

APPLICATION FOR FULL PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09885
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Younie House, Rear of 3 Market Place, Chippenham, SN15 3HD
DEVELOPMENT DESCRIPTION:	Proposed conversion of existing 7 bedroom HMO to 3no. self-contained flats
RECOMMENDATION:	Approve

PROPOSAL

This application seeks planning permission for the conversion of the existing 7-bedroom house in multiple occupation (HMO) to 3 no. self-contained flats. The building is known as Younie House. At present the ground floor of the building is in commercial use, the first floor has 4 letting rooms and the second floor has 3. Whilst the existing rooms have their own kitchen facilities the bathrooms are shared.

The scheme would provide 3 no. self-contained flats comprising 2 no. one-bedroom units at first floor level with gross internal floor areas of approximately 45 sqm and 50 sqm respectively, and 1 no. two-bedroom unit at second floor level with a gross internal floor area of approximately 61.6 sqm. All units would meet or exceed the Nationally Described Space Standards.

Internal works would include upgrades to the thermal performance of the external walls and second-floor roof, together with improvements to the thermal and acoustic performance of floors and ceilings. Associated works to floors and ceilings would also be undertaken to address fire safety matters in accordance with current Building Regulations.

All first and second-floor windows on the front (east) elevation would be replaced with timber double-glazed sliding sash windows of a like-for-like appearance. The existing uPVC casement window and rooflight on the rear (west) elevation would also be replaced with new double-glazed units.

The development would be carried out entirely within the existing building envelope, with no extensions or external additions proposed - the only external alteration would be the replacement of the existing external staircase with a reconfigured galvanised steel access stair and landing to accord with the requirements of Part K of the Building Regulations.

Refuse and recycling storage would be provided to the rear of the building, out of sight from the public realm, with provision for 1 no. 240-litre general waste bin and 1 no. 240-litre recycling bin per flat, in accordance with Wiltshire Council's Waste Storage Guidance.

Cycle parking would be provided to the rear of the site with space for 6 no. bicycles, in accordance with the National LTN 1/20 cycle parking guidance.

SITE DESCRIPTION/CONTEXT

The application site is located within Chippenham town centre and forms part of a mixed-use area characterised by commercial uses at ground-floor level with residential accommodation on the upper floors. The application property is arranged over three storeys, with commercial units at ground-floor level. The upper floors are currently in residential use, comprising four HMO bedrooms at first-floor level, and three HMO bedrooms at second-floor level. An extract of the submitted location plan is shown below, with the site outlined in red:



The aerial photo below (site marked with red flag) shows that to the west of the site is the Borough Parade car park:



Views of the rear of Younie House are screened by trees from the Car Park as indicated on the google street view, below:



Younie House is not listed. The site lies within the Chippenham Conservation Area and along the historic high street, where a number of listed buildings are present in close proximity. The nearest listed building is located to the rear of the site and comprises *The Old Bakehouse*, which is Grade II listed. The plan below identifies the application site (red flag), the Conservation Area (green wash), and the location of nearby listed buildings (black hatching).



The site is located within Flood Zone 1, at the lowest risk of fluvial or tidal flooding. However, Environment Agency mapping indicates that there are areas of surface water flood risk within the vicinity of the site, as shown in brown on the plan below:



Below: Front elevation (Google Street View).



PLANNING HISTORY

Proposal / Summary

15/01533/FUL - Full planning permission Decision - Approve with Conditions Date: 19/5/2015 – Change of Use From Class A1 Shop To Class A3 Restaurant & Cafe (Retrospective)

N/87/02489/FUL - Full planning permission Decision - Approved Date: 27/1/1988 – CHANGE OF USE AND CONVERSION TO SIX BED-SITTING ROOMS

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 10 Spatial Strategy Chippenham Community Area
- 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 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Chippenham Neighbourhood Plan:

- Policy H2 – Housing Design
- Policy TC4 – Development in Chippenham Conservation Area

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Council's Waste Core Strategy, adopted July 2009
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- LTN1/20 – Cycle Infrastructure Design (July 2020)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)

CONSULTATION RESPONSES

WC Highways: No objection

"Given that this proposal will in effect reduce the requirement for parking allocation and it is located in the very centre of the town I am happy to offer no highway objection."

