

Mr S Jughard

7 Sadlers Mead
Chippenham
Wiltshire
SN15 3PA

Appeal Statement

Job Ref: 7 Sadlers Mead - Appeal
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1. Introduction

- 1.1. This appeal is submitted on behalf of Mr S Jughard ("The Appellant").
- 1.2. The appeal is made against the refusal of application ref. PL/2026/00302 which sought full planning permission for:

"Revisions to approved application PL/2025/05574 to add a single dormer window to the front roof slope and render existing reconstructed stone walls"

- 1.3. The application was refused on the grounds of the following two reasons:
 1. *By reason of its scale, design and external appearance, the proposed alterations to the principal elevation, together with the insertion of a dormer window, is considered to be a poor form of development and will result in a form of development that fails to respond positively to the character, context and distinctiveness of the original building and the wider street scene. As such, the proposal is contrary to Core Policy CP57 of the Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides as well as section 12 to the NPPF.*
 2. *The proposed development, by reason of its scale, design and would result in an unacceptable impact on the amenity of adjoining and surrounding residential occupiers through overlooking, loss of privacy and an overbearing effect. The development would fail to protect the reasonable living conditions of neighbouring properties and is therefore contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (2015), the guidance contained within Appendix D of the Wiltshire Design Guide SPD, and paragraph 135(f) of the National Planning Policy Framework which requires developments to provide a high standard of amenity for existing and future users.*
- 1.4. This Appeal Statement is submitted in support of the appeal proposals and we respectfully request that the Inspector considers the content of this Statement, alongside the application documents and a site visit in reaching a decision.

- 1.5. In accordance with paragraph 12.2.3 of the *Procedural Guide: Planning Appeals - England (updated 18th February 2026)* the Appellant's case focuses on areas of differences with the local planning authority (LPA) and seeks to avoid repetition where sufficient information has been provided within the application.
- 1.6. This Appeal Statement identifies the main issues as follows:
 - **Main Issue 1:** Whether the proposals are acceptable in terms of the impacts on the character and appearance of the area?
 - **Main Issue 2:** Whether the proposals are acceptable in regards to the impacts on the living conditions of neighbouring properties?
- 1.7. These main issues are comprehensively addressed in the substantive assessment in this Appeal Statement at Section 5.

2. Site Location and Planning Constraints

Site Location

- 2.1. The appeal site is a mid-row plot within Sadlers Mead, Chippenham. Further to the west and north west is a Leisure Centre, multi-storey car park and Chippenham Station, however the site is visually separate from these commercial uses. As such the immediate setting of the site can therefore be characterised as predominantly residential.
- 2.2. 7 Sadlers Mead is a detached bungalow constructed primarily in Bradstone, with rendered finishes to the side and rear elevations beneath a concrete tiled pitched roof. The principal elevation is characterised by a front-facing gable, while a chimney stack is positioned along the side elevation. Fenestration and external doors are finished in white UPVC. To the rear, the property includes an existing conservatory with a shallow hipped roof, constructed with a dwarf brick base and glazed upper sections.
- 2.3. The site benefits from access to bus services, with the nearest bus stop located 140 metres from the appeal site as demonstrated in Figure 1 below.

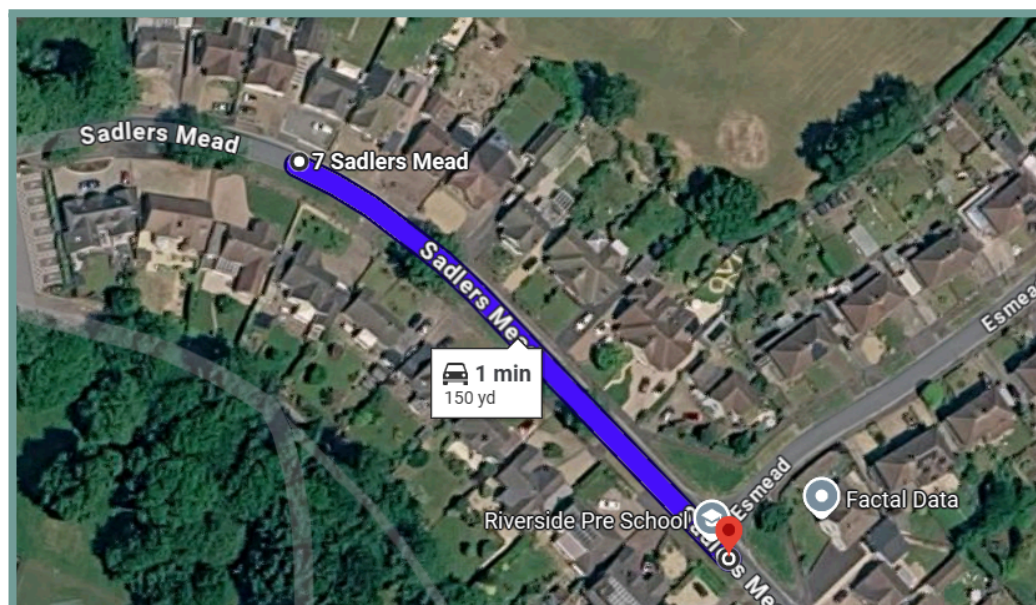


Figure 1: Walking Distance to Nearest Bus Stop

- 2.4. The site is also only approximately 280 metres from the train station.

Planning Constraints

- 2.5. The site falls within the Chippenham Settlement Boundary.
- 2.6. The site is not subject to any statutory designations or other planning constraints.
- 2.7. The site falls within Flood Zone 1 and is therefore at the lowest risk of flooding.
- 2.8. As such, the site is not affected by any “footnote 7” policy as set out in the National Planning Policy Framework (Framework) that could provide a clear reason for refusing the development.

3. Relevant Planning History

PL/2025/05574

- 3.1. Prior to the submission of the refused planning application, planning permission was approved at 7 Sadlers Mead under reference PL/2025/05574 for “*Extensions to side and rear, raise roof with adaptations to provide rooms in roofspace*”. The Officer Report and submitted plans are contained at Appendices 1 and 2 respectively.



Figure 2: Approved Elevations for PL/2025/05574

- 3.2. The approved development was for the reconfiguration of the property from a three-bedroom bungalow to a four-bedroom property, whilst maintaining the existing bungalow character of the building to the streetscene.
- 3.3. The approved scheme included side and rear extensions, a raised roof form, and rooflights to the front roofslope. External materials comprised Bradstone to the principal elevation, render to the side and rear elevations, and Breckland Brown double Roman concrete roof tiles.
- 3.4. The current appeal proposal retains the overall scale, footprint, ridge height and internal accommodation approved under PL/2025/05574, including the side and rear extensions and the provision of habitable accommodation at first floor level. The principal changes between the approved scheme and the appeal proposal relate to the treatment of the front elevation and external finishes. Specifically, the previously approved front-facing gable is replaced with a dormer window serving a first-floor bathroom, the arrangement of rooflights is amended, and the external materials are revised such that the front elevation would also be rendered.
- 3.5. Notwithstanding these amendments, the appeal proposal does not seek to increase the approved footprint, ridge height, or massing previously accepted by the Council under planning permission PL/2025/05574.

3.6. The previous application is a significant material consideration in the determination of the current appeal proposal. In granting PL/2025/05574, the Council accepted the principle of remodelling the dwelling, including the increase in roof height, the provision of first-floor accommodation within the roofspace, and alterations to the appearance of the property within the street scene.

3.7. Within the officer's assessment of the approved scheme, it was concluded that:

*"the overall retaining appearance and character of the property will remain, still enabling the property to be a chalet bungalow, and **will not give rise to the appearance of a two storey dwelling.**" [DCPC emphasis]*

3.8. The officer further acknowledged that the locality already includes examples of comparable development, stating:

*"The locality includes examples of properties that have undergone similar conversions, resulting in raised rooflines and changes to the front elevations... **This demonstrates that this form of development is not incongruous within the area.**" [DCPC emphasis]*

3.9. In relation to visual impact and design, the approved officer report also concluded that:

*"The scale and design of the proposed works are **in-keeping within the local area and the streetscene** and are not considered to result in an over-developed appearance or unacceptable visual impact." [DCPC emphasis]*

3.10. Importantly, the Council previously accepted that the increased roof height, altered roof form, and first-floor accommodation would not result in unacceptable impacts upon neighbouring amenity. The approved officer report concluded that:

"Officers are satisfied that the distance between the host dwelling and those across the road is sufficient to not result in any unacceptable overlooking or loss of privacy."

and:

“the works will not result in overbearing effects or unacceptable impacts to residential amenity.”

- 3.11. Accordingly, the principle of an enlarged and remodelled dwelling at the appeal site, including increased roof height and accommodation at first-floor level, has already been accepted by the Council through the grant of planning permission under reference PL/2025/05574. The current appeal proposal does not seek to increase the approved ridge height, footprint, or scale previously found acceptable, with the changes instead relating principally to the dormer and external materials.

Wider Planning History

PL/2024/07217 - Loft conversion, front porch and alterations - Allowed at Appeal 13 August 2025



Figure 3: Comparable Application

- 3.12. The Inspector’s attention is respectfully drawn to the recent appeal decision at 56 Sadlers Mead (APP/Y3940/D/25/3364557), located approximately 280 metres from the appeal site for a similar form of development and was allowed. The Inspector for the appeal allowed alterations including front dormer windows and amendments to a loft conversion scheme within this same residential estate. The appeal is of direct relevance given the consideration of roof alterations, dormer design and the character of Sadlers Mead. The Appeal Decision Notice and approved plans are contained at Appendices 3 and 4 respectively.
- 3.13. In reaching their decision, the Inspector made reference to the fact that the scheme retained the overall character of a bungalow, concluding that:

“the upward loft extension retains the appearance of a bungalow”

- 3.14. The Inspector also found that the proposed dormers were appropriately proportioned and visually contained within the roof form, stating:

“the front dormers remain symmetrically spaced, set in from the sides and down from the main ridge and well contained within the body of the roof.”

- 3.15. Importantly, the Inspector recognised that Sadlers Mead does not exhibit a wholly uniform character and that variation in roof forms already exists within the locality. The appeal decision notes the presence of “gable, hipped and half hipped roofs” within the surrounding area and concludes that the proposal was “not out of keeping with the street scene.” The Inspector ultimately found that the development “would not have a harmful effect on the character and appearance of the appeal property and the surrounding area.”
- 3.16. Whilst each case must be considered on its own merits, the appeal decision demonstrates that appropriately designed dormer additions and roof alterations within Sadlers Mead can be successfully incorporated into the area without visual harm.

4. Relevant Legislation, Planning Policies and Guidance

Adopted Development Plan

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise.
- 4.2. In this instance the adopted Development Plan comprises the Wiltshire Core Strategy (WCS) incorporating saved policies from district local plans, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, Minerals and Waste Plans and made Neighbourhood Plans.

Wiltshire Core Strategy

- 4.3. Within the WCS, the key policy relevant in the determination of this appeal is Core Policy 57, 'Ensuring High Quality Design and Place Shaping' (CP57). CP57 seeks to achieve a high standard of design in all developments, which includes extensions and alterations to existing buildings. 14 criteria are set out within the policy which guides development proposals to achieve the aspirations of the policy. CP57 is the sole policy from the Development Plan referenced within the reason for refusals.

Chippenham Neighbourhood Plan

- 4.4. The appeal site falls within the Chippenham Neighbourhood Plan 2023–2038 area which was formally made on 29th May 2024. Having reviewed the Neighbourhood Plan, none of the policies within the document are found to have any direct relevance to the main issues of this appeal. Furthermore, the Design Guide which accompanies the Neighbourhood Plan explicitly excludes householder developments from the guidance.
- 4.5. The Delegated Report and reasons for refusal makes no further reference to the Chippenham Neighbourhood Plan and as such no further commentary is provided on the document or its policies.

Wiltshire Local Plan

- 4.6. Wiltshire Council has been in the process of bringing forward a new Local Plan, however the Council was informed in February 2026 by the Inspectors that they would not be recommending adoption of the Local Plan.
- 4.7. As such, no further comments are deemed necessary on the document.

