

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01393
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Villiers Close, Chippenham, SN15 3SQ
DEVELOPMENT DESCRIPTION:	Single storey extension to the side of the house.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

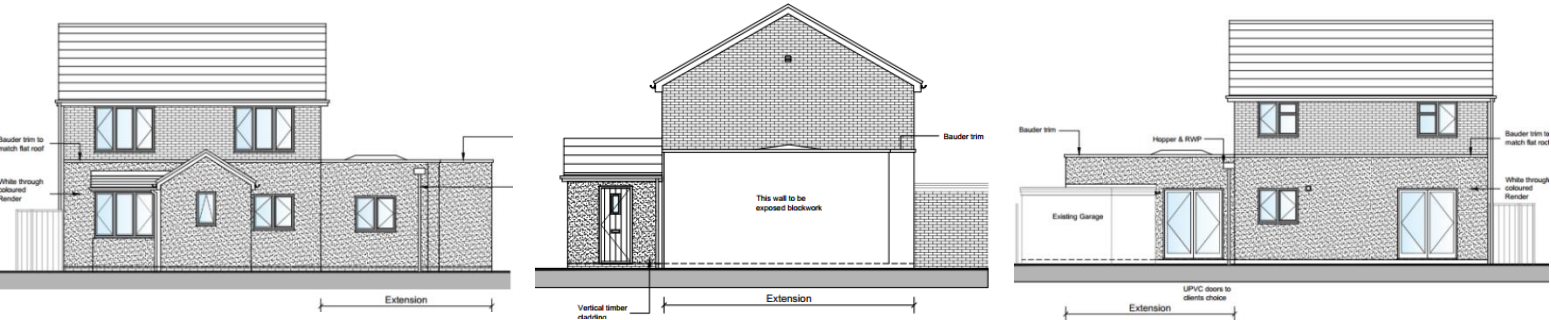
The proposal seeks planning permission for a single storey extension to the side of the property. The application is submitted using Householder application forms.

During the course of the application, amended plans were received to alter the proposed construction materials to the extension, to confirm the proposed use of the existing garage and to illustrate current parking provision serving the property.

The extracts below demonstrate the existing appearance of the property, together with the proposed appearance subject to this application:



(L-R) Existing Front, Side and Rear Elevations



(L-R) Proposed Front, Side and Rear Elevations

The proposed extension would be an asymmetrical design aligning with the angle of the property boundary, positioned to the side of the building, directly in-front of and built up against the existing garage. The purpose of the proposed extension is to enable the enlargement of the existing kitchen, whilst the garage will be repurposed for use for garden storage. The proposed extension would include a flat roof with integrated raised roof lantern, which will be predominantly obscured due to the height of the parapet surrounding the build.

The proposed extension would be finished in render although the side elevation would remain exposed blockwork, with white UPVC windows and doors. In association, it is also proposed to also alter elements of the external materials for the main dwelling. Currently the property is finished in facing brickwork with concrete interlocking roof tiles, white UPVC windows and doors, whilst the forward projecting pitched roof porch approved under planning permission 21/00748/FUL to the front elevation was approved to be finished in render. It is proposed to alter these external materials to retain brickwork to the upper section of the building, with the lower sections to be rendered, however the porch in its entirety will be rendered.

In terms of fenestration, it is proposed for the front elevation to feature two casement windows, whilst the rear elevation will include double glazed doors to access the rear garden. No fenestration is proposed to the side elevation.

SITE DESCRIPTION/CONTEXT

The site known as 8 Villers Close is a modern two storey detached dwellinghouse within an established residential area of Chippenham. The property features a pitched roof with forward projecting porch which was approved under planning permission 21/00748/FUL. The property features a single storey garage adjacent to the dwelling and is positioned set back from the road with a relatively open frontage. The main dwelling is constructed from facing brickwork, with white UPVC windows and doors, whilst the porch was approved to be finished in render. The surrounding area is characterised by detached dwellings of similar appearance to that of the host dwelling, whilst an overarching character within this development is for external elevations to feature a mixture of brick and render, however there are further examples within the settlement also incorporating Cotswold stone to upper sections.



The application site is subject to the following planning policy constraints:

- Countryside Character Areas - Avon Vales
- Risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely

PLANNING HISTORY

Proposal / Summary
21/00748/FUL - Full planning permission Decision - Approve with Conditions Date: 15/4/2021 – Proposed Front Porch
20/11375/PDENQ - PD Enquiries Decision - PD Rights Intact Date: 12/1/2021 – permitted development rights check

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Chippenham Neighbourhood Plan: No applicable policies

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Chippenham Design Guide

Wiltshire Car Parking Strategy 2011-2026

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Highways and Parking

CONSULTATION RESPONSES

Chippenham Town Council: No Objection (to revised plans), commenting:

The initial response from the Town Council was as follows

The proposal appears to include the rendering over of existing brickwork on the main property and this should be reflected in the development description.

Appendix D of the Wiltshire Design Guide states 'Proposed extensions should be carefully considered to respect the original building and the neighbouring properties.' It also states, 'Extensions should fit into the general street scene, e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street.' CP57 of the Wiltshire Core Strategy advises, at criterion iii, that proposals should respond 'positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.'

In terms of materials, there is a strong local vernacular to Villiers Close with all dwellings being brick faced, and some ground floors/ground floor extensions having rendered elevations. The proposed rendering over of the entire property would therefore appear incongruous in the streetscene. It would be acceptable for the porch/lower ground floor to be rendered but unless the existing brickwork is in a poor condition render would be an inferior material and would require greater long term maintenance to remain looking clean.