WC Conservation: No comments received.

Chippenham Town Council: No objection

"No Objection: The proposed conversion would meet National Technical Standards and would therefore comply with the advice in Paragraph 15 of the Chippenham Design Guide and Chippenham Neighbourhood Plan (CNP) Policy H2 through provision of suitable living conditions."

Notwithstanding, it is requested that the rear window to serve bedroom 2 of Flat 2 be enlarged to a normal size in order to provide adequate natural light to the bedroom, particularly as neither the bathroom or kitchen in this flat would contain any windows."

Further details of the secure cycle store (including the security standard to which the proposed stores adhere) should be provided by way of condition, and this should be able to accommodate non-standard cycles in accordance with the advice in LTN 1/20."

The proposed timber replacement windows and external staircase would likely preserve the character and appearance of Chippenham Conservation Area in accordance with CNP Policy TC4."

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Cycle Chippenham provided the following comments:

1. Cycle store size needs to be specified – and accommodate Cycle Design Vehicle

The size of the proposed cycle store is not shown in the plans. The store needs to be large enough to accommodate the Cycle Design Vehicle specified in LTN 1/20 (2.8m long x 1.2m wide). This is so that those living in these flats can use e.g.:

- *Cargo box bikes*
- *Long-tail cycles*
- *Tandems*
- *Trikes*

Requirement: Please can details of the store's dimensions be provided, showing that it can accommodate the Cycle Design Vehicle?

2. Cycle store security standard should be specified

No details appear to be provided of the security level of the proposed cycle store. It is important that security is high to give residents the confidence to own more expensive cycles, such as cargo bikes, trikes etc. A store would need to meet Secured By Design or similar standard to provide this confidence.

Requirement: Please can details be provided of the security standard to which the proposed store will adhere?

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 Wiltshire Core Strategy (2015) and,

where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment

The application site is located within the defined settlement boundary of Chippenham, a Principal Settlement under the Wiltshire Core Strategy. The site occupies a town-centre location characterised by mixed-use development, with commercial uses at ground-floor level and residential accommodation above.

The proposal seeks to convert existing residential accommodation in the form of a 7-bedroom HMO to 3 no. self-contained flats. Residential use of the upper floors is long-established, and the proposal would not introduce a new use to the site. Instead, it would reconfigure the existing residential accommodation within the building envelope.

The proposal would result in a reduction in the intensity of residential occupation compared to the existing HMO use and would provide self-contained dwellings within a highly sustainable

location, close to services, employment, and public transport. No extension or outward expansion of the building is proposed.

In principle, the conversion of existing residential accommodation to self-contained flats within a Principal Settlement accords with the settlement strategy set out in Core Policies 1 and 2 and represents an appropriate form of development in this location.

Conclusion

The principle of converting the existing HMO to 3 no. self-contained flats within Chippenham town centre is considered acceptable. The proposal accords with the spatial strategy of the Wiltshire Core Strategy by making efficient use of an existing building within a Principal Settlement and supports sustainable development objectives. The development is therefore acceptable in principle, subject to consideration of other material planning matters.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that is compatible with the character of the area, responds positively to the built environment, and results in places that are safe, legible and functional.

Section 12 of the National Planning Policy Framework emphasises the importance of good design in creating visually attractive, functional and sustainable development that contributes positively to the built environment.

The Wiltshire Design Guide promotes development that responds appropriately to local character, scale and materials, while allowing for adaptation to modern living standards and functional requirements. The Building for a Healthy Life framework further encourages well-designed environments that support walkability, accessibility and healthy living.