Supplementary Planning Guidance

- 4.8. The WCS policies are supplemented by additional guidance in the Wiltshire Design Guide (WDG). Appendix D of the WDG contains a number of clear and concise bullet points in respect of Householder Extensions. These are discussed within the substantive assessment of this Statement.

National Planning Policy Framework (Framework)

- 4.9. The Framework was last updated in December 2024 (with corrective amendments in February 2025) and it sets out the government's planning policies for England and how these are expected to be applied.
- 4.10. The revised Framework continues to set out a presumption in favour of sustainable development. It identifies three facets of sustainable development: economic, social and environmental, noting that they are interdependent and need to be pursued mutually. Paragraph 11 sets out for decision taking, the presumption in favour of sustainable development means approving development proposals that accord with the development plan, and where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework.
- 4.11. Local planning authorities should approach decision making on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 4.12. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.13. It is further stated that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Design

- 4.14. Section 12 of the Framework, '*Achieving well-designed places*', places significant weight on quality design to achieve high quality, beautiful and sustainable buildings and places. Paragraph 135 seeks to ensure that designs provide a high standard of amenity for existing and future users.
- 4.15. Unfortunately, the Council's first reason for refusal makes reference to Section 12 but does not provide any reference to specific paragraph numbers.

- 4.16. The second reason for refusal makes reference Para 135 (f), which states that:

“Planning policies and decisions should ensure that developments:

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

- 4.17. The adopted development plan is consistent with the Framework and amenity is addressed within the main section below.

5. Substantive Assessment

5.1. The main issues in this appeal are:

- **Main Issue 1:** Whether the proposals are acceptable in terms of the impacts on the character and appearance of the area?
- **Main Issue 2:** Whether the proposals are acceptable in regards to the impacts on the living conditions of neighbouring properties?

Main Issue 1

- 5.2. In respect of the Council's first reason for refusal, the Delegated Report is primarily concerned with the harm from the front dormer, with the majority of assessment centred around this element of the design. Secondary concerns are then raised within the Delegated Report with the proposed external materials. Other aspects of the proposed development, including the side and rear extensions and fenestration are confirmed by the Council as being acceptable, having previously been approved under PL/2025/05574. These elements are therefore not discussed further within the Appeal Statement.
- 5.3. Firstly, in respect of the dormer, the Council makes reference to Core Policy 57 of the WCS. This policy requires development proposals to make a positive contribution to the character of Wiltshire through 14 criteria. Criterion iii is of most relevance to the proposal, setting out that positive contribution to the character of Wiltshire can be achieved through *"responding 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"*.
- 5.4. Additionally, Appendix D of the Wiltshire Design Guide provides specific guidance in respect of dormers, stating *"the design of any dormer windows should reflect the style, proportion materials and shape of the existing house and roof design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area."*
- 5.5. The proposal is entirely in accordance with this guidance; the dormer is modest in its proportions and form, without dominating or seeking to create an overly large floor area. The Delegated Report makes reference to

the Appendix D of the Design Guide but fails to acknowledge that this part of the scheme wholly follows the aspirations of the Council's supplementary planning guidance.

- 5.6. Whilst the Appellant acknowledges that this part of Sadlers Mead has a relatively consistent pattern of bungalow and chalet bungalow development, it is considered that the Council's description of the dormer as *"visually intrusive and unduly prominent"* significantly overstates the likely effect of the proposal.
- 5.7. The dormer has been designed as a relatively modest addition within the overall roof slope. At approximately 2.8m wide by 2.8m high, on a roof slope of 9.4m wide and 4.4m in height, it is a subservient feature of the roof. It is positioned directly above the existing ground floor window, helping to create a balanced appearance within the front elevation. It is set well within the confines of the roof slope without pushing too close to the side, eaves or ridge of the roof. The dormer would also incorporate a dual-pitched roof with matching roof tiles, and matching white UPVC fenestration, ensuring it visually works in architectural terms as a pleasing addition to the dwelling.
- 5.8. As can be seen in the visualisations below, the development would sit comfortably between its neighbours as a well proportioned and attractive bungalow.



Figure 4: Street scene visualisation

- 5.9. Importantly, the proposal would continue to read as a chalet bungalow rather than a full two-storey property. The dormer occupies only a limited section of the front roof slope and would be viewed within the context of

the enlarged roof form already approved by the Council under planning permission PL/2025/05574. As can be seen in the visualisation above, the pitched dormer roof echoes the front facing gable which is evident on the neighbouring properties and allows the rhythm of the street to be maintained whilst still providing the important improvements to the living arrangements of the property.

- 5.10. Whilst there is a pattern of bungalow development within this part of Sadlers Mead, the street is not entirely uniform. There are examples of varied roof forms, roof alterations and dormer additions elsewhere within the estate, including at Nos. 20 and 56 Sadlers Mead, demonstrating that such features are not alien to the character of the area. The Inspectors attention is drawn to drawing 381/ CAM / 2025/ 3 which sets out a number of examples of other varied roof forms within the vicinity (Appendix 5).
- 5.11. The spacious layout of the estate, with the properties all being set back from the street with the benefits of front gardens, further reduces the prominence of the proposal within public views. In the Appellant's view, the proposed dormer represents a subservient addition to the dwelling and would not appear incongruous or materially harmful to the character or appearance of the surrounding area.
- 5.12. Moving onto the Council's concerns in relation to materials, the Council accepts that there are examples of rendered properties within the area, but take the view that rendering the dwelling in its entirety, combined with the proposed roof alterations and dormer, would contribute toward the perception of a more substantially remodelled and visually discordant building. The Appellant respectfully considers that this conclusion overstates the effect of the proposal when viewed in its actual context.
- 5.13. It is considered important to restate that a number of rendered properties already exist within the surrounding area. The character of Sadlers Mead is not defined by a single material, but is actually characterised by a variety of materials including render, brick, pebble dash and Bradstone. A review of the street demonstrates that fully rendered dwellings are not uncommon, including the immediately adjoining property at No. 5 Sadlers Mead, whilst Nos. 6 and 15 also incorporate wholly (or almost wholly) rendered finishes. Further examples exist as the street continues away from the appeal site. The suggestion that rendering the appeal property would therefore appear visually discordant within the locality is simply untrue.

- 5.14. It is also material that the appeal property already includes rendered side and rear elevations. The proposal simply extends this finish across the principal elevation. In the Appellant's view, the proposed materials do not materially increase the visual prominence of the development, nor do they fundamentally alter the manner in which the building is experienced within the street scene.
- 5.15. When considered alongside the modest scale and design of the proposed dormer, the use of render would not result in a harmful or incongruous form of development. Rather, the proposal would remain as a chalet bungalow set within a street characterised by a range of altered dwellings, roof forms and external finishes.
- 5.16. It should be noted that the appeal proposal received a number of representations in support from local residents, with no objections submitted by neighbouring occupiers or other members of the public. This level of unanimous public support is uncommon in the context of householder development proposals. The absence of objection from residents who are likely to be most affected by the proposal is a material consideration which weighs positively in favour of the scheme. Full representations from members of the public are reproduced at Appendix 6.
- 5.17. The comments received all identify the proposal as a well-considered and proportionate scheme which responds positively to both the existing property and the wider area. Particular support was expressed for the manner in which the proposal would modernise and adapt an ageing bungalow to meet contemporary family living requirements. Residents also recognised the wider benefit of enabling older housing stock to remain attractive to younger families, rather than relying solely upon outward expansion through new-build development. One representation specifically notes that the proposal is *"sensitive to the local environment and neighbouring houses"*, whilst another comments that the proposed front dormer is *"well proportioned and creates a balanced and more pleasant roof structure"*.
- 5.18. The comments received demonstrate a clear degree of local support for the proposed development. This weighs in favour for the development in the planning balance.

- 5.19. Considering the above, the development clearly results in acceptable impacts to the character and appearance of the area, in accordance with Core Policy 57 of the WCS and Appendix D of the Wiltshire Design Guide.

Main Issue 2

- 5.20. The Council's second reason for refusal concerns impacts on the amenity and living conditions of neighbours. The Delegated Report clarifies the Council's stance that the proposal would lead to *"increased overlooking, loss of privacy and unacceptable impacts to both the visual and residential amenity of Nos. 6 and 9 Sadlers Mead."*
- 5.21. The refusal cites conflict with Core Policy 57(vii) of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide SPD and paragraph 135(f) of the Framework which collectively seek to ensure development safeguards the living conditions and amenity of neighbouring occupiers.
- 5.22. It is perhaps most important to point out that no public objections were received to the scheme at all. To the contrary, one representation expressly states that the proposal "will not result in any significant adverse impact on neighbouring properties in terms of privacy, light, or amenity." Clearly if any neighbours did have concerns with the scheme, they would have objected.
- 5.23. The Council previously accepted under planning permission PL/2025/05574 that the increased ridge height and introduction of first-floor accommodation would not result in unacceptable amenity impacts. The current proposal does not increase the approved ridge height, footprint or scale of development, nor does it introduce any upper floor side-facing windows. The only material change in amenity terms is the addition of a modest front dormer serving a bathroom.
- 5.24. In relation to No. 9 Sadlers Mead, the officer report acknowledges that the dormer "will not create direct overlooking" toward the property. The Council's concerns instead relate primarily to perceived increased bulk arising from the dormer when viewed from No. 9. However, any increased sense of bulk would be experienced principally from the front garden and side passage between the dwellings, rather than from a private rear amenity space. These are not the areas typically most sensitive to overbearing impacts. Furthermore, any perceived increase in massing created by the dormer must be considered alongside the removal of the

front gable, which itself reduces built form and visual bulk at the front of the dwelling. When viewed as a whole, the proposal would not result in unacceptable overbearing effects or material harm to residential amenity.

- 5.25. With regard to No. 6 Sadlers Mead opposite, The Council have raised concerns in respect of intrusive overlooking. The separation distance between the two properties is approximately 28 metres. The Wiltshire Design Guide does not contain any specific guidance for distances between front elevations but sets out at paragraph 9.2.5 a minimum threshold of 20 metres for traditional 'back-to-back' separation. Plainly, the proposed separation distance is far in excess of this. In many residential settings, front elevations would be positioned a fair distance closer to one another.
- 5.26. The proposed dormer serves a bathroom and would face directly toward the public street scene rather than toward any private rear amenity space.
- 5.27. The Council's concerns regarding overlooking and loss of privacy are therefore difficult to substantiate in the context of a standard suburban front-to-front relationship separated by a public highway and front gardens. Only 180 metres to the south-east on Sadlers Mead is an entire row of two storey dwellings facing bungalows with similar separation distances to the appeal site and No. 6 Sadlers Mead. Clearly this arrangement is not uncommon within the area.
- 5.28. No objections have been raised by the occupants of No. 6 Sadlers Mead and combined with the separation distances, impacts to privacy through overlooking should simply not have been raised as a concern.
- 5.29. Once again, the Council has overstated the likely impacts of the development. Any effects arising in terms of overlooking, loss of privacy or overbearing impacts would, if experienced at all, be very limited in nature and comfortably within the range typically regarded as acceptable in planning terms within a suburban residential setting. The proposal is an eminently modest proposal and it is genuinely surprising the Council have found any adverse impacts are likely to occur to neighbouring properties whatsoever.
- 5.30. Accordingly, the proposal is considered to comply with Core Policy 57(vii), Appendix D of the Wiltshire Design Guide and paragraph 135(f) of the Framework.

Public Benefits

- 5.31. The proposal would deliver improvements to an existing dwelling within a sustainable residential location, enabling the continued effective use and modernisation of the property to meet contemporary living requirements.
- 5.32. There would be limited social and economic benefits to the local area during construction through the support to construction jobs.

Conclusion

- 5.33. Overall, as set out above there would be no adverse effects arising from the development. The proposal complies with the Development Plan and the Framework.
- 5.34. Accordingly, the Appellant respectfully requests that the Inspector allow the appeal.

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/05574
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 SADLERS MEAD, CHIPPENHAM, SN15 3PA
DEVELOPMENT DESCRIPTION:	Extensions to side and rear, raise roof with adaptations to provide rooms in roofspace
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for proposed ground floor extensions to the side and rear of the dwelling, whilst raising the roof to enable the provision of rooms within the roofspace. The application is submitted using Householder application forms.

