

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00990
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	20 Castlehaven Close, Chippenham, SN15 3TH
DESCRIPTION:	Single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Following discussion with the applicant, the description of development was shortened for conciseness on 25 March 2026; it was not necessary to renotify interested parties. The application seeks planning permission for a single-storey rear extension. The extension, which replaces an existing conservatory, has brickwork walls, a mono-pitched double roman tile roof, white uPVC fenestration and rooflights. It measures approx. 3.6m wide, 3.35m deep, and 3.6m max height.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 20 Castlehaven Close. It has walls of brick, a gabled tile roof, uPVC fenestration, an attached garage, and a rear garden. Its setting is characterised by the organic layout and homogenous domestic architecture of the surrounding residential estate. It is in the settlement boundary of Chippenham. There are no relevant land-use designations or planning constraints.

PLANNING HISTORY

Permitted development rights are understood to have been restricted by condition imposed under N/81/11052/OL. Otherwise, there are no previous planning applications at or nearby to the site that are deemed to materially affect consideration of the application.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Chippenham Neighbourhood Plan – Made May 2024

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Chippenham Town Council – No objection (13/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public at close of the consultation period.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

CP57 requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The removal of the existing conservatory would not be of detriment to the character or appearance of the dwellinghouse, and the design of the proposed extension utilises form, scale, materials and details that would respect the architectural style of the dwellinghouse and surrounding area, appearing as a subservient supporting addition that would integrate well into its setting.

The development would not harm the character or appearance of the dwellinghouse or local area, subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are 16, 18 and 22 Castlehaven Close.

The proposed extension is comparable to the scale and form of the conservatory that it replaces and, therefore, a similar separation distance from the boundaries of the site would be maintained. There would be little appreciable increase in massing or bulk of the dwellinghouse, and the extension would not be detrimental to the living conditions of neighbours, particularly in terms of overlooking or overshadowing.

The development would not harm the standard of amenity enjoyed by occupants of the site itself or neighbouring land now or in the foreseeable future, particularly in terms of privacy, outlook, and overshadowing, subject to such necessary conditions as would meet the relevant tests. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to conditions that meet the tests. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:

Proposed Site Plan. AA/25/31/11. Received 18 February 2026.

Proposed Ground Floor Plan. AA/25/31/12 Rev A. Received 18 February 2026.

Proposed Elevations. AA/25/31/13. Received 18 February 2026.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.