Assessment

The proposal involves the conversion of an existing building to provide three self-contained flats, with all works contained within the existing building envelope. No extensions or alterations that would affect the overall scale, form or massing of the building are proposed.

External alterations are limited in scope and relate primarily to the replacement of existing windows and the reconfiguration of the external access staircase to comply with Building Regulations. The replacement windows would retain the existing window openings and proportions, with timber sliding sash windows proposed to the front elevation and double-glazed units to the rear. These changes would not materially alter the appearance of the building within the streetscene.

The proposed replacement of the external staircase would result in a modest alteration to the rear of the property only. The revised arrangement is functional in nature and would not introduce visually prominent or discordant features when viewed from the public realm.

Overall, the proposal would retain the established appearance of the building and would not result in any harm to the character or appearance of the surrounding area. The scheme represents a modest and contained form of development that responds appropriately to its context.

Conclusion

The proposed development is considered to accord with the design objectives of Core Policy 57 of the Wiltshire Core Strategy, Section 12 of the NPPF, and relevant guidance within the Wiltshire Design Guide. The limited external alterations would preserve the existing character and appearance of the building and its surroundings. The proposal is therefore acceptable in design terms.

Impact on Heritage Assets

Policy Context

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 16 (Listed Building Consent)/Section 66 (Planning Permission) 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 NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

The Planning Practice Guidance provides guidance on interpreting the NPPF.

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 Council's Core Strategy 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.

Assessment

The application site lies within the Chippenham Conservation Area. The building itself, known as Younie House, is not a listed building. A number of listed buildings are located within the vicinity of the site, the closest of which is *The Old Bakehouse* to the rear, which is Grade II listed.

The proposal involves the conversion of existing residential accommodation within the building to provide three self-contained flats. All works would be contained within the existing building envelope, and no extensions or alterations affecting the scale, height, or massing of the building are proposed.

External changes are limited to the replacement of existing windows and the reconfiguration of an external access staircase. The proposed window replacements would retain the existing window openings and proportions, with timber sliding sash windows proposed to the front elevation. These changes would not materially alter the established appearance of the building within the Conservation Area. The replacement staircase would be located to the rear of the property and would not be prominently visible from public viewpoints.

The proposed window replacements are described as like-for-like and would be controlled through the approved plans condition. In the absence of evidence to suggest harm, it is not considered necessary to require additional design details via condition.

The Conservation Officer has not commented upon this proposal. However, given the limited nature of the external alterations and the absence of changes to the building's overall form, it is considered that the proposal would preserve the character and appearance of the Chippenham Conservation Area. Similarly, due to the contained nature of the works and their location, the proposal would not result in harm to the setting of nearby listed buildings, including *The Old Bakehouse*.

In accordance with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard and special attention have been given to the desirability of preserving the setting of listed buildings and the character and appearance of the Conservation Area.

Conclusion

The proposed development would preserve the character and appearance of the Chippenham Conservation Area and would not result in harm to the setting of nearby listed buildings. The proposal is therefore considered to comply with the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF, and Core Policy 58 of the Wiltshire Core Strategy.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Assessment

The proposal seeks to convert existing residential accommodation in the form of a 7-bedroom HMO to 3 no. self-contained flats within the existing building envelope. Residential use of the upper floors is well-established, and the proposal would not introduce a new or incompatible use to the site.

Impact on neighbouring occupiers

The proposal would not involve any extensions or alterations that would affect the scale, height, or massing of the building. As such, there would be no additional overshadowing, loss of outlook, or loss of privacy to neighbouring properties beyond the existing situation.

External alterations are limited to window replacements within existing openings and the reconfiguration of a rear external staircase. These changes would not result in additional overlooking or materially alter the relationship between the building and neighbouring properties.

The proposal would result in a reduction in the intensity of occupation compared to the existing HMO use, which has the potential to reduce levels of activity and associated disturbance. On this basis, the proposal is not considered to result in harm to the amenity of neighbouring occupiers.

