

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION & LISTED BUILDING CONSENT DELEGATED REPORT

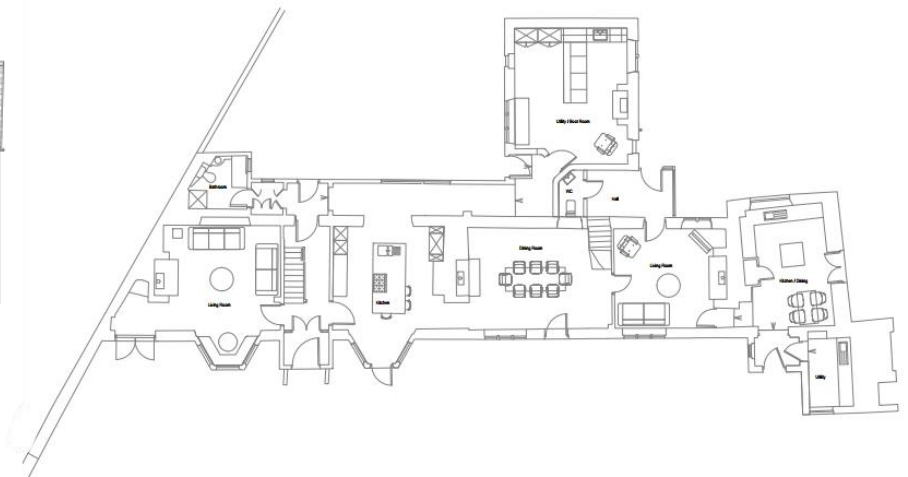
APPLICATION REFERENCE:	PL/2025/09960 & PL/2026/00096
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	Oak Lodge, 2 Bristol Road, Chippenham, SN15 1NG
DEVELOPMENT DESCRIPTION:	Timber Garden Room
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission and Listed Building consent for a single storey garden room. The application is submitted using a joint Householder and Listed Building application form.

During the course of the application, amended plans were received which altered and amended the design and positioning of the garden room.

The extracts below illustrate the existing property, together with the proposed appearance as a result of the proposed garden room:



Existing Rear Elevation (top), Existing Side Elevation (bottom left) and Existing Floor Plan (bottom right)



Proposed Rear Elevation (top), Proposed Side Elevation (bottom left) and Proposed Floor Plan (bottom right)

The proposal seeks the provision of a single storey garden room, which would be attached to and project off of the rear elevation. The location of the garden room is particularly pertinent as there was a previous modern lean-to single storey home office which was situated in the same location as the garden room, attached to the rear façade in the same location as that of the proposed scheme subject to these applications. The previous home office was removed as a result of planning application PL/2023/11222 and Listed Building Consent PL/2024/00278, with the previous opening in the wall having since been in-filled with half-glazed double doors inserted.

The proposed garden room would be constructed parallel to the existing boundary wall adjoining the property. The structure is constructed from timber pillars and would feature full-height glazing with integrated side access doors leading to the rear amenity space, with a single ply membrane roof incorporating a raised, hipped-style roof lantern. The garden room is set back from the rear elevation of the property, connected by a glazed link that provides internal access from the main dwelling via the existing double doors.

SITE DESCRIPTION/CONTEXT

The property known as Oak Lodge is a large three storey Grade II listed property, located on Bristol Road within the settlement boundary of Chippenham, as well as falling within the Chippenham Conservation Area. The property was originally 2 separate dwellings, however works were consented under previous permission PL/2023/11222 and Listed Building consent PL/2024/00278 to convert the property into a single dwellinghouse, resulting in the large overall footprint as now presented.

The principal elevation of the property faces North East, whilst the property has access points to Bristol Road from both the NE elevation and to the West, with access to the rear elevation and amenity area gained via a large timber fence with entrance gate that is set back from the main road. The stone boundary walling fronting Bristol Road is attached directly to the north elevation of the property, whilst the overall height is reduced around the remaining boundary whereby a fence is positioned behind to retain privacy.