During the life of the application, revised plans were received to amend the scale and appearance of the proposed scheme.

SITE DESCRIPTION/CONTEXT

The property known as 7 Sadlers Mead is located within Chippenham, which is classed as a principal settlement. The property is a modest detached bungalow dwellinghouse of Bradstone construction with rendered side and rear walls, concrete roof tiles and white UPVC windows and doors. The property has a pitched roof with prominent front gable and features a chimney to the side elevation. The property also has an existing shallow hipped roof conservatory to the rear, constructed from a dwarf brick wall with glazing above.

The property is situated within an established residential area, with this part of the Sadlers Mead development characterised predominantly by bungalows and chalet bungalows, many including gables or forward projecting gables to the front elevation similar to the host dwelling. There are also examples of two-storey dwellings further within the development as well as properties within close proximity which have benefitted from extensions and raising of the roofs to incorporate habitable rooms within the roofspace. The immediate surrounding area features properties with open frontages, set back from the road and incorporating off-road parking, whilst a mixture of materials have been used for their construction, including stone and render.



Existing & Proposed Front Elevations

The proposed development is to extend both to the side and rear of the property, whilst raising the roof form to enable the creation of habitable rooms within the roof space. The ground floor extensions comprise a single storey side extension to create a downstairs shower room and utility room, with a ground floor rear extension providing a family room and dining area (owing to the removal of the existing rear conservatory). The front door is also proposed to be relocated from the side (west) elevation to the front. The property will undergo internal reconfiguration resulting from the proposed roof space alterations, thereby the existing ground floor will be altered to change bedroom 3 into a study, whilst the kitchen space will be enlarged due to the removal of the family bathroom with bedroom 1 retained as a guest bedroom. The remaining 3 bedrooms will be relocated upstairs within the roof space with the provision of a new family bathroom, thereby the property will increase from a 3 to a 4 bedroom property. The new layout will enable the property to be remodelled to create an improved layout and flow throughout the dwelling.

The proposed build will be constructed using broadly matching materials to the host dwelling to enable sympathetic additions and alterations. The front elevation will retain the existing Bradstone to the gable and frontage, whilst the side and rear elevations will be rendered with the roof tiles proposed to be Breckland Brown double Roman concrete tiles. It is also intended to continue to use of white PVC for windows and doors.

The proposed appearance of the dwelling from the front elevation will be similar to that of its existing appearance, however the altered roof height will result in a greater proportion of roof being visible from this viewpoint as it will be a more prominent feature. The proposed design features a partial 'saltbox' style roof, which creates a longer sloping roofline to the front elevation with a shorter roofline to the rear. The side extension will feature a pitched roof, whilst the rear extension will feature a hipped roof with flat roof lantern. It is also noted that the side chimney will also be removed.

In terms of fenestration, the front elevation will retain 2 of existing front-facing windows whilst the relocated front door will see the removal of the existing middle window. The raised roof will incorporate 3 rooflights to the front elevation which will serve the relocated bedrooms. Arguably the rear elevation will see the majority of changes to fenestration. With the removal of the existing conservatory, the proposed ground floor rear extension will include entrance doors to the rear garden with a casement window either side, plus a rear entrance door to serve the utility room. To the upper floor, the rear elevation will see 2 first floor windows. The proposed side (west) elevation will retain one ground floor casement window but will include a slimline window to serve the downstairs shower room. The other side (east) elevation will retain a slimline window but the ground floor extension will include a window which will serve the dining area. No fenestration is proposed to the upper floors of the east and west elevations.

In terms of dimensions, the proposed side elevation is proposed to measure approx. 1.8m wide, 5.7m deep and 4.5m high, sloping to 2.4m at the eaves. The proposed rear elevation measures approx. 9m in width, 4.5m deep and 3.6m high, sloping to 2.6m at the eaves. To compare, the overall existing height of the dwelling is approx. 5m, whilst the proposed works will result in an increase to approx. 7m.

The proposed single-storey extensions will remain subservient to the host dwelling, both in scale and form. Their reduced height and modest footprint ensure that they do not compete visually with the main building. The proposed increase in roof height will inevitably alter the appearance and scale of the dwelling. The surrounding area is predominantly characterised by bungalows and chalet bungalows, which maintain lower rooflines and contribute to the established character of the locality. Whilst the roofline will be raised, the overall retaining appearance and character of the property will remain, still enabling the property to be a chalet bungalow, and will not give rise to the appearance of a two storey dwelling. There is a comparative plan that has been submitted as part of the suite of plans, which demonstrates the raised roofline in comparison to the neighbouring properties either side of the host dwelling:



7 Sadlers Mead is the middle property shown here

Previously, the adjacent property – 9 Sadlers Mead – was granted permission to raise the roofline of the property to also incorporate rooms within the roofspace. The locality includes examples of properties that have undergone similar conversions, resulting in raised rooflines and changes to the front elevations. However, these dwellings have retained their overall character as chalet bungalows and have avoided creating the appearance of full two-storey dwellings, which would be out of keeping with the established identity of the area. This demonstrates that this form of development is not incongruous within the area.

Officers have considered the comments which have been raised by Chippenham Town Council, who have expressed concerns that the property will appear incongruous and dominant within the streetscene. It is acknowledged that the roof height of number 7 will increase from approx. 5m to approx. 7m, which is comparative to the roof height of number 9 Sadlers Mead which was raised to approx. 6.65m owing to previous planning permissions. The roof of the host dwelling will be a more prominent feature of the front elevation, however the inclusion of the rooflights help to soften its visual appearance. Despite the raised roof height, the front gable is retained which is a local characteristic within this vicinity and helps the development to remain in-keeping with the identity of the area.

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

- Agricultural Land Classification - Urban
- Countryside Character Areas - Avon Vales
- Historic Buildings Sites and Monuments Records - Ridge and Furrow, East Chippenham
- Areas Susceptible to Ground Water Flooding -
- Archaeology Line - Ridge and Furrow, East Chippenham

PLANNING HISTORY – None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Chippenham Neighbourhood Plan 2023-2038:

- Policy H2 (Housing Design)

Chippenham Design Guide

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

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
- Parking and Access

CONSULTATION RESPONSES

Chippenham Town Council: Objection -

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.'

All dwellings located on the northern side of Sadlers Mead are bungalows, sharing common roof ridge and eaves lines, and creating uniformity and harmony in the streetscene. There is one anomaly in the street, at the adjoining property, No. 9 Sadlers Mead, where consent was historically granted for a slightly raised roof and addition of front rooflights in order to provide accommodation in the roofspace. However, this dwelling, whilst slightly taller than its neighbours, still has the appearance of a dormer bungalow with its projecting front gable remaining unaltered.

Even without the benefit of existing and proposed streetscene plans (which are required in order to establish the impact of the proposed development on the existing streetscene) the proposed raising of the roof of No. 7 by 2m in height, plus incorporation of a front dormer window would make the resulting dwelling appear dominant and incongruous in the streetscene due to its height and design, and more akin in scale and appearance to that of a two storey dwelling. This incongruous effect would be amplified by the proposed rendering over (in white render) of the existing Bradstone facades, which is the vernacular façade material along Sadlers Mead. The proposal would therefore be contrary to CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD and the NPPF.

Chippenham Town Council were reconsulted upon receipt of an amended suite of proposed plans, and subsequent comments are as follows:

Object.

Please refer to the Town Council's objection of 25 July 2025. The Town Council welcomes the amendments made to this scheme in terms of the retention of existing stonework to the front elevation and removal of the proposed dormer window. However, the height of the roof ridge remains unchanged and there are still concerns that the resulting dwelling, because of its height, would appear dominant and incongruous in the streetscene contrary to CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD and the NPPF. As per the Town Council's previous request, a streetscene elevation plan is required to be able to assess and fully understand the relationship of the proposed roof ridge to the roof ridges of adjoining existing dwellings.

Wiltshire Council Highways: No 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.

Policy H2 of the Chippenham Neighbourhood Plan requires all residential development in Chippenham to be sustainably designed in accordance with the local design guidance in the Chippenham Design Guide (Annexe 1) and other policies in the Development Plan. 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.

Officers consider the proposal to be acceptable. Whilst the height of the proposed bungalow is to be raised to enable the proposed internal roofspace development, the overall height of the bungalow is not considered to be overbearing or incongruous within the vicinity. The proposed side and rear extensions enable subservient and sympathetic additions that are proportionate to the property and its plot, which help preserve the established character as a chalet bungalow. The scale and design of the proposed works are in-keeping within the local area and the streetscene and are not considered to result in an over-developed appearance or unacceptable visual impact. The use of materials that match the existing dwelling will ensure the extension integrates with its surroundings and maintains visual continuity within the streetscene and locality.

Therefore it is considered that the proposal is in accordance with WCS Core Policy 57 where a high standard of design is expected for extensions. In addition, it is in accordance with Policy H2 of the Chippenham Neighbourhood Plan which requires all residential development in Chippenham to be sustainably designed in accordance with the local design guidance in the Chippenham Design Guide (Annexe 1) and other policies in the Development Plan, section 12 of the NPPF and the Chippenham and Wiltshire Design Guides, given that the external appearance, scale, design and materials used for development provide a sensitively designed proposal that is both compatible and complimentary to the existing dwelling and wider streetscene.

Residential Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Neighbouring properties most sensitive to the development are 5 and 9 Sadlers Mead, to the west and east of the site respectively. As forementioned, number 9 has already benefitted from previous extensions and a raised roof to enable a similar utilisation of the roofspace for additional living accommodation. The positioning of the property and the rear extension will not bring the built form closer to the boundary with number 9, as the orientation of the host dwelling is marginally angled away from the boundary line. The rear extension will include a ground floor window which will look across to the boundary with number 9, however this property does not have any ground or first floor windows overlooking the host dwelling. The raised roof will increase the built form of the host dwelling, however Officers consider that due to the positioning of the dwellings and the comparative height of number 9, the works will not result in overbearing effects or unacceptable impacts to residential amenity.

5 Sadlers Mead is a bungalow positioned to the west of the host dwelling. The built form of number 5 is lower than what the proposed built height of the host dwelling will be, as is evident from the comparable plan within this report. The rear of number 5 has a number of outbuildings currently erected alongside the boundary which help obscure views across to the host dwelling and the rear garden. The proposed side extension will bring the built form closer to the boundary with number 5, however no additional fenestration is proposed on the proposed west boundary overlooking number 5. The increase to the roof height will be apparent to number 5, given that its own height will be lower, however the 'salt box' design and pitch of the proposed roof will help reduce the overall mass and bulk to the side elevation. However given the proposed built form, the single storey rear extension and the raised roof, Officers are satisfied that the distance to the boundary of number 5 is sufficient to mitigate against any resulting unacceptable overlooking or overbearing effects, nor will it result in loss of light or loss of privacy.

The properties the other side of the road along Sadlers Mead – namely 6 and 8 Sadlers Mead – will have vantage points across to the development site. Whilst it is acknowledged that 3 rooflights are proposed on the front elevation, Officers are satisfied that the distance between the host dwelling and those across the road is sufficient to not result in any unacceptable overlooking or loss of privacy.

Therefore considering the proposed increase in height to the dwelling, together with the mass and scale of the proposed extensions, increased fenestration and distance of the host dwelling boundary to these properties, Officers are satisfied that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in any significant or unacceptable visual impact, loss of light, or overshadowing effects. Whilst the proposed extension will occupy a larger footprint and the height will be increased by approx. 2m, Officers consider that the distances to the boundaries are sufficient to help mitigate against any resulting unacceptable overlooking or overbearing effects. Therefore the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

Parking And Access

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 61 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 existing property is a 3 bedroom dwelling, proposed to increase to 4 bedrooms as a result of the proposed raised roof and internal reconfiguration. To adhere to the Wiltshire Car Parking Standards, a 4 bedroom property must demonstrate 3 parking spaces. The frontage of the property has sufficient parking for 3 vehicles, as demonstrated by the proposed block plan, whilst there are no proposed alterations to the existing access arrangements. Wiltshire Council Highways Officers confirmed that they raise no objection to the proposal, therefore, it is deemed to comply with CP57 and CP61 of the Wiltshire Core Strategy and the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy, as minimum parking standards have been met and the proposed development would not result in any adverse impact on high safety and the access arrangements are acceptable.