Amenity of future occupiers

The proposed flats would meet or exceed the Nationally Described Space Standards, providing adequate internal space for future occupants. The units would benefit from existing window openings providing levels of daylight and outlook consistent with the established town-centre context.

The site is located above commercial premises within Chippenham town centre, where a degree of background noise and activity is typical. This relationship already exists, and the proposed residential use would remain compatible with the surrounding mixed-use environment. Matters relating to detailed noise insulation and internal amenity can be appropriately addressed through Building Regulations.

Overall, the proposal would provide an acceptable standard of residential amenity for future occupiers, having regard to the site's location and context.

Chippenham Town Council have commented that whilst the proposed conversion “*would meet National Technical Standards and would therefore comply with the advice in Paragraph*

15 of the Chippenham Design Guide and Chippenham Neighbourhood Plan (CNP) Policy H2, it is requested that the rear window to serve bedroom 2 of Flat 2 be enlarged to a normal size in order to provide adequate natural light to the bedroom, particularly as neither the bathroom or kitchen in this flat would contain any windows.”

It is noted that the comment refers to a “bedroom 2 of Flat 2”; however, Flat 2 is proposed as a one-bedroom unit. The comment is understood to relate to the bedroom within the second-floor flat.

The bedroom in question is served by an existing dormer window. The proposal does not seek to alter the size or position of this dormer, which forms part of a consistent and balanced arrangement of dormers along the rear elevation. Enlarging the dormer would result in a visually incongruous feature that would disrupt the established rhythm of the elevation and would not be desirable in design terms.

The proposed flat benefits from an open-plan kitchen, living and dining area which is served by two windows and a rooflight, providing good levels of natural light to the primary living space. While the bathroom and kitchen do not contain independent windows, this arrangement is not uncommon in conversions of this nature and is acceptable in planning terms. Matters relating to internal ventilation would be appropriately addressed through Building Regulations.

Having regard to the overall layout of the flat, the provision of natural light to habitable rooms, and the established character of the building, it is considered that the proposal provides an acceptable standard of residential amenity. It is therefore not considered necessary or appropriate to require enlargement of the existing dormer window.

Conclusion

The proposed development would not result in unacceptable harm to the residential amenity of neighbouring occupiers and would provide an acceptable standard of amenity for future residents. The proposal is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the relevant objectives of the National Planning Policy Framework.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Assessment

The application site is located within Chippenham town centre, a highly sustainable location with good access to a range of services, employment opportunities and public transport options. The site is accessible on foot and by bicycle, and benefits from proximity to public car parks and bus services.

The proposal would convert existing residential accommodation from a 7-bedroom HMO to 3 no. self-contained flats. The development would not involve any physical alterations affecting vehicular access arrangements, and no additional access points are proposed.

The proposal would result in a reduction in the intensity of occupation compared to the existing HMO use and is therefore unlikely to lead to an increase in vehicular movements or parking demand beyond the existing situation.

No on-site car parking is proposed. Given the town-centre location, the existing mixed-use context, and the nature of the development, this is considered acceptable. The proposal includes provision for 6 no. cycle parking spaces to the rear of the building, in accordance with the National LTN 1/20 cycle parking guidance. This would be conditioned to ensure the cycle storage is appropriate.

The Highway Authority has raised no objection to the proposal and has confirmed that the development would not result in an unacceptable impact on highway safety or the local highway network.

Conclusion

The proposed development is considered acceptable in highways, parking and sustainable transport terms. The scheme would not give rise to highway safety concerns, and the level of parking provision is appropriate given the site's sustainable town-centre location. The proposal accords with Core Policy 61 of the Wiltshire Core Strategy and the relevant objectives of the National Planning Policy Framework.

