

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02086
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	32 Erleigh Drive, Chippenham, SN15 2NQ
DEVELOPMENT DESCRIPTION:	PROPOSED REAR ORANGERY (existing conservatory to be removed)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a rear orangery to replace the existing conservatory. The proposal will be flat roofed with a lantern and finished in cream render for the walls, windows will be anthracite grey UPVC and an aluminium bi fold door.

It is noted that a pre-application advice request was submitted, which was supportive of the proposal.

SITE DESCRIPTION/CONTEXT

The existing property is a detached two storey dwellinghouse situated at the end of the no-through road Erleigh Drive, within an established residential development in the principal settlement of Chippenham.

The property currently features a pitched roof, with a single storey side extension to the north elevation which incorporates a hipped roof. The existing conservatory is situated at the rear of the property.

While the property is not within a Conservation Area, there are protected trees at the rear of the property. These trees are not affected by the proposal.

PLANNING HISTORY

Proposal / Summary
20/00683/ENF - Unauthorised felling of Ash tree subject to Preservation Order - Land Rear of 32 Erleigh Drive Chippenham Wiltshire SN15 2NQ –
N/07/02601/FUL - Full planning permission Decision - Approve with Conditions Date: 21/11/2007 – Single storey side extension
PL/2021/05484 - Dead Die and Dangerous Decision - Approve Date: 25/5/2021 – Removal of Broken Branch from Horse Chestnut Tree on Land to Rear of 32 Erleigh Drive
ENQ/2026/00047 - PD Enquiries Decision - PD Rights Removed Date: 22/1/2026 – PERMITTED DEVELOPMENT RIGHTS CHECK

ENQ/2026/00227 - Pre-Application enquiry Decision - Pre-App Response Date: 5/2/2026 – Single Storey Extension on Rear of Property to Replace Conservatory
PL/2026/02086 - Householder planning permission – PROPOSED REAR ORANGERY (existing conservatory to be removed)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping

North Wiltshire Local Plan

- Saved policy NE14 – Trees and new development

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No objection

REPRESENTATIONS

No comments were received.

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, the made Chippenham Neighbourhood Plan.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

In terms of scale, the proposal will see an increase in the scale of the built form. However, it is considered that the resulting scale and appearance of the property does not suggest that the host building or wider plot is being overdeveloped.

The proposed design and appearance of the orangery is typical of an ancillary residential structure and is an acceptable built form. The design relates well to the host building in both form and palette.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide and the Chippenham Neighbourhood Plan and Design Guide.

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

While it is noted that the proposal would see a slight increase in the overall built form, due to the proposals location, subordinate form and typical appearance it is not considered that the proposed orangery would have an unacceptable impact upon the amenity of the wider area in terms of overlooking, loss of light or overbearing impact.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide and the Chippenham Neighbourhood Plan.

Trees

It is noted that the application site is covered by a group TPO, with two protected outside of the property, but adjacent to the rear boundary. However, the proposal is a significant distance (approximately 15-16m) from these trees and as such it is considered that the proposal would

not result in an unacceptable impact upon their longevity. For this reason, the proposal will meet with the requirements of saved policy NE14 to the North Wiltshire Local 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 is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, saved policies of the North Wiltshire Local Plan, and the National Planning Policy Framework. 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:

Existing Block plan
Proposed Block plan
Existing elevations
Proposed elevations
Location map
(Received by LPA 8th April 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 detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.