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

On balance, officers consider that the proposed extensions and raising of the roof height to provide rooms in the roofspace will not result in unacceptable harm towards visual amenity. It is considered that the proposals would, by virtue of their height, scale, design and materials used, constitute complimentary and sympathetic additions to the host dwelling that are proportionate to the size of the existing property and the plot. Whilst the appearance of the dwelling will alter as a result of the works, it is not considered to result in unacceptable impact to the streetscene as the proposal is in-keeping and sympathetic to the prevailing character within the Sadlers Mead development. With regards the increase in roof height of the dwelling, officers consider that the distances to the boundaries of the neighbouring properties are sufficient to help mitigate against any unacceptable impacts to residential amenity, overlooking or overbearing effects. In addition, the proposal demonstrates that the site can accommodate sufficient parking for a 4 bedroom property.

Overall, the application complies with CP57 and CP61 of the adopted Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides, Section 12 of the NPPF, and other relevant planning documents policy and legislation.

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

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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:

- 381/RJM/2025/1 - Existing Elevations and Floor Plans received 01.07.25
- 381/RJM/2025/2 Rev B – Proposed Elevations and Floor Plans received 14.10.25
- 1381/CAM/2025/3 – Revised Extensions and Alterations (Images) – received 14.10.25

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

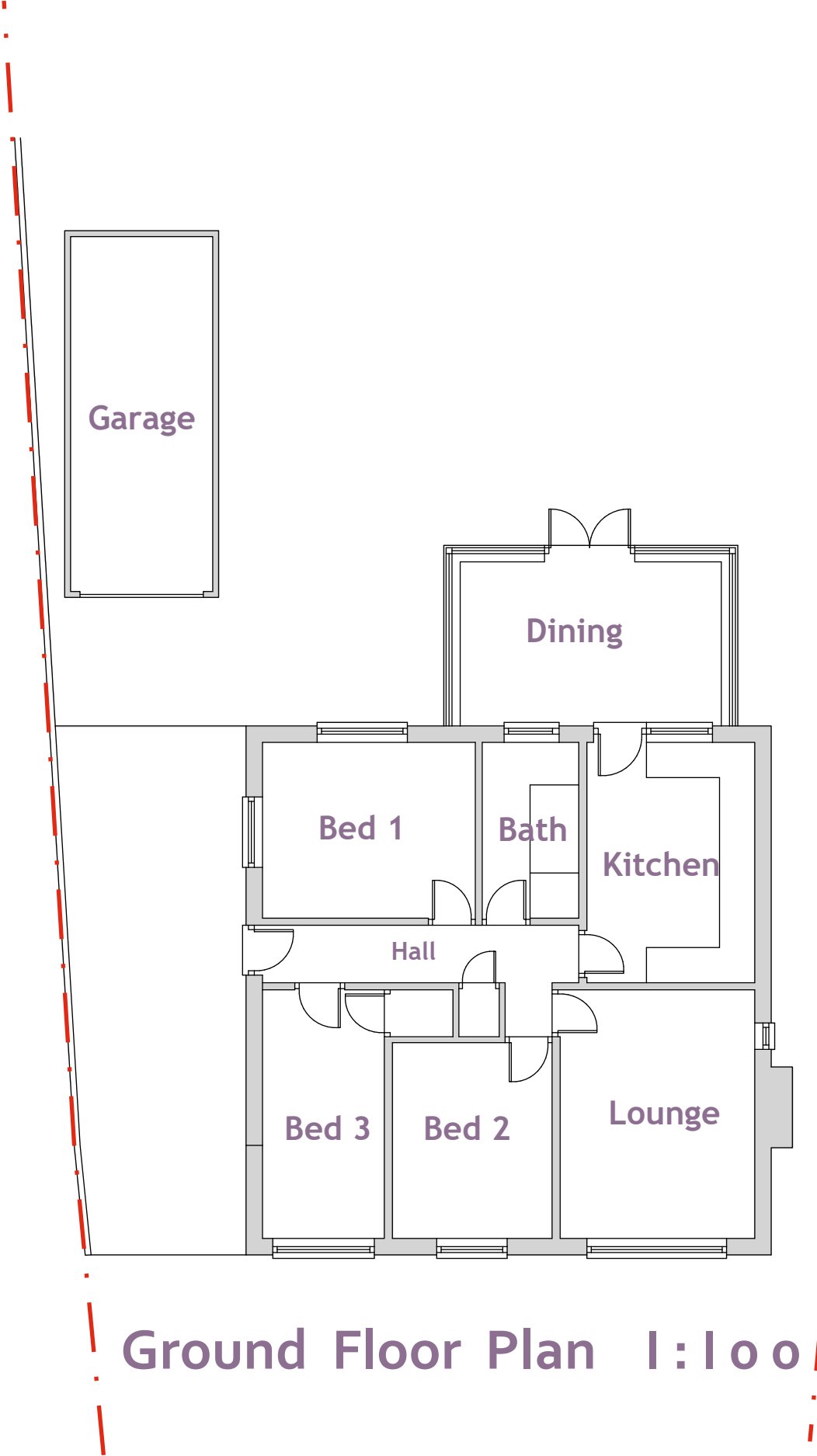
PROPOSED EXTENSIONS & ALTERATIONS: 7 SADLERS MEAD , CHIPPENHAM. FOR MR S. JUGHARD



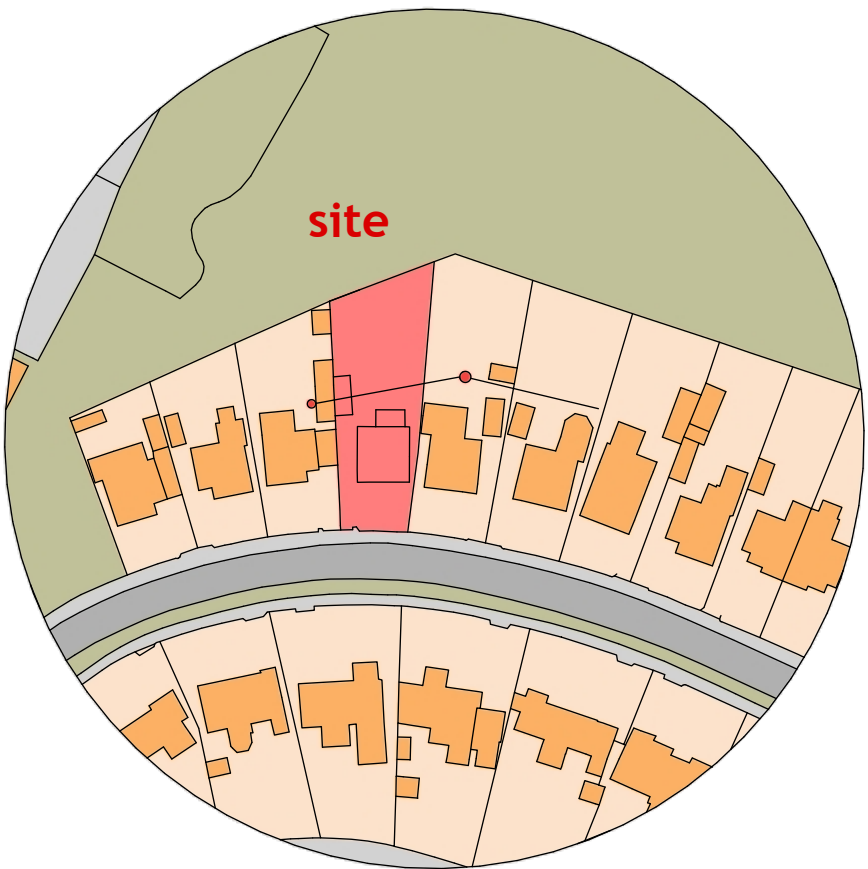
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East Elevation 1:100

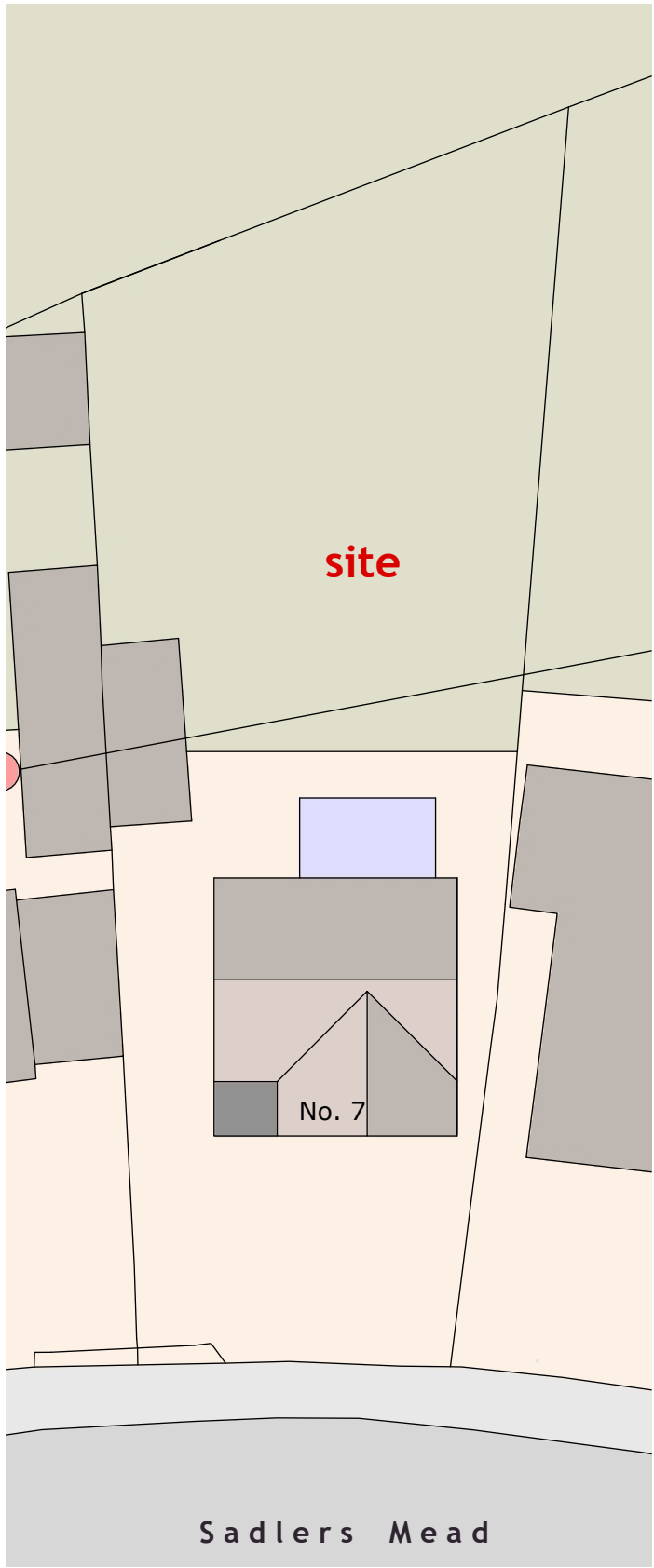
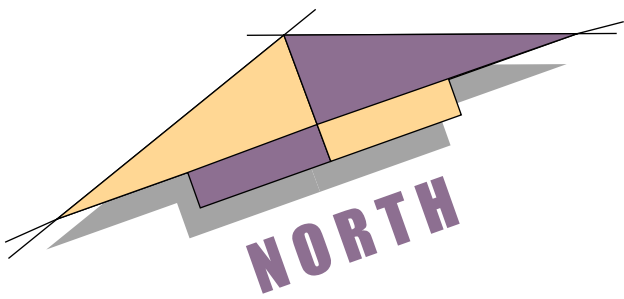
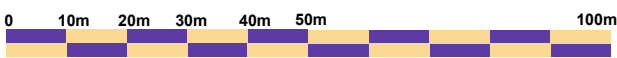
North Elevation 1:100



