

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

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| <b>APPLICATION REFERENCE:</b>   | PL/2026/01960                                    |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                  |
| <b>SITE ADDRESS:</b>            | 10 Whitworth Road, Chippenham, SN15 3QS          |
| <b>DEVELOPMENT DESCRIPTION:</b> | Single storey rear extension of a detached house |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>       |

## PROPOSAL

The proposal seeks planning permission for the erection of a single storey, flat roof extension of the rear of the property. The extension would be contiguous with the western side elevation of the property.

The extension would project approximately 4.65m, be 3m wide and have a parapet height of 2.75m. A central roof lantern is proposed with one window in the southern end elevation and bi-fold doors on the eastern side elevation facing into the garden.

In terms of materials, matching red brick elevations would be used with the fenestration being in grey aluminium with A rated units.

## SITE DESCRIPTION/CONTEXT

The application site is a detached, two storey property set on the southern side of Whitworth Road, Chippenham. Set in the heart of a residential estate, the property on the site is similar in design to adjacent properties built as part of this development. Predominantly built of red brick, brown clay roof tiles and white fenestration, there are small variations in the location of the garage, gable ends, dormers and bay windows.

In this location, it is clear that the topography of the estate descends to the west with the houses on Whitworth Road successively lower towards the western end.

Albeit a modern estate, Whitworth Road and those to the north, lie firmly within the designated Rowden Conservation Area. There is a public footpath to the rear of the dwellings in this location.

## PLANNING HISTORY

| <b>Proposal / Summary</b>                                                                                          |
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| PL/2026/01202 - Lawful development: Proposed use Decision - Refuse Date: 18/3/2026 – Single-storey rear extension. |
| N/96/00673/OUT - Outline Planning Decision - Refuse Date: 1/7/1996 – OUTLINE - RESIDENTIAL DEVELOPMENT             |

|                                                                                                                                                                                                          |
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| N/99/01603/REM - Reserved Matters Decision - Approve with Conditions Date:<br>27/10/2000 – APPROVAL OF RESERVED MATTERS FOR N/96/0673/OL DETAILS FOR<br>189 DWELLINGS , ASSOCIATED WORKS AND MASTER PLAN |
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| N/99/02031/FUL - Full planning permission Decision - Approve with Conditions Date:<br>3/11/1999 – CONSTRUCTION OF ROUNDABOUT AND DRAINAGE WORKS |
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## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Chippenham Neighbourhood Plan; Made May 2024

Annexe 1: Chippenham Design Guide

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

## CONSULTATION RESPONSES

Chippenham Town Council: No objection

Subject to case officer confirming the proposal would not adversely affect the amenity of the occupiers of No 10.

## REPRESENTATIONS

No comments were received.

## ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

#### Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed development comprises a simple, flat roof extension to the rear of the dwelling. This type of construction is not untypical in these estates and the bulk and scale are considered to be appropriate for the size of the plot and its remaindered amenity space. Matching materials will help assimilate the development into the site and setting and a condition to secure this details can be appended to any grant of permission.

There may be views from the public realm by way of the right of way which runs along the rear of the gardens of Whitworth Road, but the development would be seen against the backdrop of the two-storey host dwelling and is considered acceptable.

The Town Council has not raised any objection to the overall principle.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

#### Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

As previously advised, the topography of the site falls away to the west and the adjacent property to that western side at No 8, is set noticeably lower than the application dwelling at No 10.

The Town Council has requested confirmation that the development would not adversely affect the amenity of the occupiers of the adjacent dwelling as the structure would be set with its western elevation directly adjacent to the common boundary. However, site photos confirm that on the eastern end of the rear elevation of that adjacent property is a door leading to a utility room to the rear of the integral garage, then an associated window. Therefore, whilst there would some overshadowing of that room, it is not considered that the structure would

unduly intrude upon the amenity and enjoyment of that dwelling and a reason for refusal cannot be justified in this instance. The structure would also be due east of the adjacent amenity space and therefore, that garden would still benefit from direct sunlight for the majority of the day.

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

#### Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The site lies within the designated Conservation Area of Rowden, which appears to have been in place prior to the development of this new estate. Other than this designation, there are no other heritage assets within the vicinity of the site.

As previously considered, the extension would assimilate into the site and setting, with minimal views from the public realm. Therefore, the proposal, by virtue of its scale, design, and use of materials, is considered to result in a neutral impact upon that asset and would not result in harm to its significance

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

#### 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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

## **CONCLUSION**

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

**RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.**

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, all received on 23 March 2026

Application Form  
SL/EX/104 Location Plan  
PL/PR/105 Rev B Block Plan  
PL/EX/100 Existing Floor Plans  
EL/EX/101 Existing Elevations  
PL/PL/102 Proposed Floor Plans  
PR/EL/103 Proposed Elevations

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

3. Materials WB5 – Materials to Match