

Appeal 6007926

Questionnaire

Appeal type	Householder
Appeal procedure	Written
Appeal site	43 Oak Road, Chippenham, SN14 0XJ
Appellant contact details	L Bell [REDACTED] [REDACTED]
Local planning authority	Wiltshire
Application number	PL/2026/00549

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No
Total site area	210 m ²

Notifying relevant parties

Who was notified	List of Consultees & Neighbours.pdf - awaiting review
Type of Notification	Letter/email to interested parties
Letter sent to neighbours	Neighbour Consultation letters.pdf - awaiting review
Appeal notification letter	Distribution list.pdf - awaiting review Appeal - Notification of Householder Planning Appeal - New Link.pdf - awaiting review

Consultation responses and representations

Representations from other parties	Yes
Uploaded representations from other parties	Oliver and Katja Glub.pdf - awaiting review 26.02.2026 Peggy Burgin.pdf - awaiting review 20.02.2026 Anthony & Paula Randell.pdf - awaiting review Consultation responses and representations.pdf - awaiting review

Planning officer's report and supplementary documents

Planning officer's report	Delegated report.pdf - awaiting review
Plans, drawings and list of plans	Existing Plans_Redacted.pdf - awaiting review Covering Letter_Redacted.pdf - awaiting review Plans considered.pdf - awaiting review Proposed Plans_Redacted.pdf - awaiting review Location and Block Plans_Redacted.pdf - awaiting review
Policies from statutory development plan	00 Core Strategy front page.pdf - awaiting review Wiltshire Core Strategy - Core Policy 57 - Ensuring High Quality Design and Place Shaping.pdf - awaiting review
Emerging plan	Yes
Uploaded emerging plan and supporting information	Chippenham_Neighbourhood_Plan_July_2024updateV2.pdf - awaiting review
Supplementary planning documents	Yes

Uploaded supplementary planning documents	Compressed WiltshireDesignGuide_Consultation_Accessibile.pdf - awaiting review
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Site access

Will the inspector need access to the appellant’s land or property?	Yes
Reason for Inspector access	To gain a full view of the site
Will the inspector need to enter a neighbour’s land or property?	No
Potential safety risks	No

Appeal process

Appeals near the site	No
Are there any proposed conditions?	Yes Appeal Conditions 43 Oak Road, Chippenham, SN14 0XJ - PL/2026/00549 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 as received 27/01/26: Elevations & Floor Plans 368/RJM/2024/2 C Block & Location Plan 368/RJM/2024/3 C

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

Informative

1. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Informative

2. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

3. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

4. The effect of paragraph 13

of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply
