

25th May 2026

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

Dear Sir/Madam,

Town and Country Planning Act 1990
Single storey extension to dwelling at 28 Kingham Close, Chippenham,
Wiltshire SN14 0PB.

Introduction

1. We attach the following documents and plans to support this householder planning application at the above site:
 - The completed planning application forms and certificates
 - Planning Statement (this letter)
 - Site Location Plan (via the Planning Portal)
 - Existing and Proposed Plan and Elevations, no. DS-JH-03
 - The application fee of £548.

Background

2. Kingham Close is a cul-de-sac off Audley Road in centre of Chippenham. The dwellings were built in 1997 and vary in size and design. A few of the dwellings have a WC on the ground floor, however number 28 (subject of this application) does not.
3. The dwelling sits outside of the Chippenham Conservation Area and is not within any other designated landscape areas. It is within Flood Zone 1.

Proposal

4. The proposed front single storey extension will extend across the whole frontage of the dwelling; providing a WC on the ground floor and additional living space in the lounge.
5. Other options were explored for locating a WC on the ground floor and this provides the most logical and cost-effective solution.

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6. All of the structural walls will remain in place, and the extension will sit no further forward than the existing south west elevation. The north east elevation will extend forward at ground floor level to be parallel with the south west elevation, with the front (north west) single storey elevation enclosing the extension.
7. The existing window will be brought forward and fitted in the extension at the same positioning as existing. The wall below the existing window will be removed to provide access into the extension. The front door will face directly onto the road, rather than at an angle it currently does. The WC will be accessed from the hallway. A small window will be added to the external wall, which will be in keeping with neighbouring properties (no's 4 & 31) that have a WC to the front.
8. The roof will be pitched, as existing, creating a continuous line across the front of the dwelling. All materials will match the existing, ensuring the dwelling remains in character with the surrounding area. See attached plans for more details of the design and layout.

Relevant Planning Policies

9. Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time, the statutory development plan in respect of this application comprises of the National Planning Policy Framework (NPPF) (Revision December 2024), the Wiltshire Core Strategy (WCS) (adopted January 2015), the Chippenham Neighbourhood Plan 2023-2038 (made May 2024) and the Wiltshire Design Guide (2024).

National Planning Policy

10. We understand that the NPPF is relevant to new proposals and that the NPPF expects local planning authorities (LPAs) to plan positively for sustainable development. The three objectives to sustainability are economic, social and environmental, these are reflected in the policies of the NPPF as well as local policies.
11. Paragraph 135 sets out (inter alia); Planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing*

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or discouraging appropriate innovation or change (such as increased densities).

Local Planning Policy

12. The Wiltshire Core Strategy, Core Policy 57: Ensuring High Quality Design and Place Shaping - *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.*
13. The Chippenham Neighbourhood Plan, Policy H2 – Housing Design states that; *All residential development in Chippenham will be sustainably designed in accordance with the local design guidance in the Chippenham Design Guide (CDG) (Annexe 1) and other policies in the Development Plan.* However, the CDG highlights that the guide does not apply to householder extensions.
14. The Wiltshire Design Guide 2024, Appendix D, sets out design guidance for householder extensions, as follows:
15. Form:
 - *Proposed extensions should be carefully considered to respect the original building and the neighbouring properties. The design of the extension will depend on many factors that include the location, plot shape and size proximity to neighbours. The design could replicate the style, form, rhythm, materials and architectural detailing of the original house or by contrast be designed with a modern or traditional aesthetic.*
 - *The proposed extensions and alterations should not dominate the existing building; in other words they should be subservient and appear as additions in a 'supporting' role.*
 - *Extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.*
16. Windows:
 - *The design, position and size of windows and doors on the extension should reflect the design, position and size of the ones used in the main house. Windows should not directly overlook neighbouring properties.*
 - *Ideally, any vertical or horizontal emphasis or hierarchy of windows should be followed.*
17. Details - *External finishes, materials and architectural features will affect how your extension looks. Normally, the brick/stone/render colour/type and the mortar joints should match those of the existing house. Similarly, the design, proportions and position of joinery details, windows and doors should respect those of the original building.*

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Planning Considerations

18. The principle of domestic extensions is considered acceptable, providing they comply with the relevant policies, which this proposal does.
19. The modest extension has been designed with the consideration of the existing and neighbouring dwellings with the use of materials, matching the existing, and following the existing building lines. The proposal is not overbearing and will not be unduly obtrusive to the neighbouring dwelling (no. 27), as it will sit adjacent to the existing driveway and will be in line with the south west elevation of that dwelling.
20. There are no windows proposed on the extension on the north east elevation, therefore, overlooking is not a concern. The proposal includes 2 windows that will sit to the front (north west) of the extension, one of which will be the existing window, which will be moved forward to sit in line with the existing 1st floor window and the top of the front doorframe. The small WC window will also be in line with the doorframe, creating a smooth line across the fenestrations.

Concluding Summary

21. The proposed extension to the front of this dwelling is in keeping with the existing character of the area and will not have an unacceptable impact on the neighbouring properties. It will enhance the property by providing a WC on the ground floor.
22. The proposal accords with all of the relevant policies and guidance, and therefore, should be considered acceptable.
23. We trust that you have all the necessary information that you require to validate and determine this application and if the officer does require any information or clarification on any element of the proposal, we invite a discussion during the determination process.

Yours faithfully,



D Silver