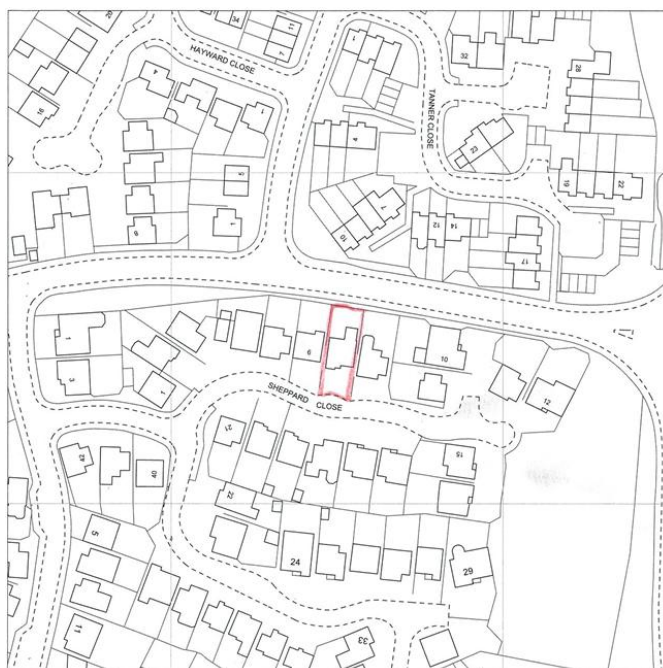


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00975
APPLICATION TYPE:	Householder Planning Permission
SITE ADDRESS:	7 SHEPPARD CLOSE, CHIPPENHAM, SN15 3FD
DEVELOPMENT DESCRIPTION:	Single storey extension to rear of existing dwelling
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The proposal seeks the erection of a single-storey rear extension to the existing detached two-storey dwelling. The extension would replace an existing rear conservatory and would be constructed with matching red brick elevations and a dual-pitched gable-ended roof finished in bold concrete tiles to reflect the original dwelling. Fenestration would comprise white uPVC windows to the north elevation and white uPVC windows and doors to the west elevation.

SITE DESCRIPTION / CONTEXT

The application site comprises a detached two-storey dwelling located within a suburban residential estate characterised by red brick construction and concrete tiled roofing, consistent with late-1980s development patterns. The property is situated within a well-established residential area inside the Chippenham Settlement Boundary, designated as a Principal Settlement. According to the Council's Strategic Flood Risk Assessment, the site is identified as being at low risk of both surface water and groundwater flooding, and it is noted that the property lies within Flood Zone 1. The dwelling is surrounded by similar residential properties and forms part of an inner-settlement residential environment.

PLANNING HISTORY

Reference No.	Proposal / Summary	Decision
N/81/01052/OL	Residential development (Amendment to original permission relating to phasing)	Approved
N/86/2631/D	Erection of 95 no 2, 3 and 4 bed dwellings and associated roads and sewers	Approved
N/87/00121/FUL	RESIDENTIAL DEVELOPMENT COMPRISING 78 NO DWELLINGS	Approved
N/87/00571/REM	DETAILS OF EXTERNAL MATERIALS FOR 95 NO DWELLINGS	Approved
N/87/01102/DOC	DISCHARGE OF CONDITION REQUIRING DETAILS OF LANDSCAPING RELATING PERMISSION N.81.1052.OL FOR RESIDENTIAL DEVELOPMENT	Approved

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy;
Core Policy 2	Delivery Strategy;
Core Policy 10	Spatial Strategy: Chippenham Community Area;
Core Policy 50	Biodiversity and Geodiversity;
Core Policy 51	Landscape;
Core Policy 57	Ensuring High-Quality Design and Place Shaping;
Core Policy 60	Sustainable Transport;
Core Policy 61	Transport and Development;
Core Policy 64	Demand Management;
Core Policy 67	Flood Risk;

Chippenham Neighbourhood Plan 2023-2038 (made May 2024)

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

Wiltshire Design Guide - Appendix D – Design Guidance for Householder extensions

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

Emerging Policy – Wiltshire Local Plan Review

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.