Whilst there is no objection to the siting and scale of the proposed side extension, plans do not show how the existing garage (to be retained) would be accessed and what its use would be. The proposed choice of timber cladding for elevations, in this particular streetscene context, would again appear incongruous given the strong local vernacular. It is recommended that front and side elevations be modified to brickwork or render instead.

The proposed choice of materials would be contrary to CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD and the NPPF

Upon the submission of revised plans which altered the proposed external materials and also confirmed the proposed use of the garage, Chippenham Town Council were reconsulted, resulting in no objection –

The Town Council welcomes the change in exterior materials now being proposed and accordingly removes its previous objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Chippenham Design Guide requires good design in existing neighbourhoods, whilst the Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF expects a good standard of design.

The proposed development will alter the principal elevation and result in a clearly increased built form at ground floor level. Whilst the extension exhibits a flat roof in contrast to the existing pitched roof, overall the extension will still enable a coherent and visually integrated relationship with the original dwelling. The proposal remains proportionate to both the dwelling and its setting, avoiding a cluttered or overdeveloped appearance. The overall design and scale of the proposed works are not considered to give rise to unacceptable visual impact and are regarded as sympathetic to the dwelling's established character and appearance. The development would further integrate within its setting through the use of construction materials and placement of render to the lower sections of the external walls and to the porch, which aligns with the overarching character within the settlement.

By reason of the scale, design and materials used, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality. The proposed extension would represent development that is sympathetic to and respects the architectural integrity of the host dwelling, reinforcing the local vernacular and contributing positively to the character of the area. Therefore, the development is deemed to comply with CP57 of the Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides and section 12 of the NPPF.

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties in proximity with the application site are 7 Villers Close, to the east, and 9 Villers Close to the west. Additionally, 136 and 138 Eastern Avenue are located to the rear of the site. Vantage points to the proposed works would also be possible to 18 Villiers Close directly opposite the application site.

The proposed footprint of the extension would be sited in close proximity to the boundary with No.9. Although no fenestration is proposed on the side elevation facing this boundary, the increased built form would be apparent to the occupants of No.9 by virtue of its siting. However, it is noted that the side elevation of No.9 does not contain any windows at either ground or first-floor level facing toward the application site, thereby limiting the potential for adverse impacts on outlook or amenity. Furthermore, the host dwelling is positioned in a more recessed location within its plot relative to No.9 which helps to mitigate against any unacceptable overshadowing or overbearing effects.

Given the positioning of the extension within the plot, it would be largely concealed from view from the occupants of No.7 due to the existing built form of the main dwelling and the footprint of the extension aligning with existing end wall of the property.

Vantage points to the rear of extension are possible from No's 136 and 138 Eastern Avenue, however this will be limited given the positioning of the existing garage. Similarly, the front of the extension will be visible to No 18. However, the proposed footprint does not exceed beyond the existing front and rear walls, thereby respecting the existing separation distances to No's 136, 138 and 18.

Overall, whilst it is acknowledged that the proposed works will result in an increase in built form of the existing dwelling, it is considered that the proposal will not result in unacceptable overlooking, overshadowing or overbearing effects to the neighbouring properties. Whilst additional fenestration is proposed to the front and rear elevations, it is not considered that this results in loss of privacy given the existing separation distances between the surrounding properties and the application site. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed extension would be positioned up against the existing garage, thereby ceasing its use as parking provision to serve the property. The submission of additional and amended plans confirmed that the garage will be repurposed for garden storage. However the front and side of the property currently benefits from an area of hardstanding fronting the original garage which, whilst partially occupied by the new extension, would enable off-road parking for 2 vehicles. In addition, a section to the front of the property has also been laid to hardstanding in front of the existing porch which is utilised for parking for a further vehicle, thereby totalling 3 off-road spaces. Whilst it is currently unknown how many bedrooms the property has in total, it is noted that the application does not include any increase in bedrooms. There is also available on-street parking within the surrounding area which provides additional capacity and therefore despite the loss of the garage, the proposal ensures that the development would not give rise to harm to highway safety.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development, by reason of its scale, design and use of materials, is considered to enable a subservient addition to the main dwelling which does not result in unacceptable visual impact to the main dwelling, its setting or the surrounding area. The extension is considered proportionate to the existing dwelling and its plot, and would not result in a crowded or overdeveloped appearance. Furthermore, the proposed use of materials and their arrangement on the external elevations are considered to align with the established character and appearance of the dwelling, as well as the overarching character of the local vernacular. Additionally, the proposed works are not considered to result in unacceptable residential impact to the adjoining neighbours, whilst it is also not considered to result in adverse impact on the highway, with current parking provision and access arrangements considered acceptable. The development is therefore considered to comply with Section 12 and other relevant provisions within the NPPF, Core Policies 57, 60 and 61 of the Wiltshire Core Strategy, together with the Wiltshire and Chippenham Design Guides and the Wiltshire Car Parking Strategy 2011-2026.

As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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:

Location Plan received 27.02.26

26/001 / PL / 06 – Proposed Section received 23.04.26

26/001 / PL / 04 rev A – Proposed Ground Floor Plan received 23.04.26

26/001 / PL / 07 Rev A – Proposed Site Plan received 23.04.26

26/001 / PL / 05 rev C – Proposed Elevations received 13.05.26

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