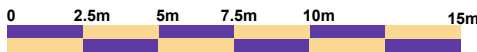
Ground Floor Plan 1:100



Location Plan 1:1250



Block Plan 1:250



West Elevation 1:100

EXISTING SURVEY

ROBERT MANNING

ARCHITECTURAL DESIGN

OFFICE 129, 8 THE BRIDGE, CHIPPENHAM, WILTS SN15 1EX

MOBILE: 07909228419 EMAIL: robmanning2000@hotmail.com

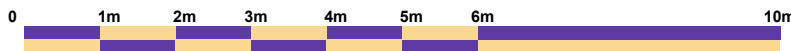
PROJECT: PROPOSED EXTENSION & ALTERATIONS TO 7 SADLERS MEAD, CHIPPENHAM, WILTS FOR MR S. JUGHARD

DRAWING No:- 381/RJM/2025/1 REV DATE: MAY 2025

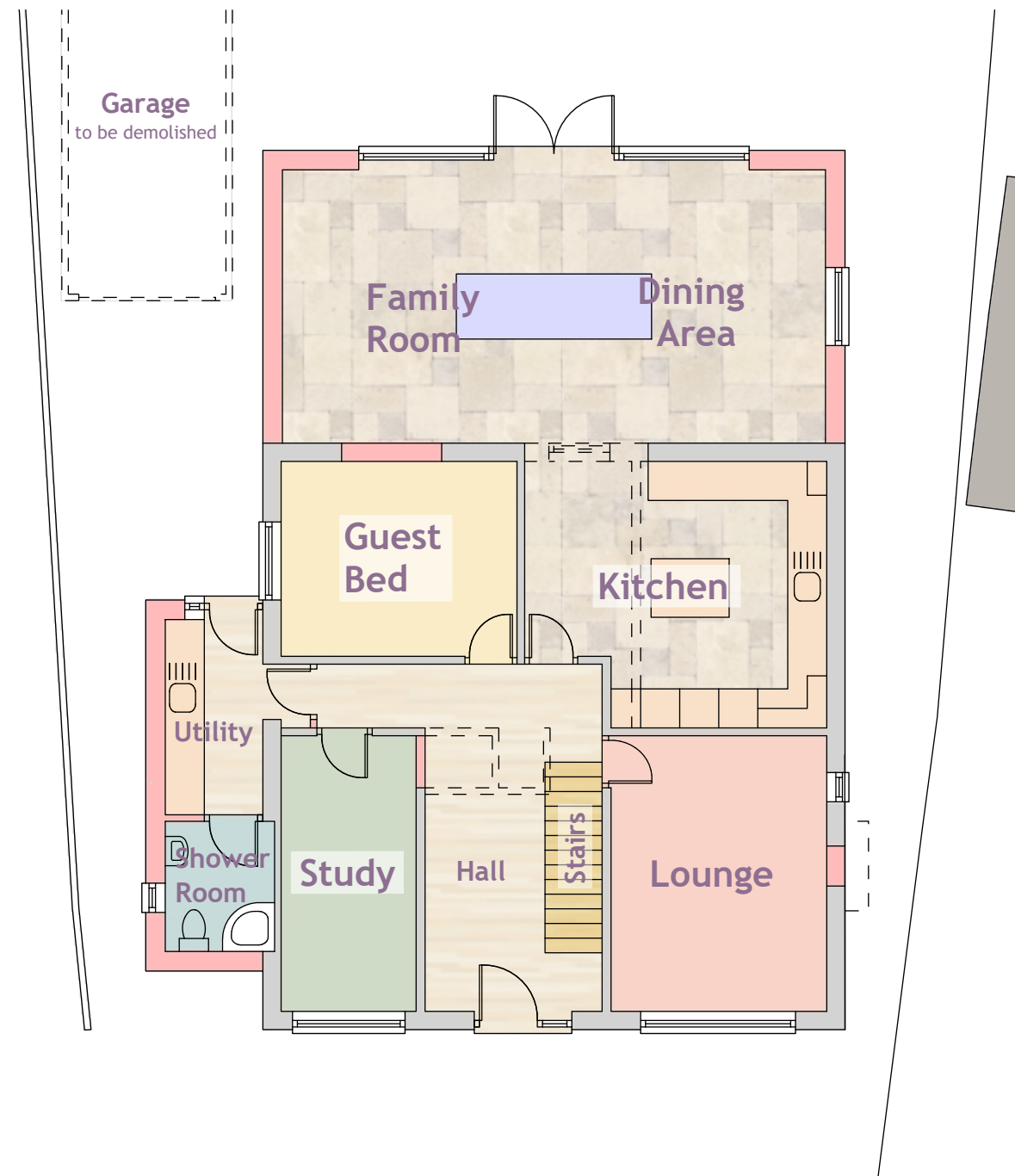
SCALES:- ELEVATIONS & FLOOR PLANS 1:100

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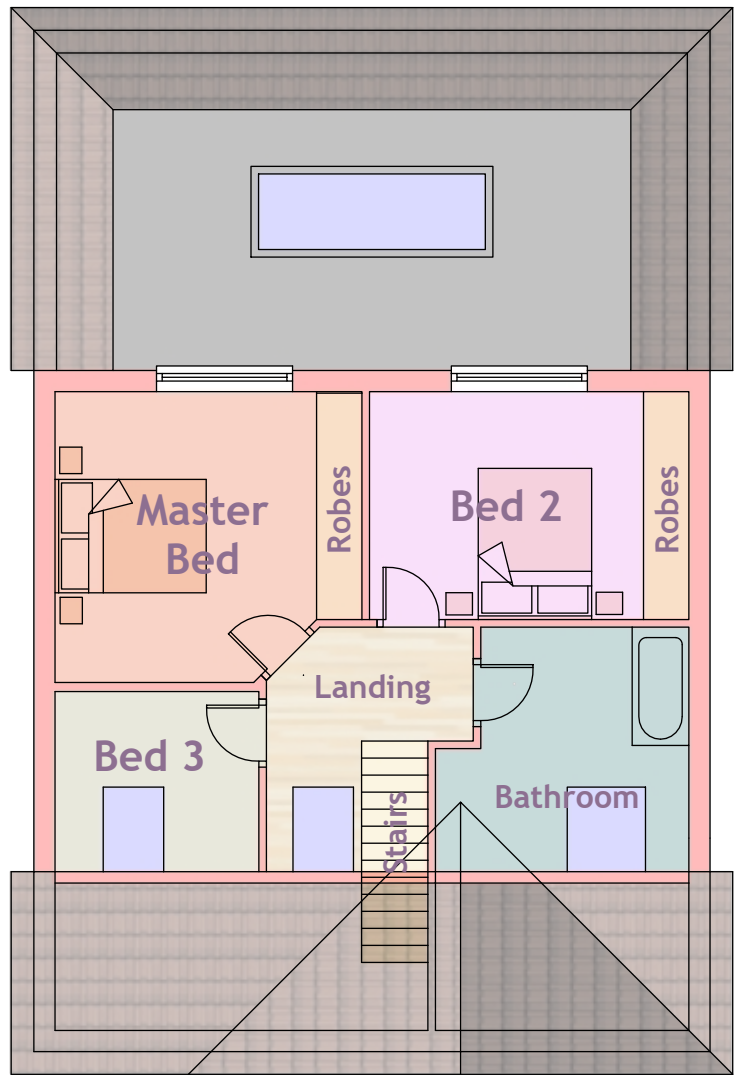
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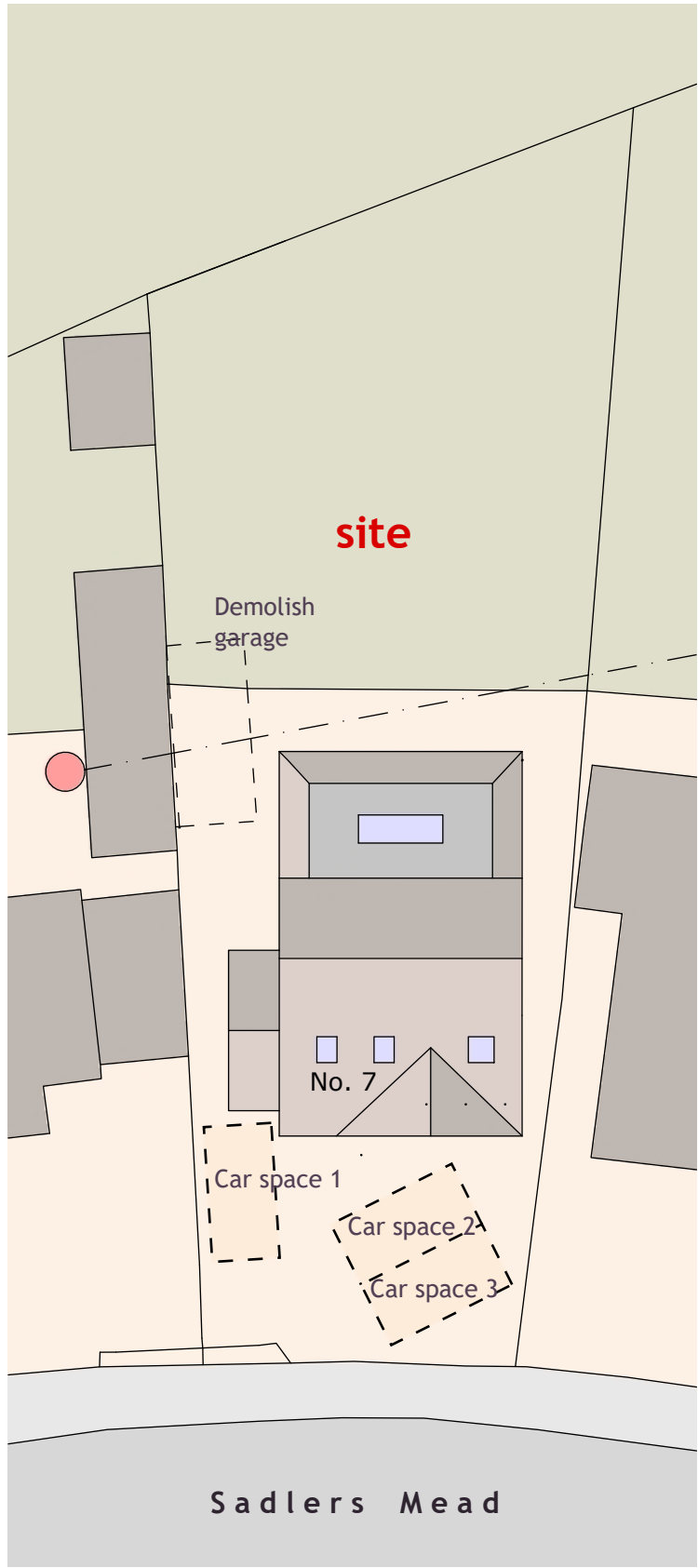
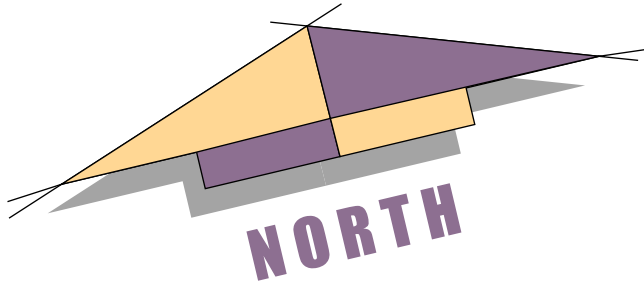
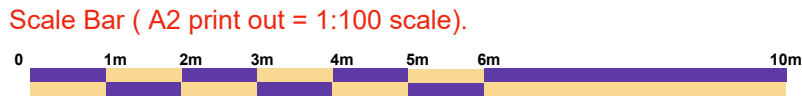
PROPOSED EXTENSIONS & ALTERATIONS: 7 SADLERS MEAD , CHIPPENHAM. FOR MR S. JUGHARD



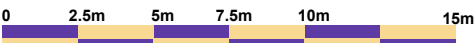
Ground Floor Plan 1:100



First Floor Plan 1:100



Block Plan 1:250



Proposed West Elev 1:100

EXTENSION PLAN

ROBERT MANNING

ARCHITECTURAL DESIGN

OFFICE 129, 8 THE BRIDGE, CHIPPENHAM, WILTS SN15 1EX

MOBILE: 07409228419 EMAIL: robmanning2000@hotmail.com

PROJECT: PROPOSED EXTENSION & ALTERATIONS TO 7 SADLERS MEAD, CHIPPENHAM, WILTS FOR MR S. JUGHARD

DRAWING No:- 381/RJM/2025/2 REV B **DATE:** SEPT. 2025

SCALES:- ELEVATIONS & FLOOR PLANS 1:100

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Your Ref:

Our Ref: APP/Y3940/D/25/3364557

Wiltshire Council
Planning Appeals
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

13 August 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Mr A McNally
Site Address: 56 Sadlers Mead, Chippenham, Wiltshire, SN15 3PD

Outcome

I enclose a copy of our Inspector's decision on the above appeal(s).

