

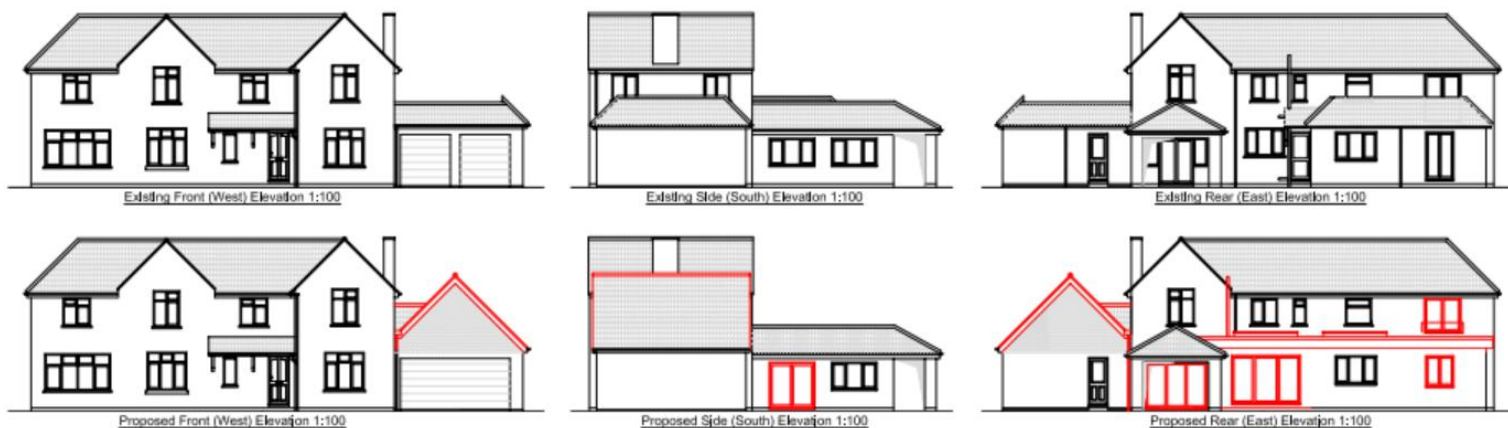
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02669
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Rooksway, 145 Malmesbury Road, Chippenham, SN15 1QA
DEVELOPMENT DESCRIPTION:	Proposed garage roof alterations, single storey rear extension & existing single storey rear roof alterations & fenestration changes.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for proposed garage roof alterations, a single storey rear extension and existing single storey rear roof alterations with associated fenestration changes. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the property, together with the proposed appearance subject to this application:



Proposed garage roof alterations

The garage is currently a single storey structure attached to the right hand side of the property, featuring a hipped roof. The proposed development does not involve any alteration to or extension of the existing garage footprint, but focuses solely on modifying the roof form by replacing the hip with a gable, the apex of which would exceed the eaves level of the adjoining front gable. A small section of flat roof is proposed to link the new pitched roof to the principal building, positioned slightly below the main eaves level. Additionally, the existing double garage doors would be removed and replaced with a single, wider garage door spanning the full width of the structure. The main garage roof would be finished in matching tiles to the main dwelling.

Single storey rear extension

The proposed extension constitutes an infill development to the rear of the property. Currently, the layout includes a recessed area positioned between the existing single storey rear additions, which accommodate the kitchen/dining room and the garden room. The proposal seeks to enclose this recess to form a breakfast room adjoining the kitchen, with the rear wall of the extension aligning with the existing rear projection of the kitchen and dining room extension. The extension would incorporate a flat roof, which also forms part of the wider roof alterations proposed within this application. Bi-fold doors are proposed along the rear elevation to provide direct access to the garden.

In terms of materials, the extension would be finished in render to match the existing dwelling, while the proposed bi-fold doors would be constructed from anthracite aluminium.

Single storey rear roof alterations

The rear of the property is proposed to be remodelled, partly with the creation of the in-fill ground floor extension. The rear façade currently features several elements – a hipped roof single storey kitchen/diner with adjoining section of sloping roof (attached directly above a rear door), alongside a pitched roof to the existing garden room. Given the varied form across the rear façade, it is proposed to remove the existing hipped and sloping roofs to the kitchen/diner and replace with a single flat roof across the majority of the rear elevation, which would integrate with the existing pitched roof to the garden room. The flat roof would also incorporate 2 flat rooflights above the kitchen and newly-created breakfast room, with the overall roof height proposed to be positioned lower than the existing first floor windows directly above.

Fenestration

The proposed alterations to the built form and appearance to the rear of the building would result in the removal of and additions to fenestration. Across the rear façade, the double doors serving the kitchen and casement window to the existing utility room would be replaced with a single casement window to the kitchen and bi-fold doors to the breakfast area. The rear of the garden room also would see bi-fold doors replacing the existing double doors and side lights. To the upper floor, the window serving bedroom 1 would alter into a full length window with Juliet balcony. Additionally, the side (south) elevation would see the removal of a triple casement, replaced with patio doors.

SITE DESCRIPTION/CONTEXT

The property known as Rooksway is a large detached two storey dwelling house set within an established residential area within Malmsbury Road in Chippenham. The property is set back from the road with an extensive gravelled parking area to the front with an 'in-and-out' driveway, with a low stone boundary wall to the front and side. The property features a hipped roof to the left hand side, with two prominent two storey gables across the front façade, with a single storey hipped-roof garage attached to the right-hand side. The property has benefitted from previous rear extensions, including a single storey pitched roof garden room. The exterior

of the property is finished in render, with UPVC windows and doors. The surrounding area is characterised by detached single and two storey properties of varying ages and appearances, with finishing materials including render, reconstituted stone and Cotswold stone.



'Rooksway' (Google Images July 2024)



Rear Elevation

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

- Countryside Character Area – Avon Vales
- Negligible Risk of Groundwater Flooding

PLANNING HISTORY

Proposal / Summary
N/92/02057/FUL - Full planning permission Decision - Approved Date: 12/1/1993 – ALTERATIONS AND EXTENSIONS TO DWELLING ALTERATIONS AND EXTENSIONS
N/04/01050/FUL - Full planning permission Decision - Approve with Conditions Date: 1/6/2004 – SINGLE STOREY EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping

Chippenham Neighbourhood Plan: No applicable policies

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

Chippenham Design Guide

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

CONSULTATION RESPONSES

Chippenham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however 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

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.

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.

Overall, the works to the rear of the building would simplify the layout and appearance of the property and are not considered to result in unacceptable visual impact. The ground floor extension would in-fill a current recessed section within the property, with the proposed built-form aligning with the existing projection of the current rear wall. The resulting built form and footprint is considered subordinate and proportionate to the existing building, without overwhelming the main dwelling or resulting in an overdeveloped appearance. The use of matching materials to the main dwelling will enable the extension to align and sympathise with the overarching existing character and appearance of the dwelling and whilst it is proposed to include aluminium anthracite bi-fold doors within the development, this is not considered to introduce a material/finish that is out of keeping with the existing material palette.

The removal of the varying roof forms across the rear façade and replacement with a singular flat roof would result in a more simplistic and less cluttered and irregular appearance. By extending across the vast majority of the rear façade, the flat roof form visually integrates with the existing building and remains subservient to the host dwelling, whilst its restricted height helps to mitigate against any potentially unacceptable visual impact resulting from the proposed works, and helps to avoid an overly dominant presence when viewed within the context of the site and from the rear of the building. Additionally, the alterations to (and addition of) fenestration across the rear and side elevations are not considered to result in an overly-glazed appearance throughout the property.

Whilst the proposed alteration to the garage roof will result in an increase bulk and height in comparison to current hipped roof, it is not considered to result in an incongruous appearance, broadly aligning with the current aesthetic of the building. The use of matching roof tiles to the main dwelling also enables the proposal to further integrate with the existing character and appearance of the property.

Therefore, by reason of the scale, design and materials used, the proposed works are compatible with the character of the main dwelling and the wider locality. The proposed extension would represent development that is sympathetic to and respects the architectural integrity of the main dwelling and, collectively with the proposed alterations to the existing fenestration and roof forms, would contribute positively to the character of the area. The proposed works are not considered to result in an overdeveloped or cramped appearance.

Therefore, the development is deemed to comply with CP57 of the Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides and section 12 of the NPPF.

Residential 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 properties in close proximity to the application site are 145 Malmesbury Road (to the North) and 143 Malmesbury Road (to the South). 77 and 79 Oaklands are positioned to the rear of the site.

The host dwelling benefits from an extensive rear garden. Due to its position within the footprint of the building, the proposed in-fill extension would not be positioned in closer proximity to either of the shared boundaries, nor would it project further beyond either the established end wall of the building or the end wall of the garden room and given the existing layout and built form of the property, the extension would be largely concealed from view to Nos 143 and 145. Whilst additional fenestration is proposed to the side and rear elevations, collectively the separation distances to the adjacent and neighbouring properties with established landscaping to the boundaries helps to mitigate against any unacceptable overlooking or loss of privacy resulting from the development. Whilst the majority of the fenestration is positioned to the ground floor, the addition of the full length window with the Juliette balcony to the first floor is not considered to result in increased overlooking to either Nos 77 and 79 positioned to the rear of the building, given the extensive rear garden and current separation distances.

Overall, whilst it is acknowledged that the proposed works will result in an increase and alteration of built form to the existing dwelling, it is considered that the proposal will not result in unacceptable overlooking, overshadowing or overbearing effects to the neighbouring properties. Whilst additional fenestration is proposed to the front and rear elevations, it is not considered that this results in loss of privacy given the existing separation distances between the surrounding properties and the application site. 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, by reason of its scale, design and use of materials, is not considered to result in unacceptable visual impact to the main dwelling, its setting or the local vernacular. The extension is considered proportionate to the existing dwelling and its plot, and would not result in a crowded or overdeveloped appearance. Furthermore, the alterations to the roof form across the rear elevation results in a simplified and less cluttered appearance, aligning with the established character and appearance of the dwelling, whilst the proposed garage roof alteration is not considered to result in an incongruous appearance when viewed within the streetscene. Additionally, the proposed works are not considered to result in unacceptable residential impact to the adjoining neighbours. The development is therefore considered to comply with Section 12 and other relevant provisions within the NPPF, Core Policies 57, 60 and 61 of the Wiltshire Core Strategy, together with the Wiltshire and Chippenham Design Guides.

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:

AH2026/24 1 – Existing First Floor Plan, Existing and Proposed Elevations received 06.05.26

AH2026/24 2 – Proposed Ground Floor Plan received 06.05.26

AH2026/24 3 – Proposed First Floor Plan received 06.05.26

AH2026/24 5 – Location Plan and Proposed Block Plan received 06.05.26

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