Cycle Chippenham has requested further details in relation to the size and security of the proposed cycle storage, including confirmation that the store can accommodate the Cycle Design Vehicle as set out in LTN 1/20, and details of the proposed security standard. These matters relate to the detailed design of the cycle store and can be appropriately secured by planning condition. Subject to this, the proposal is considered acceptable in sustainable transport terms.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is directed away from areas at risk of flooding and does not increase flood risk elsewhere. The policy requires development proposals to be supported by appropriate flood risk and drainage considerations. The National Planning Policy Framework directs development to areas at the lowest risk of flooding and requires that development should not increase flood risk on-site or off-site.

Assessment

The application site is located within Flood Zone 1, which is defined as having a low probability of flooding from fluvial/tidal sources. There are areas of surface water flood risk within the vicinity of the site. However, the proposal involves the conversion of existing residential accommodation to the upper floors of the building and does not include any extensions, changes to ground levels, or external works that would affect surface water drainage patterns.

As no increase in hardstanding or changes to the site's impermeable area are proposed, the development would not result in an increase in surface water runoff or exacerbate surface water flood risk elsewhere. Given the nature of the proposal and the absence of external works, the development is not considered to be at risk of flooding, nor would it increase flood risk on or off the site.

Conclusion

The proposed development is considered acceptable in flood risk and drainage terms. The site is located within Flood Zone 1, and the proposal would not increase the risk of flooding, including surface water flooding. The development therefore accords with Core Policy 67 of the Wiltshire Core Strategy and the relevant objectives of the National Planning Policy Framework.

PLANNING BALANCE AND CONCLUSION

The application proposes the conversion of an existing 7-bedroom HMO to 3 no. self-contained flats within an existing building located in Chippenham town centre. The principle of development is acceptable, as the site lies within a Principal Settlement where residential development is supported, and the proposal would retain residential use on the upper floors of the building.

The development would be carried out entirely within the existing building envelope and would result in a reduction in the intensity of occupation compared to the existing HMO use. The proposed external alterations are limited in scope and would preserve the character and appearance of the building, the surrounding area, and the Chippenham Conservation Area. No harm would arise to the setting of nearby listed buildings.

The proposal would provide an acceptable standard of residential amenity for future occupiers and would not result in unacceptable impacts on the amenity of neighbouring properties. The site benefits from a highly sustainable town-centre location, and the Highway Authority has

raised no objection to the proposal. Matters relating to cycle storage details can be appropriately addressed by condition. The development would not be at risk of flooding and would not increase flood risk elsewhere.

Overall, no material harm has been identified that would outweigh the benefits of the proposal. The development accords with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework, and other material considerations.

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).

2. Approved Plans

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

Location Plan AA.24.46.01 received 28 January 2026

Proposed Site Plan AA.24.46.06 received 28 January 2026

Proposed Front and Rear Elevations AA.24.46.09 received 28 January 2026

Proposed Section A-A AA.24.46.10 received 28 January 2026

Proposed First Floor Plan AA.24.46.07 received 28 January 2026

Proposed Second Floor Plan AA.24.46.08 received 28 January 2026

Design Statement AA.24.46 received 23 February 2026 including the description of replacement windows as timber sliding sash windows installed on a like-for-like basis within existing openings.

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

3. Prior to the first occupation of the development, details of the proposed cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) the dimensions of the cycle storage area, demonstrating that it can accommodate the Cycle Design Vehicle as defined in LTN 1/20 (minimum 2.8 metres in length and 1.2 metres in width); and

b) details of the security measures to be provided, which shall accord with Secured by Design principles or an equivalent standard.

The approved cycle storage shall be provided in full prior to first occupation of the development and retained for that purpose thereafter.

REASON: To ensure adequate and secure cycle parking is provided in the interests of promoting sustainable transport, in accordance with Core Policy 61 of the Wiltshire Core Strategy and the National Planning Policy Framework.

4. Refuse and Recycling Storage

Prior to the first occupation of the development, the refuse and recycling storage facilities shown on the approved plans shall be provided in full and shall thereafter be retained for that purpose.

REASON: To ensure adequate refuse and recycling storage is provided in the interests of residential amenity and visual appearance, in accordance with Core Policy 57 of the Wiltshire Core Strategy.