

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02330
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Weavers Close, Chippenham, SN14 0GA
DEVELOPMENT DESCRIPTION:	Demolish existing conservatory and replace with a single storey extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of an existing conservatory with a single storey extension to the rear of the property. Plans show the extension measuring approximately 4.2m deep by 3.3m wide with a height to eaves of approximately 2.5m and to ridge of 3.5m. A window is shown in the end elevation and patio doors facing onto the garden in the side elevation. The extension is to be finished in brick with a tiled roof and 2No roof lights.

SITE DESCRIPTION/CONTEXT

The site lies to the west of Chippenham within a modern housing estate. The property is semi-detached and sits on a corner plot at the junction with Balmoral Close.

The property is not subject to any landscape, ecological or heritage constraints and is within flood zone 1

PLANNING HISTORY

n/a

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Chippenham Neighbourhood Plan:

- Policy H2

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, where applicable, any made Neighbourhood Plans.

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.

The proposal sees the removal of the existing uPVC conservatory and its replacement with a brick built extension approximately 1.3m deeper. Whilst the extension is to the rear of the property, due to the dwellings positioning on a corner plot, it will be visible from Balmoral Close.

Notwithstanding the visibility of the development, it is considered that the design and choice of materials is considered acceptable and in keeping with the character and appearance of the property and wider area.

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.

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.

The proposed extension sits on the boundary with the adjacent property to the west, 3 Weavers Close. 3 Weavers Close has an existing single storey extension and the proposed extension at No1 will extend approximately 4.7m further than this. The roof slopes away from the boundary and no openings are proposed which would face onto private amenity space.

It is therefore considered that the proposal will not result in unacceptable levels of overshadowing or overlooking, nor will there be an overbearing impact on residents of neighbouring properties.

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

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, the 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 and documents:

5801 50A

5801 51

5801 01

5801 03

5801 52

5801 04

5801 02

Received 09.04.26

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