The property is constructed from a mixture of rubble stone with blockwork, with a stone tiled roof and timber windows and doors. The surrounding area is a predominantly residential area, forming a vernacular arrangement along Bristol Road, with properties of varying styles, appearances and construction materials including block work and brick. It is also noted that positioned in front of the front elevation of Oak Lodge is a Grade II listed stable, outbuilding and attached wall, whilst a terrace of Grade II listed properties, 52-67 Marshfield Road, are located to the East.



Front (North) Elevation (Google Image May 2023)



Rear Elevation – Site Visit Photo

The official listing entry of the property provides the following description:

*ST9173NW BRISTOL ROAD 930-1/5/13 Oak Lodge and attached yard walls
22/06/78 (Formerly Listed as: OAK LODGE CLOSE, BRISTOL ROAD Oak Lodge)*

GV II

House. Early/mid C18, remodelled late C19. Limestone rubble, stone slate gambrel roof with moulded stone stacks to gable ends. Late C19 freestone dressings and porch. 3-unit plan with C19 rear wing, now a separate dwelling. EXTERIOR: 2

storeys; 4-window range. The C19 right-of-centre gabled porch has a tall 2-light 3-pane casement window to the 1st floor and a shallow hood on brackets over similar glazed double doors. This is flanked by 3-light stone-mullioned windows with hoodmoulds and plate-glass sashes to the 1st floor over late C19 canted bays with hipped roofs and large 3-pane windows, that to the right has a C20 door to the front. To the far left is a C20 window over a C20 forward extension. The left return along the street is plain, the rear has a late C19 2-storey wing with 2/2-pane sash windows. INTERIOR: not inspected but known to have chamfered beams. SUBSIDIARY FEATURES: a rubblestone wall approx 3m high attached to the rear left corner extends approx 50m east and sweeps down to approx 2m to enclose the stable yard to the rear. Close to the quoin is a freestone architrave to a blocked door.

PLANNING HISTORY

Proposal / Summary
N/88/00910/LBC - Listed building consent Decision - Approved Date: 25/10/1988 – ALTERATIONS TO LISTED BUILDING
N/04/00221/S73A - Full planning permission Decision - Refused Date: 8/4/2004 – ERECTION OF GARDEN SHED AND SUMMER HOUSE
N/04/02983/LBC - Listed building consent Decision - Approve with Conditions Date: 8/12/2004 – REPLACEMENT OF UPVC WINDOW AND DOOR TO REAR ELEVATION AND INTERNAL ALTERATIONS
N/09/05043/PENQ - Pre-Application enquiry – Internal Alterations, New Floor, Upgrade Heating System, Secondary Glazing to Existing Dormers, Conversion of Coach House, En-suites (Including Velux), Change Window, Tanking to Basement
17/02410/FUL - Full planning permission Decision - Approve with Conditions Date: 9/6/2017 – Removal of 2 foot high garden wall to allow for additional parking space & erection of alfresco dining area with roof cover on existing concrete base.
PL/2023/11222 - Full planning permission Decision - Approve with Conditions Date: 25/3/2024 – Interior alterations and partial removal of partitions and an interior staircase, demolition of old garden lean-to store, replacement of window where demolition is occurring and construction of hardstanding
PL/2024/00278 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 25/3/2024 – Interior alterations and partial removal of partitions and an interior staircase, demolition of old garden lean-to store, replacement of window where demolition is occurring and construction of hardstanding
20/01514/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 26/3/2020 – Proposed alterations to the kitchen and annex building: Removal of extension to annex and introduce a new side access with timber frame french doors. Removal of green concrete outbuilding in courtyard. Re-landscape courtyard with flagstones.
20/04112/LBC - Listed building consent Decision - Approve with Conditions Date: 13/8/2020 – Proposed alterations to the kitchen and annex building: Introduce a new glazed opening to kitchen gable wall with timber frame French Doors. Removal of

extension to annex and introduce a new side access with timber frame French Doors.
Removal of green con

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Chippenham Neighbourhood Plan (adopted May 2024)

- Policy TC4 – Development within Chippenham Conservation Area

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
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Heritage Issues

CONSULTATION RESPONSES

Chippenham Town Council: No objection

Council Conservation Officer: No comments were received from the original consultation. However no objection was received to the amended suite of plans, with the following comments provided:

The revised plans are considered to be a significant improvement and the proposal no longer crowds the existing bay window

REPRESENTATIONS

The application was publicised by direct neighbour letter and site notices 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.

