

PLANNING, DESIGN AND ACCESS STATEMENT

Householder Planning Application

Proposed Two-Storey Rear Extension

15 Twickenham Way, Chippenham, SN15 1TF

1. Introduction

This Planning, Design and Access Statement has been prepared in support of a Householder Planning Application for a Proposed Two-Storey Rear Extension at 15 Twickenham Way, Chippenham, SN15 1TF.

Planning permission was previously granted under application reference PL/2023/01758 on 4 April 2023 for a two-storey rear extension to the property. The permission expired on 4 April 2026 as the development was not commenced within the prescribed three-year period. Consequently, a new Householder Planning Application is required.

The current proposals are substantially the same as the previously approved scheme, with only minor amendments proposed to certain external design details. The most notable change is the omission of the previously approved glazed corner feature, which has been replaced with a simpler glazed opening. The overall scale, footprint, height, massing and accommodation of the development remain unchanged.

2. Site Description and Surroundings

The application site comprises an existing residential dwelling located within an established residential area of Chippenham.

The property benefits from off-road parking and a private rear garden. The surrounding area is characterised by residential development of a similar scale and appearance.

3. Planning History

Reference: PL/2023/01758

Proposal: Proposed Two-Storey Rear Extension

Decision: Approved 4 April 2023

Permission Expired: 4 April 2026

The principle of extending the dwelling has therefore already been established through the previous planning permission.

4. Description of the Proposed Development

This Householder Planning Application seeks permission for a two-storey rear extension to the existing dwelling.

The proposed development follows the previously approved scheme in respect of its overall footprint, scale, height, roof form, massing and accommodation.

The only notable amendment relates to the external appearance of the extension. The previously approved glazed corner feature has been omitted and replaced with a simpler glazed opening.

5. Design and Appearance

The proposed extension has been designed to complement the existing dwelling and surrounding residential context.

The revised glazing arrangement remains proportionate to the elevation and continues to provide generous levels of natural light to the internal accommodation.

6. Impact on Character and Appearance

The proposed development will not result in any adverse impact upon the character or appearance of the host dwelling or wider area.

The scale, massing and form of the extension remain unchanged from the previously approved scheme.

7. Residential Amenity

The proposal does not introduce additional overlooking, overshadowing, loss of privacy or loss of daylight beyond that previously considered acceptable under planning permission PL/2023/01758.

8. Highways and Parking

The proposed development does not alter the use of the dwelling, increase the number of bedrooms or affect existing parking arrangements. There are therefore no additional highway or parking implications arising from the proposal.

9. Planning Policy Assessment

The proposal accords with the objectives of the National Planning Policy Framework and relevant local planning policies relating to design, amenity and sustainable development.

The principle of development has already been established through the previous planning permission.

10. Conclusion

This Householder Planning Application seeks planning permission for a Proposed Two-Storey Rear Extension at 15 Twickenham Way, Chippenham, SN15 1TF.

Planning permission for a substantially identical scheme was previously granted under application reference PL/2023/01758 on 4 April 2023. That permission expired on 4 April 2026 before the development was implemented.

The proposal gives rise to no additional planning impacts and planning permission is respectfully requested.