

Planning Statement

Proposed Two-Storey Rear Extension & Extension to Existing Porch 79 Pinewood Way, North Colerne, Chippenham, SN14 8QU

This planning application seeks full planning permission for the erection of a two-storey rear extension and extension to the existing porch at 79 Pinewood Way, North Colerne, Chippenham.

The proposal has been developed in accordance with the adopted development plan, including the Wiltshire Local Plan and supporting guidance such as the Wiltshire Design Guide. These documents require high-quality, sustainable development that respects local character and residential amenity.

Principle of Development

The application site lies within an established residential area where extensions and alterations are acceptable in principle, subject to considerations of design, scale, and impact. The proposal represents a sustainable form of development, making efficient use of an existing residential plot.

Design, Scale and Character

The proposed rear extension has been carefully designed in line with the principles of the Wiltshire Design Guide:

- The extension is located to the **rear**, preserving the character of the street scene
- The scale and massing are **subordinate** to the host dwelling
- Materials will **match or complement** the existing property

The proposal therefore integrates appropriately with the host dwelling and surrounding built form.

Residential Amenity

The proposal has been designed to ensure that there are no unacceptable impacts on neighbouring occupiers:

- No significant **overlooking or loss of privacy**
- No material **overshadowing or loss of daylight**
- No overbearing impact due to its siting and scale

The development therefore complies with local amenity expectations.

Permitted Development Fallback Position

The application site is located within an area of former Ministry of Defence (MoD) properties. While it is acknowledged that such developments may historically have been subject to restrictions removing permitted development rights (PDR), a review of recent planning consents in the surrounding area indicates that this matter has not been consistently applied or considered. In the absence of any clear evidence confirming the removal of such rights, it is reasonable to proceed on the basis that permitted development rights remain in place.

With specific regard to the position under permitted development rights, it is considered that a two-storey rear extension with a projection of up to 3.0 metres would comply with the provisions set out under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The submitted floor plans and elevations clearly identify, through the use of dotted lines, the extent of development that could be undertaken under permitted development.

The proposed application seeks consent for an extension which exceeds these permitted development provisions. As such, full planning permission is required. Notwithstanding this, the fallback position remains an important material consideration, as it demonstrates that a substantial portion of the proposed development could be implemented without the need for express consent.

The fallback position of implementing a comparable form of development under permitted development rights is therefore afforded significant weight. It confirms that a similar scale of extension could be delivered as a matter of right, thereby reducing any perceived harm associated with the cumulative scale of extensions to the dwelling.

Furthermore, development undertaken under permitted development would not be subject to Biodiversity Net Gain (BNG) requirements. Although the site lies within the Bath and Bradford-on-Avon Special Area of Conservation (SAC) Core Area, the separation distance from identified sensitive habitats indicates that the proposal would not give rise to adverse ecological impacts. On this basis, it is not considered that additional ecological assessment is required.

In conclusion, having regard to the fallback position under permitted development rights, and the limited extent to which the proposal exceeds those provisions, the development is considered acceptable in planning terms, with no material harm arising from its scale or siting.

Highways, Access and Parking

The proposal does not alter existing access or parking arrangements and will not result in any adverse impact on highway safety.

Sustainability

The proposal supports sustainable development by:

- Extending the lifespan of an existing dwelling
- Making efficient use of residential land

- Allowing for potential improvements in energy efficiency
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Conclusion

The proposed development:

- Is acceptable in principle within a residential area
- Respects the character of the host dwelling and surrounding context
- Safeguards neighbouring amenity
- Is supported by a strong fallback position under permitted development rights
- Aligns with planning policy and guidance set out by **Wiltshire Council**

For these reasons, the proposal is considered to accord with the development plan, and planning permission is respectfully requested.

Existing Photographs