CONSULTATION RESPONSES

Chippenham Town Council – No Objection

REPRESENTATIONS

No third-party comments received.

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.

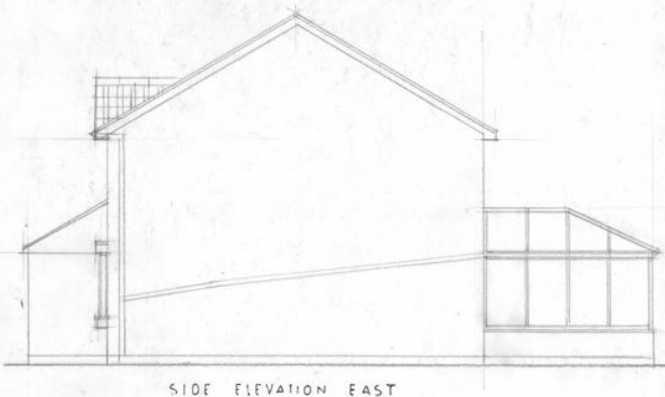
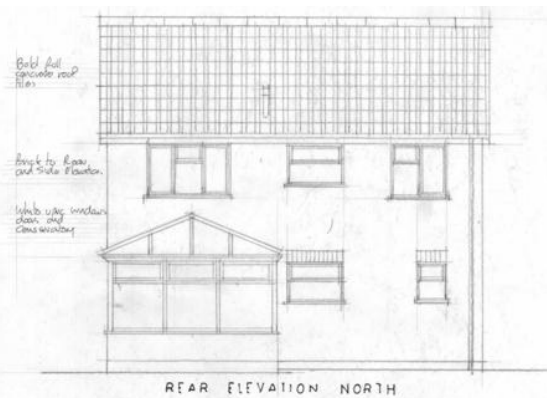
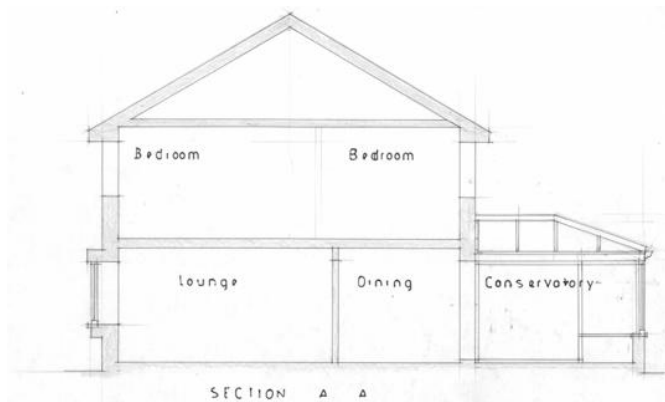
Householder extensions are generally acceptable in principle, as they typically fall within the established residential curtilage of a property and do not result in new residential development in the open countryside. In this case, the proposal also lies within the defined limits of development set out in the Core Strategy, further reinforcing its acceptability in principle.