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.

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.

The scale and design of the proposed garden room are considered to be sympathetic to the overall character and appearance of the building and its wider setting, and does not result in unacceptable visual impact. The built form of the garden room is proportionate to the main building and its plot and responds positively to the existing building and its setting, whilst not resulting in the loss of rear amenity space. The transparent form of the garden room ensures that the historic fabric remains clearly legible, while the glazing offers a distinctive yet sympathetic contrast, allowing the new structure to be read as subordinate when viewed in context to the main building. The proposed structure is not considered incongruous to the building and its setting, nor is it considered that the structure would impede or encroach upon the rear façade, with the structure not crowding the existing bay window.

Furthermore, the proposed garden room is largely concealed from public view owing to the existing boundary wall and fencing. The proposed works are not visible from public vantage points and therefore do not result in unacceptable visual impact to the wider streetscene.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 of the Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides and section 12 of the NPPF.

Heritage

Policy

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.

The Council's 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.

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 property is a grade II listed building in a prominent position on Bristol Road, whilst also within the Chippenham Conservation Area, therefore consideration is required to the impacts upon the significance of these heritage assets. The significance of the dwelling as a heritage asset is clearly derived from its architectural appearance and date of construction of the main house, as well as the stone boundary wall which is included within the listing description.

Listed building

The building is attached to the Grade II listed building.

Originally, the application site did have a previous structure in broadly the same location as the proposed garden room that connected to the rear façade in the same position as the proposal, however it has since been removed under previous permissions. Given that the works are concentrated to the rear elevation, the structure will remain concealed from view from the principal elevation on Bristol Road. Initial informal observations of the Conservation Officer raised some concerns regarding the appearance and built form of the structure and how it obscured the existing rear façade, particularly in relation to the existing far-left bay window.

As a result, a revised scheme was submitted which illustrated that the structure would be recessed from the rear façade, connected to the rear wall via a glazed link. By transforming the structure to be wholly glazed, this minimises obscuring the rear façade, original stonework and features, enabling the historic fabric to remain visible. The Conservation Officer confirmed that they considered the revised scheme to be a significant improvement on the original scheme and has not objected to the proposed works. Furthermore, the submission includes detailed large-scale drawings of the proposed glazing and sections, providing sufficient information regarding the design, materials and finer architectural details of the structure. As these details are considered sufficient and acceptable, it is not necessary to impose additional conditions on the Listed Building Consent requiring further technical information to be submitted post-approval.

Overall, the proposed glazed garden room is considered to preserve the special architectural and historic interest of the heritage asset, with the transparent construction ensuring that the historic fabric of the original building remain visually apparent. The extension is positioned on the rear elevation, considered a less sensitive part of the building, and does not obscure or compete with any significant historic features. Due to its modest scale and subservient design, the proposal is not considered to result in harm to the significance of the listed building or its setting, maintaining the building's historic character and thereby conserving the heritage asset.

With regard to the potential impact on the neighbouring listed buildings and structures (namely the Stable, Outbuilding and Wall to the front of Oak Lodge and 52 Marshfield Road), the proposed garden room is positioned to the rear of the building, away from the principal elevation and the group of listed buildings located to the side of the dwelling. This rear siting ensures that the development remains visually contained within the private garden area and does not interrupt or diminish any established views of these heritage assets, their setting or the historic streetscape that contributes to the significance of the heritage assets.