Thank you for your cooperation and patience while we reviewed your case and all relevant documentation.

What Next?

Please note that the Planning Inspectorate cannot change or revoke the outcome of the attached decision as only the High Court can quash this decision. The Planning Inspectorate is not the administrative body for High Court challenges. If you would like more information on the strictly enforced deadline for challenging a decision or a copy of the form for lodging a challenge, please get in touch with the administrative court on 02079476655.

Support

If you have any questions about how we handled the appeal(s), please use our [customer contact form](https://contact-us.planninginspectorate.gov.uk/hc/en-gb/requests/new) / <https://contact-us.planninginspectorate.gov.uk/hc/en-gb/requests/new> , or call us on 0303 444 5000. Our customer service phone line is open between 09:00 and 16:00, Monday through Friday (closed on weekends and public holidays).

If you do not have Internet access, please write to the customer quality team at the address above.

Feedback

We are committed to improving the quality of our service and experience for our customers.

Please take a few minutes to give your feedback via the short survey. As stated in our customer charter, we will learn from our mistakes and work to improve how we do things.

[Your feedback makes us better](https://forms.office.com/e/nLDD4REWgf) / <https://forms.office.com/e/nLDD4REWgf>

Thank you in advance for taking the time to provide us with valuable feedback.

Yours faithfully,

Jasmine Rogers

Jasmine Rogers

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>



Appeal Decision

Site visit made on 8 July 2025

by **SE Hughes BA (Hons) PGDip MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 13 August 2025

Appeal Ref: APP/Y3940/D/25/3364557

56 Sadlers Mead, Chippenham, Wiltshire SN15 3PD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr A McNally against the decision of Wiltshire Council.
 - The application Ref is PL/2024/10682.
 - The development proposed is for “minor revisions to approved application PL/2024/07217 for a loft conversion, front porch and alterations (see revised plans)”.
-

Decision

1. The appeal is allowed and planning permission is granted for minor revisions to approved application PL/2024/07217 for a loft conversion, front porch and alterations at 56 Sadlers Mead, Chippenham, Wiltshire SN15 3PD in accordance with the terms of the application, Ref PL/2024/10682, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans referenced: ‘Elevations and Floorplans’, Drawing No 1033/CAM/2024/2 Rev B.
 - 2) The dormer windows in the south elevation shall be fitted with obscured glazing only and shall be fixed with a window restrictor which limits the opening dimension of the window to no more than 100mm and shall be maintained as such in perpetuity.
 - 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows, other than those expressly authorised by this permission, shall be constructed above ground floor level in the east elevation and on the south roof slope of the development.

Preliminary Matters

2. The application form states that the development was started in September 2024. I saw during my visit that a loft extension with a half hip style roof, dormers and porch have been completed. However, amendments are being proposed to remove two rooflights. Since the development on the ground is not the same as that shown on the plans, I have dealt with the appeal on the basis that permission is being sought for the proposed development shown on the plans.
3. As the proposed development seeks to make changes to the loft extension scheme approved under application reference PL/2024/07217 (‘the consented scheme’)

comprising changes to the roof, so it is half-hipped rather than gabled, changes to the front dormers, fenestration and the porch, I have considered the differences between the proposed development and the consented scheme, given that the latter represents a lawful fallback development.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the appeal property and the surrounding area.

Reasons

5. The appeal property is a detached bungalow located on a 90-degree bend on Sadlers Mead which is next to the entrance to a turning which leads to Brake Mead. At this point on Sadlers Mead there is a change in the style of properties with detached, two and single-storey dwellings with gable, hipped and half hipped roofs to the northwest and homogeneous gabled bungalows to the northeast.
6. With the eaves and ridge height unchanged from the consented scheme, the upward loft extension retains the appearance of a bungalow with the half-hipped roof lessening the overall bulk and mass. Consequently, the appeal proposal's roof form remains proportionate to the building. Also, by reason of siting, the appeal property has the option to replicate the gable roof design prevalent to the northeast or the half-hipped and hipped roofs to the northwest. In this respect, it follows the design cues of 40 Sadlers Mead (and its half-hipped roof), therefore is not out of keeping with the street scene.
7. Whilst it has been suggested that a gable roof would be more in keeping because this style is more prevalent locally, given that I could see 40 Sadlers Mead and the hipped roofs 34 and 36 Sadlers Mead in the same views of the appeal site I disagree. Instead, the appeal site's position at the point of transition in house type and style, means that there is greater freedom architecturally for the roof design to deviate from the prevailing trend. The half-hipped roof does this, and in turn it punctuates the bend, which increases the area's legibility.
8. With regards to fenestration, the front dormers remain symmetrically spaced, set in from the sides and down from the main ridge and well contained within the body of the roof. Whilst they extend slightly lower vertically than the consented scheme, a reasonable degree of setback remains from the eaves, which prevents an unduly prominent appearance in front and side views. As the proposed top light windows are of a similar style to the original property and other fenestration in the locality they do not detract from the design of the original dwelling and the locality.
9. The proposed gabled porch is modest in scale, subservient, and in character with the scale of the appeal dwelling. The repositioning of the doorway to the porch's front face is consistent with the bungalow's original opening, as such it is not out of place in the street.
10. For the above reasons, I conclude that the proposed development in cumulative form would not have a harmful effect on the character and appearance of the appeal property and the surrounding area. Accordingly, I find no conflict with Policy 57 of the Wiltshire Core Strategy or the Wiltshire Design Guide 2024, Shaping the future: My Place, Your Place, Our Place. This policy and guidance require

extensions to respect the original building and the neighbouring properties by being subservient and positively responding to the existing townscape.

Other Matters

11. The Council has not raised any objections to the proposal in respect of its effect on the living conditions of neighbours subject to the imposition of the previous conditions attached to the consented scheme which I discuss below. Nor has the Council raised any objections with regards to access, parking and highway safety. Whilst I acknowledge the concerns raised by local residents with regards to these matters, based on the evidence before me, and my observations at the site visit, I find no reason to disagree with the Council's conclusions.
12. I have considered the argument that the current proposal would set a precedent for similar developments in the street. Whilst I can appreciate the neighbours concern that the approval of this proposal could be used in support of similar schemes, given that it is the individual positioning on the 90-degree bend, next to detached two storey housing that has led to me allowing the proposed development, it would not support planning applications for similar developments at other points in the street. Were they to come forward, they would be determined on their own merits.

Conditions

13. The Council has suggested a number of conditions in the event this appeal succeeded. I have considered the conditions put forward by the Council against the National Planning Policy Framework and where necessary I have amended the wording in the interests of effectiveness and precision.
14. As the development has already taken place, it is not necessary to impose the three-year commencement condition.
15. A condition specifying the relevant drawings is necessary to provide certainty as to the scope of the development, including materials, and to enable the Council to negotiate and if necessary, enforce such matters, including the removal of the rooflights from the south roof slope.
16. A condition revoking permitted development rights to ensure that no window other than those shown on the plans be inserted above ground floor level in the east and south roof slope is necessary to prevent overlooking and safeguard the privacy of the occupants of neighbouring properties.
17. Similarly, a condition that the dormer windows in the south elevation shall be obscure glazed, with their opening permanently restricted, is necessary to prevent overlooking and safeguard privacy. For the purpose of its effectiveness and enforceability I have included a dimension for its restricted opening.

Conclusion

18. For the reasons given above the appeal should be allowed.

SE Hughes

INSPECTOR

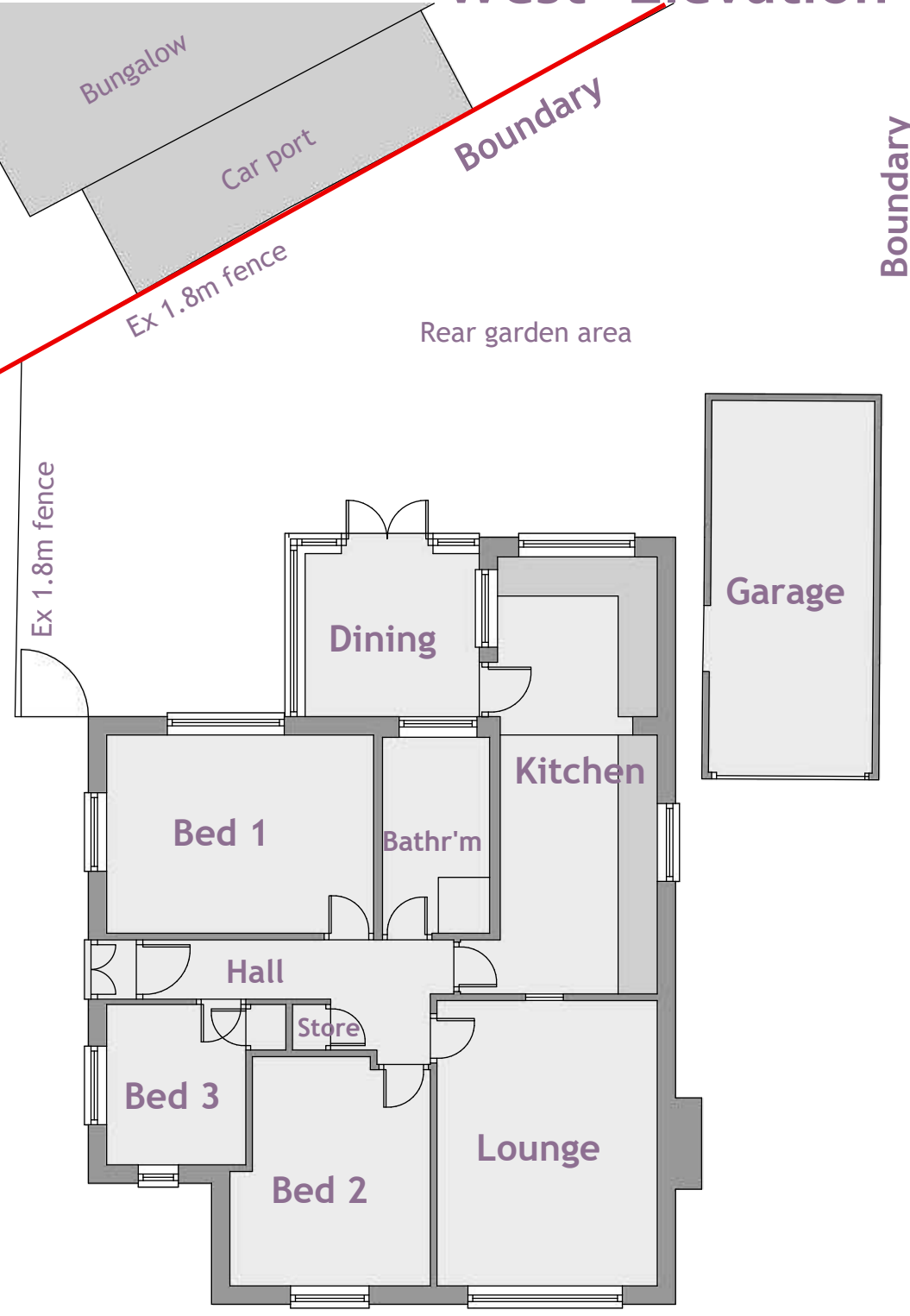
PROPOSED EXTENSIONS & ALTERATIONS: 56 SADLERS MEAD, CHIPPENHAM, WILTS. SN15 3PD.



