

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01738
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	29 Maitland Close, Chippenham, SN15 3UD
DESCRIPTION:	Single-storey rear garden room and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Following discussion with the applicant, the description of development was amended on 14 April 2026 for precision; it was not necessary to renotify interested parties.

The application originally carried the following description:

Proposed removal of a conservatory and replacement with a garden room

The application seeks planning permission for a

single-storey rear garden room and external alterations.

The garden room has walls of brick, a tiled dual-pitched roof and glazed bifold doors; it measures approx. 5.65m wide, 2.8m deep, 2.5m eaves and 3.55m ridge height. The external alterations involve the insertion of a door into rear wall of existing garage.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 29 Maitland Close. It has brick walls, a gabled tile roof, uPVC fenestration, an attached garage, front driveway and rear garden.

Its setting is characterised by the surrounding homogenous residential estate. It is in the settlement boundary of Chippenham. There are no relevant land-use designations or other constraints.

PLANNING HISTORY

N/98/0249/F – Garage (APPROVED WITH CONDITIONS 10/03/1998).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)

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

Chippenham Neighbourhood Plan – Made May 2024 (CNP)

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 (07/04/2026).

REPRESENTATIONS

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

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

Core Policy 57 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 design of the garden room uses a complementary dual-pitched roof and materials that would integrate well with the existing building. Due to its width, an awkward roof junction would be formed within the existing side garage, but this would be observed only on the dwellinghouse's rear elevation where it would not be to the detriment to its architectural integrity or the visual amenity of the surrounding area. Furthermore, the associated external alterations are minor and respond positively.

The Town Council made no objection, and no third party representations were made concerning design or visual amenity matters. For the above reasons, the development would not harm the character or appearance of the dwellinghouse or surrounding area. This is 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

Core Policy 57 (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 28 and 30 Maitland Close.

The proposed garden room would be directly adjacent the boundary with No.30, maintaining a modest gap from the boundary with No.28. No.30 has a conservatory on their side, which may become partly overshadowed on a temporary basis.

However, the proposal would be modest in height, massing and bulk, and would not lead to an oppressive living environment for the neighbouring properties.

No representations were made concerning matters relevant to residential amenities but, and for the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land now or in the foreseeable future, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The submitted plans show that part of the garage would be part converted, but the existing garage does not meet adopted minimum size standards (6m x 3m). The development would not increase the dwellinghouse's bedroom quantum, which is understood to be three bedrooms, and submitted photographs confirm parking within the site frontage for at least two vehicles. The development would not have unacceptable harmful effects on highway safety.

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 Block Plan. 2679-04 P1. Received 16 March 2026.

Proposed Ground Floor Plan. 2679-05 P1. Received 16 March 2026.

Proposed Elevations. 2679-06 P1. Received 16 March 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.