Conservation Area

The property is located within the Chippenham Conservation Area. Whilst the principal elevation is visible from Bristol Road, the rear of the property remains largely screened from public view due to the height and extent of the stone boundary fence fronting the road. However, the property does present as a prominent building within the streetscene.

The proposed works are solely contained within the residential curtilage and given the garden room is a ground floor structure of limited overall height that is positioned to the rear of the building, it will be largely concealed from public vantage points from the surrounding area and wider streetscene. Therefore overall, it is considered that the proposed works will not result in unacceptable impact to the character and appearance of the Conservation Area and would not result in harm to the significance of the heritage asset.

Conclusion

Overall, the proposal, by virtue of its scale, design and use of materials, is considered to preserve the character and appearance of the Conservation Area, the listed building and its setting, with the proposed works not considered to result in harm to the Listed Building or its setting. No objections have been raised by the Conservation Officer and the development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, policy TC4 to the Chippenham Neighbourhood Plan, and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions 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 in proximity to neighbouring properties 3 and 4 Oak Lodge Close, located to the rear (west) of the site, 2 and 4 Gaston's Road to the south and 52 Marshfield Road to the east.

The application site currently has established fencing to the side and rear boundaries which will help conceal views of the proposed works from No.4 Oak Lodge Close. The main dwelling

is set back from the rear boundary by a fairly considerable distance, with the proposed works situated adjacent to the boundary wall fronting the main road. Whilst additional footprint will be created as a result of the garden room, it is not considered to be positioned in closer proximity to No.4, thereby maintaining the existing separation distances. The proposed garden room is a single storey structure which limits its overall height and built form and whilst the garden room will be a wholly glazed structure, the existing separation distances and boundary treatments help to mitigate against any unacceptable additional overlooking or loss of privacy resulting from the works.

The positioning of an existing free standing structure on a raised platform within the rear garden of the application site will help to obscure vantage points of the proposed works to No.3 Oak Lodge Close, whilst it is noted that the existing separation distance between No.3 and the location of the garden room is substantial and not proposed to diminish given the proposed siting of the garden room.

Vantage points to the proposed works will be largely obscured to both 2 and 4 Gaston's Road owing to the existing footprint and built form of the main building and the curtilage of No.3 Oak Lodge Close, whilst the garden room will be wholly concealed from 52 Marshfield Road given the existing scale and built form of the north elevation obscuring the structure from view.

Overall, it is not considered that the proposed development would result in loss of light, overshadowing or overbearing effects to the surrounding properties, nor are the works considered to result in demonstrable adverse impacts on the outlook or privacy of the surrounding properties. Whilst it is acknowledged that the garden room will be a wholly glazed structure, the existing separation distances between the structure and the surrounding properties is considered sufficient to mitigate against any resulting overlooking or loss of privacy. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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

The proposed development, by virtue of its scale, design and use of materials, is considered to enable a sympathetic alteration that preserves the character and appearance of the main building, as well as the setting of the heritage asset. It is considered that the proposed development and works will not result in harm to the significance of the heritage assets. Furthermore, the proposed works preserve the setting and any other features of interests of the heritage asset, neighbouring listed buildings and structures and the Chippenham Conservation Area, and no objections have been raised by the Conservation officer. The development is therefore considered to comply with Sections 12 and 16 and other relevant provisions within the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy and

Policy TC4 of the Chippenham Neighbourhood Plan, together with the Chippenham and Wiltshire Design Guides.

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:

06 – Location Plan received 22.12.25

03 Rev A – Proposed Ground Floor Plan and Proposed West Elevation received 10.03.26

04 Rev A – Proposed North and South Elevations received 10.03.26

05 Rev A – Proposed Block Plan received 10.03.26

09 Rev A – Frames Details received 10.03.26

10 Rev A – Frames Details received 10.03.26

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

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved plans and documents:

06 – Location Plan received 22.12.25

03 Rev A – Proposed Ground Floor Plan and Proposed West Elevation received 10.03.26

04 Rev A – Proposed North and South Elevations received 10.03.26

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