Design and Impact upon the upon the character and context of the area

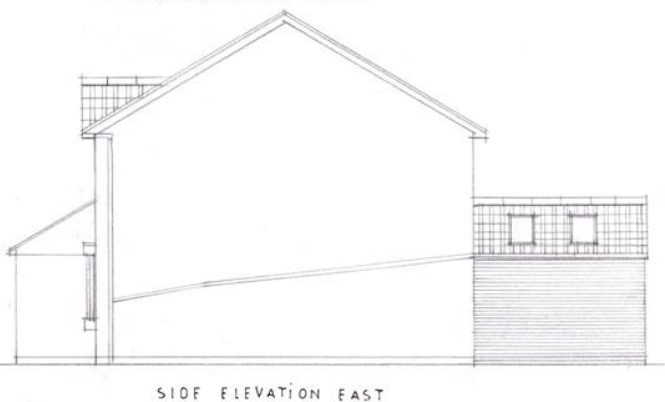
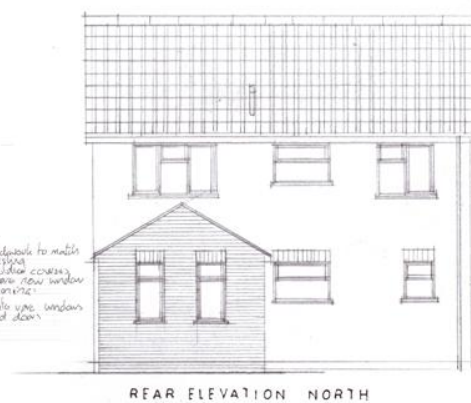
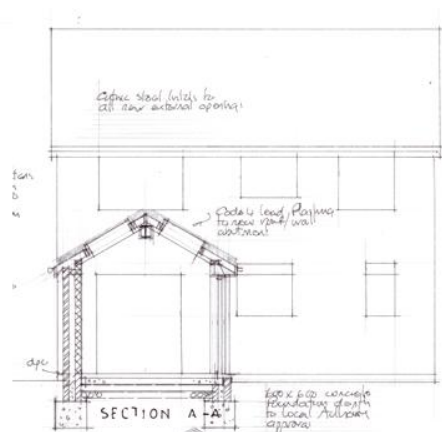
Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy requires all new development to achieve a high standard of design that responds positively to its local context. Proposals must reinforce and enhance local character and distinctiveness, relate appropriately to the surrounding landscape, and demonstrate a thoughtful response to existing townscape features. This includes careful consideration of elements such as building height, scale, massing, building line, materials, and overall appearance, ensuring new development integrates harmoniously with its setting.

The proposed single-storey rear extension is considered acceptable in design terms. The use of matching materials—including red brick elevations, white uPVC fenestration, and concrete roof tiles—ensures continuity with the host dwelling, and the dual-pitched, gable-ended roof form reflects the architectural character of the existing building. As a single-storey addition, the extension remains clearly subservient to the two-storey dwelling and respects its established built form. Rear extensions are typical within the locality, with the immediate neighbouring property already benefitting from a two-storey rear extension, and the proposal therefore reads as an appropriate and contextually consistent form of development.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



Existing Elevations



Proposed Elevations



Site Visit Image

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, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposal is not expected to result in any harmful impact on neighbouring residential amenity. The ground-floor windows face only into the existing private rear garden or towards boundary treatments, preventing any harmful overlooking. As a single-storey extension, the structure would project only marginally above existing boundary heights and replaces an existing conservatory of similar footprint, resulting in no material increase in perceived bulk. The location of the extension to the northern side of the dwelling ensures that the main two-storey mass of the house would already intercept the path of the sun, meaning no additional overshadowing would arise. The proposal therefore avoids undue overbearing, loss of light, or loss of privacy, and is acceptable in amenity terms.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Other Issues

The proposed development would not affect the property's existing access or parking arrangements. The extension is intended as a garden room forming an enlargement of the kitchen/dining area and does not introduce any additional bedrooms that would trigger a reassessment of parking demand. As such, the proposal would have no adverse impact on highway safety or parking provision and is acceptable.

Core Policy 50 of the Wiltshire Core Strategy seeks to ensure development avoids and reduces harm to sensitive habitats and species, while national legislation establishes Biodiversity Net Gain (BNG) as a mandatory consideration; however, householder applications are exempt under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990 (as amended). No ecological constraints are identified on the Council's mapping, and the proposal is confined to established residential curtilage, replacing an existing conservatory within a domestic garden environment where ecological value is expected to be low. Given the scale, location, and context of the works, the likelihood of ecological impact is negligible, and the proposal is acceptable with regard to ecology.

Core Policy 67 requires development to be designed to minimise flood vulnerability and ensure surface water can be managed safely without increasing flood risk, while the NPPF confirms that householder development below 250m² is exempt from the sequential and exception tests. The proposed extension largely replicates the footprint of the existing conservatory and would not materially increase impermeable surfacing. The site lies within Flood Zone 1 and is identified in the Strategic Flood Risk Assessment as being at low risk of surface and groundwater flooding. Located within established residential curtilage, any minor increase in runoff can be accommodated on-site, and the scheme therefore raises no flooding or drainage concerns.

CONCLUSION

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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 (10 February 2026)

Proposed Plans and Elevations SC2 (10 February 2026)

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