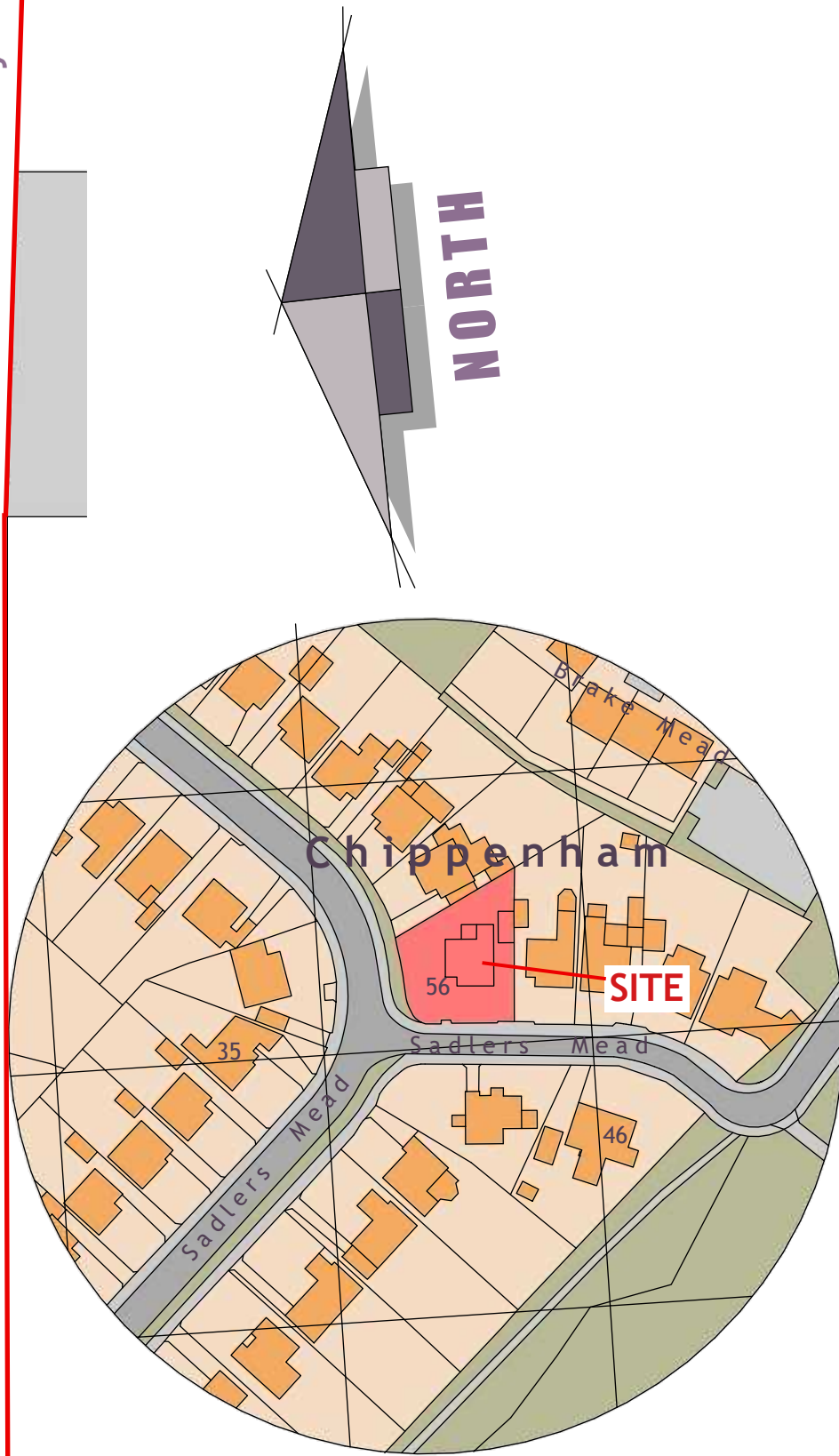
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North Elevation 1:100

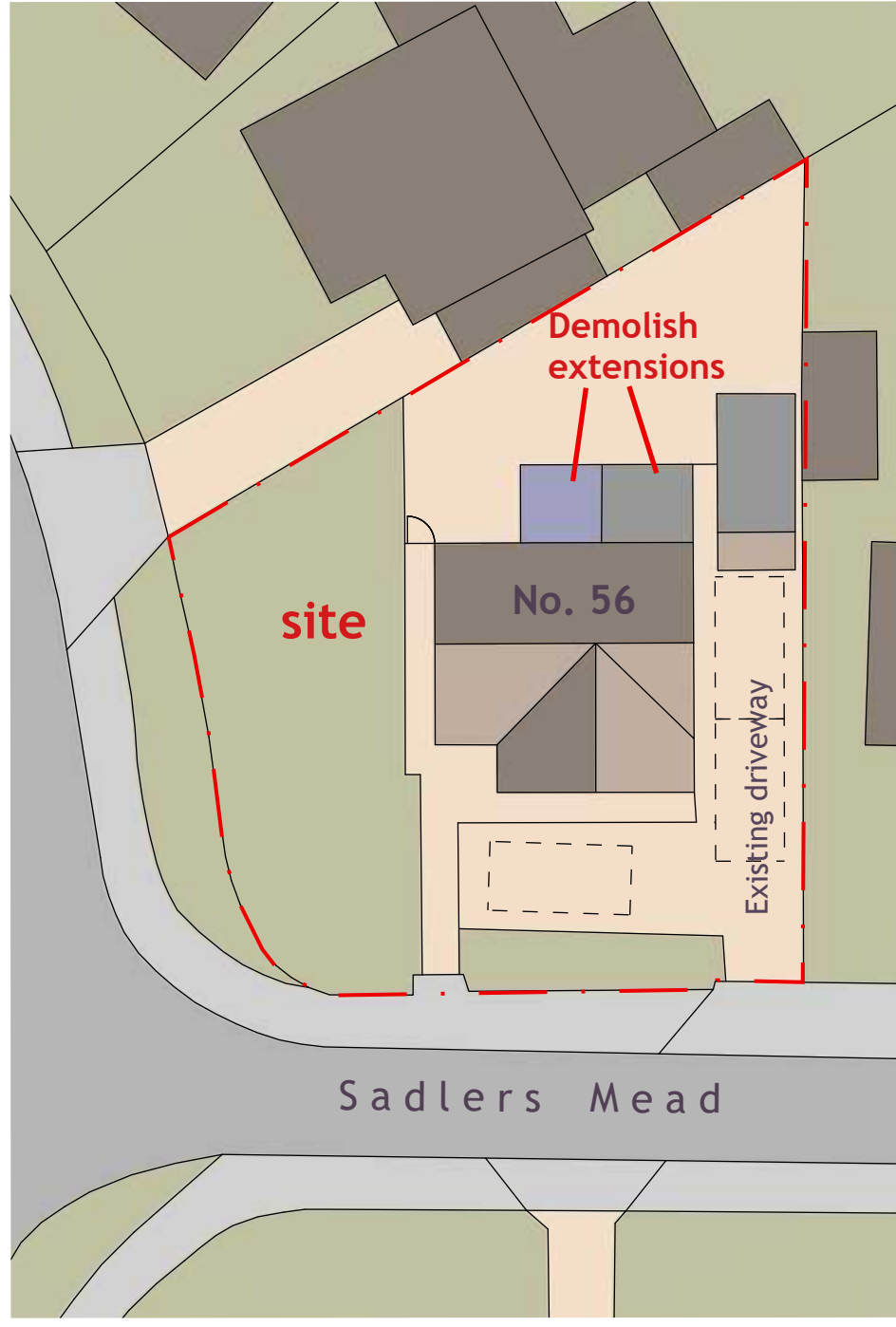
East Elevation 1:100



Ground Floor Plan 1:100



Location Plan:
scale 1:1250



Block Plan 1:250

Scale Bar (A2 print out = 1:250 scale).

0 1m 2m 3m 4m 5m 6m 10m

Scale Bar (A2 print out = 1:100 scale).



South Elevation 1:100

EXISTING SURVEY

CHARLES MANNING
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PROJECT: PROPOSED LOFT EXTENSION, EXTENSIONS & ALTERATIONS TO
56 SADLERS MEAD, CHIPPENHAM, WILTS SN15 3PD
DRAWING No:- 1033 / CAM/2024 / 1 REV DATE: JULY 2024

SCALES:- ELEVATIONS & FLOOR PLANS 1:100

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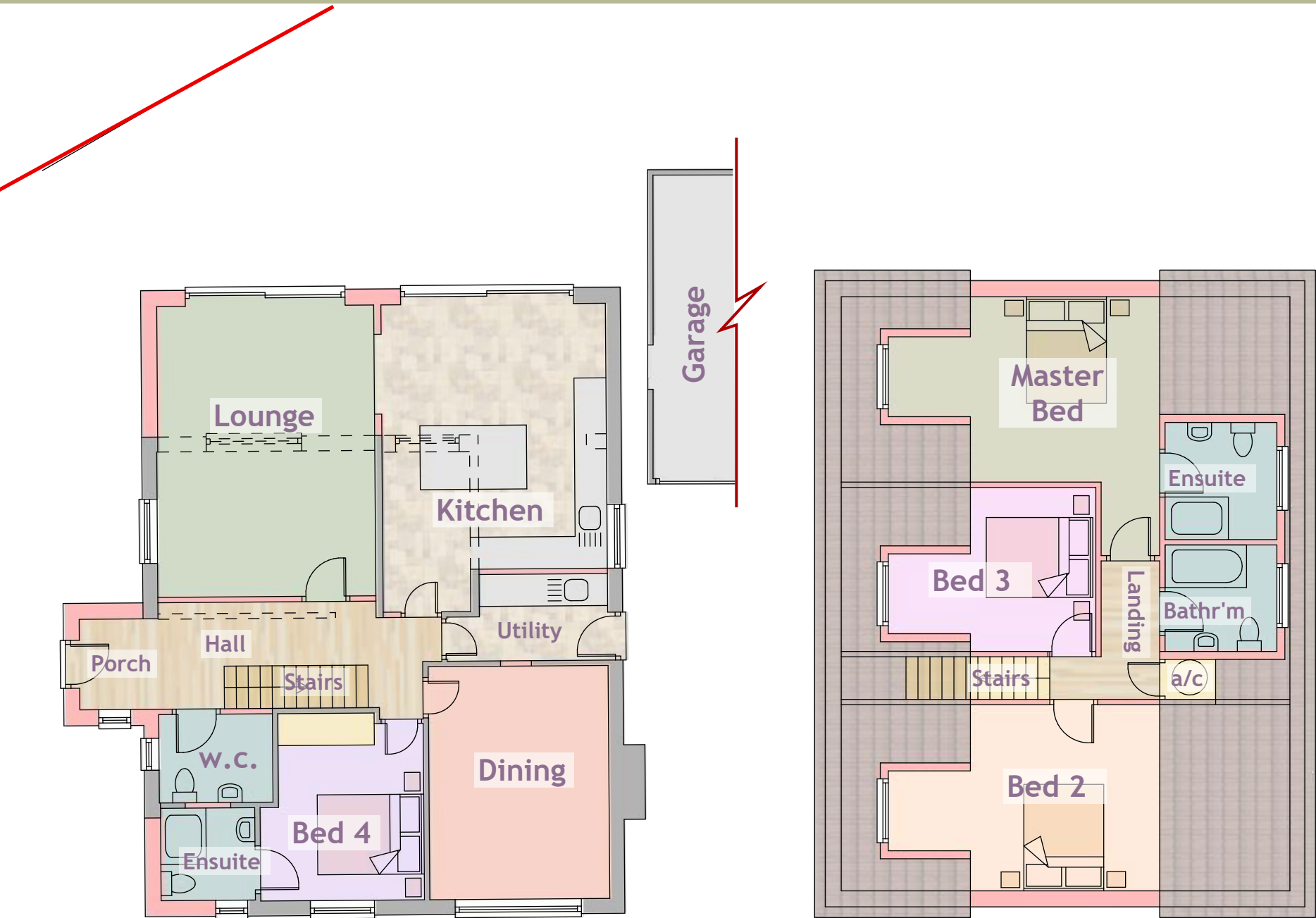
PROPOSED EXTENSIONS & ALTERATIONS: 56 SADLERS MEAD, CHIPPENHAM, WILTS. SN15 3PD FOR MR A. McNALLY.



