

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01961
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	38 Webbington Road, Chippenham, SN15 3GA
DESCRIPTION:	Garage conversion
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Following discussion with the applicant, the description was amended on 17 April 2026 in the interest of conciseness; it was not necessary to renotify interested parties. The application seeks planning permission for the conversion of the integrated garage to habitable accommodation. This is achieved through external alterations comprising blocking up the garage bay with bricks and a window.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 38 Webbington Road. It has walls of brick and render with faux timber framing, a hipped tile roof with gabled bay, uPVC fenestration, an integrated garage, front driveway and rear garden. Its setting is characterised by the domestic architecture, foliage and boundaries of the immediate residential street scene. It is in the settlement boundary of Chippenham. Relevant designations and constraints include Rowden Conservation Area and non-designated heritage features recorded on the Swindon and Wilts HER¹.

PLANNING HISTORY

15/08470/FUL - Proposed Replacement Windows & Doors (APPROVED WITH CONDITIONS 25/09/2015).
N/11/04045/FUL – Conservatory (APPROVED WITH CONDITIONS 06/02/2012).
N/99/01603/REM - APPROVAL OF RESERVED MATTERS FOR N/96/0673/OL DETAILS FOR 189 DWELLINGS , ASSOCIATED WORKS AND MASTER PLAN (APPROVED WITH CONDITIONS 27/10/2000)
N/96/00673/OUT - OUTLINE - RESIDENTIAL DEVELOPMENT (REFUSED 01/07/1996). APP/J3910/A/96/275706 (ALLOWED WITH CONDITIONS 24/02/1998).

RELEVANT POLICIES AND GUIDANCE

¹ Post Medieval Water Meadows, Chippenham (MWI74024).

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Chippenham Neighbourhood Plan – Made May 2024 (CNP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Rowden Conservation Area Statement 1999

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Chippenham Town Council – No objection (24/04/2026).

Wiltshire Council's Highways Team – No objection (20/04/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 30 April 2026. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance, with particular regard to the conservation area

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Appendix D of the Wiltshire Design Guide sets out expectations for delivering well-designed householder developments.

The site is located in Area 4 of the Rowden Conservation Area (RCA). The published statement² describes that the character and appearance of RCA is primarily discernible from the combination of its protected buildings and features, its significant trees and foliage, and its open spaces, paths and water.

Evidently, the site is a modern dwellinghouse forming part of a modern housing development on a parcel of land previously identifiable as “Englands”, and the statement notes outline planning permission for residential development was granted on appeal by the Secretary of State in February 1998.

Dwellinghouses with garage bays is characteristic of the immediate street scene. However, the architecture of the residential estate is unremarkable and the proposed alterations to convert the garage would utilise materials and details that complement the architectural style of the existing dwellinghouse and street scene. Accordingly, the character and appearance of the RCA would be preserved.

The development would not harm the character or appearance of the dwellinghouse or the RCA in which it is located. Subject to conditions to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of CP57 and CP58 of the Wiltshire Core Strategy.

Residential amenity

² Rowden Conservation Area Statement, 1999.

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are 36 and 40 Webbington Road.

The proposed alterations to facilitate the garage conversion would not materially increase the massing or bulk of the dwellinghouse, nor introduce an opening where this would cause harmful overlooking.

While there is potential for some additional noise through residential activity in a previously uninhabited space, the levels involved would not be detrimental to occupants' enjoyment of neighbouring land.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development would remove the existing garage space which does not comply with adopted size standards. The bedroom quantum is unknown but would be unchanged and the existing driveway accommodates two parked vehicles.

Wiltshire Council's Highways Team raised no objection, and there is no evidence to lead to a conclusion other than that development would not cause unacceptable harm to highway safety.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with it. The statutory requirements have been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan and Existing Site Plan. AA/26/05/01. Received 23 March 2026.

Proposed Site Plan. AA/26/05/11. Received 23 March 2026.

Proposed Ground Floor Plan. AA/26/05/12. Received 23 March 2026.

Proposed Elevations. AA/26/05/13. Received 23 March 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 used in the existing building.

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