension:



Existing Front, Rear and Side Elevations



Proposed Front and Rear Elevations



To the ground floor, the proposed extension would enable the creation of a replacement lounge, whilst internal reconfiguration will enable a dining room to be created in the former lounge. To the upper floor, the extension will create a further bedroom with en-suite, increasing the property from a 2 to a 3 bed roomed property.

Externally, the proposed extension will be marginally set back from the principal elevation and built with a lower ridgeline than the existing main roof. The proposed design incorporates a pitched roof with a side gable to the NE elevation similar to the existing arrangement.

In terms of fenestration, it is proposed for both a ground and first floor casement window to the front elevation, which will result in the appearance of a double fronted property. To the rear, double doors with full length sidelights with a single casement window proposed above at first floor level to serve the en-suite bathroom. To the side elevation, 2 ground floor casement windows are proposed to serve the new lounge, with a small single window above to serve the newly created third bedroom. With regards to construction materials, it is proposed to utilise reconstituted stone to the front façade, with render to the side and rear walls. Concrete tiles are proposed to the roof, with white UPVC windows and doors proposed throughout.

SITE DESCRIPTION/CONTEXT

The site known as 1 New Cottage is a two storey semi-detached dwellinghouse positioned off the main road running through the largely rural location of Sheldon, on the outskirts of Chippenham. The property benefits from a large garden to the side of the property with off-road parking for a number of vehicles on existing hardstanding within the residential curtilage. The main building is a pitched roof property, constructed from reconstituted stone with concrete roof tiles and white UPVC windows and doors. The surrounding area is predominantly rural with a scattering of dwellings and buildings to the south and south-west of the application site.



Existing Front (L) and Side (R) Elevations

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

- Countryside Character Areas – Avon Vales
- Groundwater levels are between 0.025m and 0.5m below the ground surface

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 61: Transport and New Development
- Core Policy 64: Demand Management

Chippenham Without Neighbourhood Plan 2022-2036:

- Policy CWoNP - HE1: Development should demonstrate good quality design by demonstrating a positive response to the local character of the historic rural landscape
- Policy CWoNP - HE2: Good quality design that responds to the local character of the historic built and natural environment
- Policy CWoNP - BE3: Development proposals must be of a high quality which respects the Local character

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

CONSULTATION RESPONSES

Chippenham Without Parish Council: No objection

Wiltshire Council Highways Officer: No objection:

The site benefits from adequate off street parking and the existing vehicle access is not proposed to be altered. I 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 appearance

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.

Policy CWoNP - HE1 of the Chippenham Without Neighbourhood Plan states that all new development within the Neighbourhood Plan Area must demonstrate good quality design by demonstrating a positive response to the local character of the historic rural landscape. Policy CWoNP - HE2 states that all new development within the Neighbourhood Plan Area must demonstrate good quality design by responding to the local character of the historic built and natural environment. Policy CWoNP - BE3 states that development proposals must be of a high quality which respects the local character

The proposed development will alter the principal elevation and result in a clearly increased built form with additional bulk and mass at both ground and first floor level, with the overall appearance resulting in a double fronted property. Whilst the proposed extension continues to incorporate a pitched roof, its stepped down ridge line coupled with a marginally recessed built form from the front façade, enables the extension to read as a subservient addition to the main dwelling that is both coherent and visually integrated with the original dwelling. Whilst the footprint of the dwelling will increase, it is considered that the proposed extension will represent a sympathetic addition that is considered proportionate when viewed in context to the main dwelling and its plot, avoiding a cramped or overdeveloped appearance when viewed from the streetscene or surrounding area. The utilisation of matching materials to the main dwelling further enables the proposed works to align and integrate with the existing character and appearance of the dwelling, whilst the introduction of render to the material palette for the side and rear elevations is still considered in-keeping with the established appearance of the property and surrounding area. Although the ground floor works increase fenestration on the front, rear and side elevations, this is not considered to result in an overly glazed or incongruous appearance.

Therefore, by reason of the scale, design and proposed materials, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality. The proposed works constitute development that is sympathetic to and respects the architectural integrity of the host dwelling, contributing positively to the character of the area. Therefore, the development is deemed to comply with CP57 of the Wiltshire Core Strategy, policies CWoNP HE1, HE2 and BE3 of the Chippenham Without Neighbourhood Plan, the Wiltshire Design Guide 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 application site is semi-detached to No 2 New Cottages, which is a substantially larger property than the host dwelling. The proposed extension is to the east elevation of the property, with only a marginal projection to the rear end wall. The existing built form of the properties enables the extension to be largely concealed from view and given the extension is not proposed to be positioned in closer proximity to No2, the existing separation distances will remain as per the current arrangement. Whilst introducing additional bulk, the positioning of the extension to the east elevation is not considered to result in loss of light, overshadowing or overbearing effects to No2. Additionally, no additional fenestration is proposed overlooking to boundary, thereby not resulting in increased overlooking or loss of privacy.

Whilst additional residential properties are within the vicinity of the application site – notably, The Gables to the west and Southernwood Farm to the South, the separation distances to these properties are vast, thereby it is not considered that the proposed works would result in unacceptable to their residential amenity.

Overall, whilst it is acknowledged that the proposal 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 and the arrangement of the properties. 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 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.

Currently the property is a 2 bedroomed property, whilst the proposed extension enables the creation of a third bedroom. The property benefits from a generous frontage, with existing hardstanding for off-road parking for a number of vehicles adjacent to the property, accessed via an existing gated entrance off of the main road.

In order to accord with the Wiltshire Council Car Parking Standards, a 3 bedroom property is required to demonstrate parking for 2 vehicles. This is clearly demonstrated with the current arrangements of the site, with the proposed site plan illustrating that the proposed extension will not encroach upon or impact the current parking provision. No alterations are proposed to the existing access arrangements to the site, and it is noted that Wiltshire Council Highways Officers have raised no objections to the scheme.

Overall, 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, 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.

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 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 a sympathetic and subservient addition that is considered proportionate to the existing built form of the dwelling. The use of broadly matching materials also enables the proposed extension to integrate effectively 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, whilst also ensuring there are no adverse impacts to highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, The Chippenham Without 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:

Location Plan received 11.02.26

SC2 - Proposed Elevations, Floor Plans and Block Plan received 11.02.26

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