Proposed North Elev 1:100

Proposed West Elev 1:100

Proposed South Elev 1:100



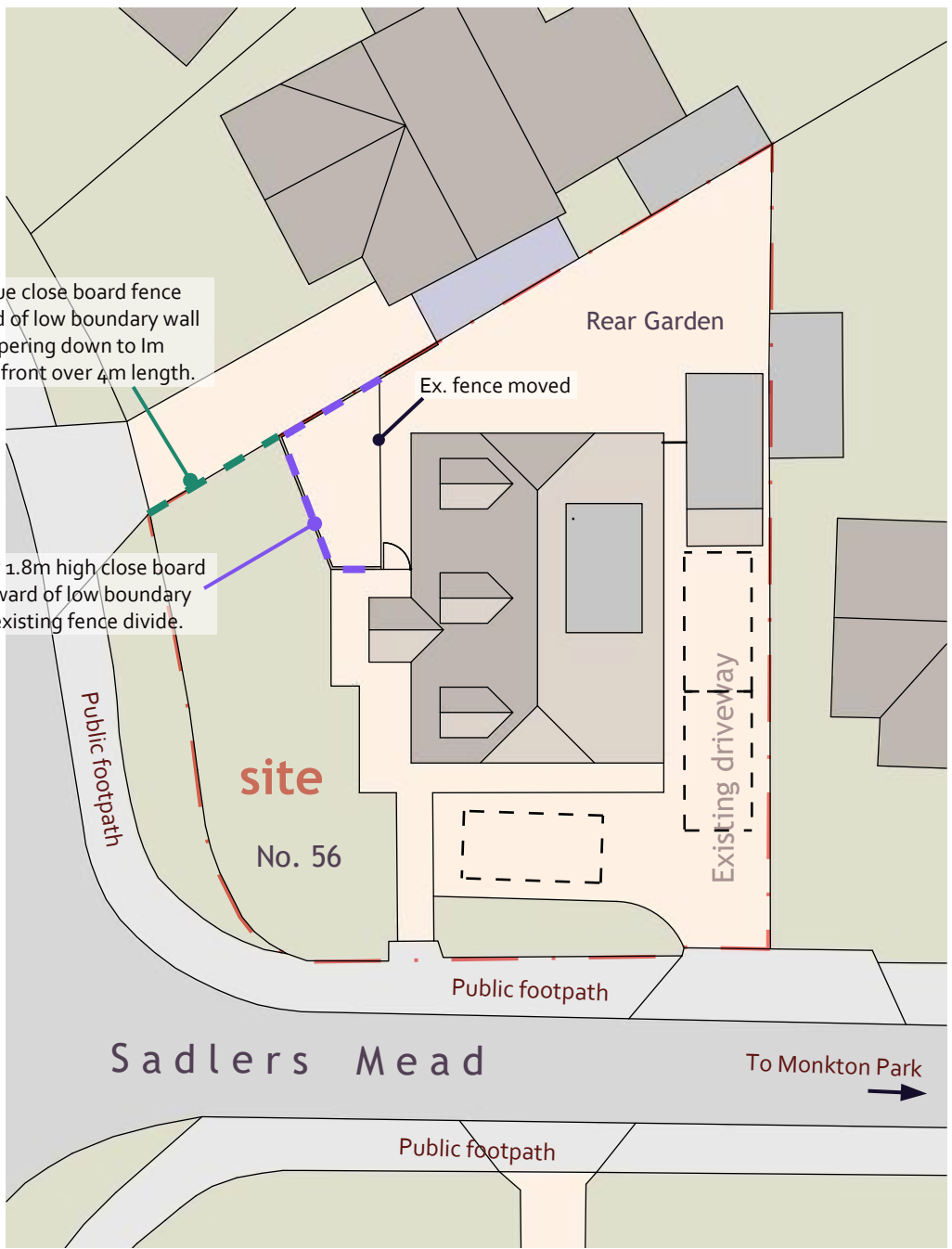
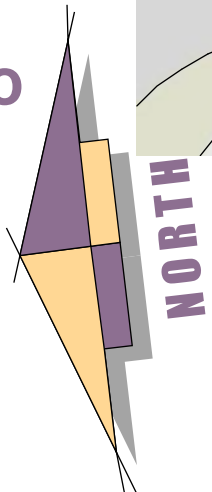
Ground Floor Plan 1:100

First Floor Plan 1:100

0 1m 2m 3m 4m 5m 6m 10m Scale Bar (A2 print out = 1:100 scale).

Materials to be used:

- Roof:** Redland 50 double Roman roof tiles in Breckland brown smooth finish tiles throughout, all gables and eaves to project 200mm min. in white pvc fascias, soffits and barge boards to overhangs as shown, pvc half round gutters and downpipes. All dormer walls (north and south) in composite cladding (e.g. Cladco) in smooth finish, stone grey colour
- Walls:** All elevations in matching natural Reconstructed stone with reconstructed stone heads, dormers see above.
- Windows:** White pvc casements to match main house to elevations as shown. Obscure glass to bathroom windows WITH RESTRICTED HINGE OPENERS
- Access/parking:** Existing access to south side of existing house retained with parking for 3 cars as existing provided, see block plan.



Block Plan 1:250

Scale Bar (A2 print out = 1:250 scale). 0 2.5m 5m 7.5m 10m 15m



Proposed East Elev 1:100

EXTENSION PLAN

ROBERT MANNING
ARCHITECTURAL DESIGN
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PROJECT: PROPOSED LOFT EXTENSION, EXTENSIONS & ALTERATIONS TO 56 SADLERS MEAD, CHIPPENHAM, WILTS SN15 3PD
DRAWING No:- 1033 / CAM/2024 / 2 REV B DATE: JAN. 2024

SCALES:- ELEVATIONS & FLOOR PLANS 1:100

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REVISION A: OCTOBER 2024 ALTER ROOF - CHANGE MAIN GABLES TO HALF OR FLYING HIP DETAIL
REVISION B: JANUARY 2025 REMOVE ROOFLIGHTS

REVISIONS TO APPROVED EXTENSION & ALTERATIONS: 7 SADLERS MEAD , CHIPPENHAM. FOR MR S. JUGHARD



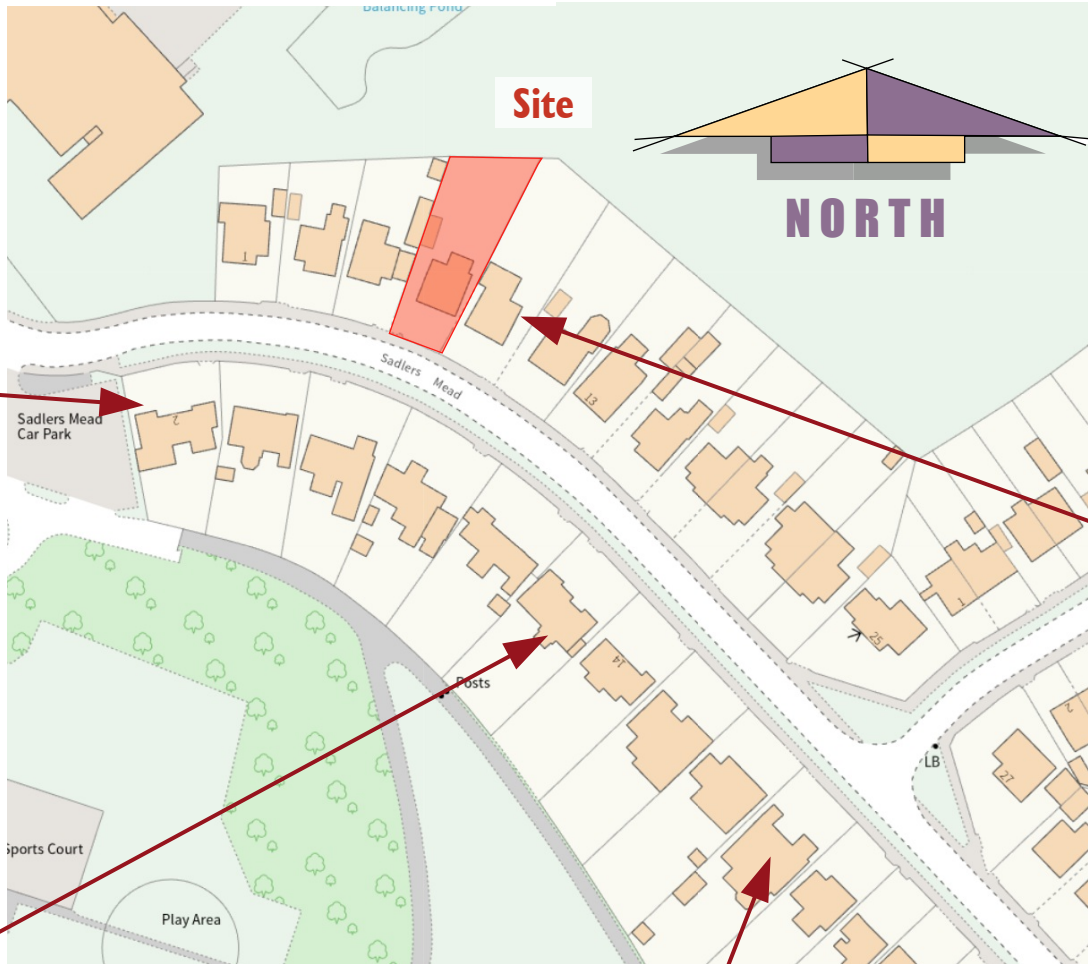
Computer generated imaging - street scene No. 7 in middle



Proposed street scene No. 7 in middle



2 Sadlers Mead, attic conversion, as viewed from west looking to east



Immediate area in Sadlers Mead to show other loft conversions



9 Sadlers Mead frontage as below with recent addition rendered side extension to right



9 Sadlers Mead as viewed from front illustrating earlier 2 storey extension on rear



12 Sadlers Mead, attic conversion, as viewed from road frontage.



Front view of 20 Sadlers Mead, attic conversion (2 storey at rear) with dormer to front.

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DRAWING No:- 381/ CAM / 2025/3
DATE :- JAN 2026 REV:
SCALES :-IMAGES ONLY

PROJECT: REVISIONS TO EXTENSIONS & ALTERATIONS TO 7 SADLERS MEAD, CHIPPENHAM, WILTS FOR MR S. JUGHARD

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Public Representations submitted in respect of PL/2026/00302



PAUL BENNETT

22 Feb 2026

The proposed development appears to be well considered and in keeping with the character of the surrounding area. I do not believe it will result in any significant adverse impact on neighbouring properties in terms of privacy, light, or amenity.



Walter Bachler

20 Feb 2026

The new dormer at front looks well proportioned and creates a balanced and more pleasant roof structure



Peter Crayford

17 Feb 2026

The property is a bungalow at present and I fully support the plan to enable it to be developed into a family home and at the same time enable space to be available to work from home. It is also great to encourage a change of demographic by encouraging young families into the area.



Mark Brown

15 Feb 2026

These properties were built over 60 years ago, to accommodate modern living they require updating and modernization. Whether requiring more space due to working from home, more space for visiting family, or just providing a more efficient and modern home.



Roy Millman

09 Feb 2026

My family has lived in Chippenham for 28 years. During this time the population has grown and there has been a lot of new build projects, mainly on the outskirts of town. There is a distinct lack of redevelopment of the old housing stock, particularly near the town centre. Many of the older houses are not suited to younger families. It is therefore encouraging to see this proposed redevelopment at 7 Saddlers Mead. The design is sensitive to the local environment and neighbouring houses. Importantly, it makes effective use of the existing house footprint to better accommodate a young family. This is what the town needs. For these reasons, I fully support the proposed redevelopment.