

Householder Appeal Statement

Application Reference: PL/2026/00549

Site Address: 43 Oak Road, Chippenham, Wiltshire, SN14 0XJ

Proposal: Two storey side extension, demolition of garage and increased parking area

This statement is submitted in support of an appeal against the refusal of planning permission for a two-storey side extension at 43 Oak Road, Chippenham.

Planning permission was refused on the grounds that the development would result in an unduly dominant and overbearing form of development causing an unacceptable sense of enclosure to the private amenity space of 3 Truro Walk.

The appellant respectfully disagrees with this conclusion and considers that the proposal represents proportionate residential development that maintains an acceptable relationship with neighbouring land and complies with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Site Context and Spatial Relationship with Neighbouring Property

The appeal property is a detached dwelling located within an established residential estate.

The neighbouring property at 3 Truro Walk lies to the north of the appeal site and is separated from it by a boundary fence. The current arrangement includes an open side gap between the dwellings forming part of private garden land.

The proposed extension would maintain a separation distance of approximately 1.72m from the shared boundary.

Importantly, the proposed extension would sit alongside the existing conservatory wall of 3 Truro Walk and behind the established boundary fence line, maintaining the established spatial relationship between the properties.

The development therefore does not unacceptably project into the main line of sight from the neighbour's principal outdoor seating area but instead aligns with the existing built form along the side of the conservatory. This relationship reflects a continuation of the existing built edge rather than the introduction of a new enclosing structure.

The space between properties is not publicly visible and forms part of private rear garden land. The proposal retains a clear physical gap and does not involve development directly on the boundary.

Planning History and Established Principle of Development

Planning permission was previously granted under reference PL/2025/00170 for a side extension at the property.

That decision established the principle that development in this location is acceptable in planning terms.

The current proposal represents an evolution of that scheme rather than a fundamentally new form of development.

While the scale of the extension has increased, the relationship between the dwellings remains consistent with normal residential patterns and retains meaningful separation.

Design, Scale and Massing

The proposed extension has been designed to integrate with the host dwelling and reduce perceived bulk toward the boundary through:

- a descending catslide roof form
- matching materials
- stepped massing adjacent to neighbouring land

The Local Planning Authority acknowledged within the delegated report that:

"the design and appearance of the extension in itself is not objectionable"

This confirms that the proposal is acceptable in design terms and that the refusal relates solely to perceived amenity impact.

Impact on Neighbouring Residential Amenity

The proposal has been carefully assessed against the key amenity considerations identified in policy.

Loss of Light and Overshadowing

The Local Planning Authority explicitly confirmed that the proposal would not result in loss of light or overshadowing.

These findings demonstrate that the extension does not materially affect daylight or sunlight to neighbouring properties.

Privacy and Overlooking

No side-facing windows are proposed toward neighbouring properties.

The delegated report confirms that any privacy concerns could be addressed through planning conditions.

Therefore, the proposal does not result in unacceptable overlooking.

Sense of Enclosure and Outlook

The refusal reason relies on the assertion that the development would create an unacceptable sense of enclosure.

However, the physical relationship between the properties demonstrates that the impact would remain within acceptable limits.

The extension would sit alongside the conservatory wall of 3 Truro Walk rather than directly opposite or enclosing the principal garden space, and would remain positioned behind the boundary fence line.

As a result:

- the neighbouring garden would retain open outlook to the rear and across its width

- the main sitting and circulation areas would remain usable
- the development would extend an existing built line rather than create a new enclosing boundary

Planning policy seeks to prevent material harm to living conditions rather than preserve an unchanged outlook. In this case, the remaining spatial separation and alignment with existing built form ensure that neighbouring amenity remains adequately protected.

Character of the Layout and Landscaping Strip

The delegated report confirms that:

"there are therefore no enforceable restrictions preventing development within this area"

The strip forms part of private rear garden land and is not publicly visible from the surrounding streets.

Accordingly, limited planning weight can be attributed to its historic designation, and the proposal must be assessed on its planning merits.

Planning Balance

When considered in the round, the proposal:

- retains meaningful separation between dwellings
- aligns with the existing built relationship between properties
- does not result in loss of light or privacy
- preserves the usability of neighbouring amenity space

The Local Planning Authority's concerns relate to perception rather than demonstrable harm.

Conclusion

The proposed development represents proportionate domestic development within an established residential setting.

The extension maintains adequate separation, aligns alongside the existing conservatory wall of the neighbouring property, and preserves the functional use of neighbouring amenity space.

For these reasons, the appellant respectfully requests that the Inspector allows the appeal and grants planning permission for the development as proposed.

Yours faithfully

Mr Liam Bell (owner)