

Confidential

Planning Statement

**Replacement of Windows and Patio Doors at
1-10 Hill Green, Greenway Lane,
Chippenham, Wiltshire, SN15 1FE**

On behalf of Sovereign Network Group

Document Reference Number 01

April 2026

Document History

Issue	Date	Comment	Author	Chk'd
01	29/04/2026	Issue 1	CEH	TGR

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1. Introduction

Purpose

This Planning Statement has been prepared to support a planning application for the proposed replacement of the timber windows and patio doors at Flats 1 – 10 Hill Green, Greenway Lane, Chippenham, Wiltshire, SN15 1FE.

- 1.1 This proposal has been prepared on behalf of Sovereign Network Group. The proposal is to replace the existing timber windows with new double-glazed white uPVC windows and to replace the existing timber patio doors with white uPVC patio doors of the same configuration. The colour will remain white. All existing uPVC windows and patio doors will be retained.

Location

- 1.2 The premises known as Flats 1-10 Hill Green were built in the 2000s and comprise one block of terraced two-storey dwellings. Flats are accessed by individual entrances from the pavement. They are in a residential development, and about 100m from St Paul's Primary School and 200m from Greenways Business Park.

The site is not situated within a conservation area. There are no Article 4 directions which restrict 'Permitted Development' rights in relation to window or door replacement works.



Figure 1: Site location indicated by red boundary (not to scale)

Scope of the Planning Statement

This Planning Statement has been prepared by Pick Everard on behalf of Sovereign Network Group (SNG). The purpose of this statement is to support a planning application to replace the existing timber windows and patio doors at Flats 1-10 Hill Green. It is proposed the existing timber windows will be replaced for new uPVC windows and the timber patio doors for uPVC.

1.3

The following drawings and documents accompanying the application are:

Drawing No.	Title
I28-PEV-XX-XX-DR-B-0100	Site Plan Flats 1-10 Hill Green
I28-PEV-XX-XX-DR-B-0101	Site Location Plan Flats 1-10 Hill Green
I28-PEV-XX-XX-DR-B-1000	Flats 1-10 Hill Green Existing Elevations
I28-PEV-XX-XX-DR-B-1200	Flats 1-10 Hill Green Proposed Elevations

2. The Proposals

Nature of the Proposals

Replacement of the existing double-glazed timber casement windows for new white double-glazed uPVC casement windows and replacement of existing timber patio doors for new white uPVC patio doors with the same configuration. All existing uPVC windows and patio doors will be retained.

2.1

The existing timber windows and patio doors are due for replacement and will be replaced with windows or doors of a similar style and size. Moreover, many nearby properties have uPVC elements. Replacing the existing timber windows and patio doors will bring these premises in line with nearby properties.

Scale / Appearance

2.2

1-10 Hill Green were built in the 2000s. Two private dwellings were demolished to make way for the development. The site is bounded on three sides by residential roads (Greenway Lane, Hill Rise and a private access road), with the fourth side a residential garden. It has a mix of boundary treatments, including timber close board fencing and steel fencing.

The buildings nearby are predominantly two-storey semi-detached residential houses. Many residences are brick, with a render finish. The buildings are post-war, with some dating from the 1950s or 60s and others more recent.

The flats are accessed by individual entrances off the pavement. The car park is accessed from Greenway Lane and has multiple parking spaces, with external storage units adjacent to the front doors. The car park and environs are primarily hard landscaped. The flats have some soft landscaping areas to the front of the property.

The external walls of the buildings are load bearing cavity walls finished with render. The premises have a pitched roof finished with interlocking concrete roof tiles.

The existing windows and patio doors are a mixture of double-glazed timber and uPVC. The timber elements likely date to the original construction of the building and are now due for replacement.

The proposed replacement windows will be white double-glazed uPVC windows and the patio doors will be white uPVC.

3. Design Assessment

Design Principles

- 3.1 The existing timber windows will be replaced for new thermally efficient double-glazed uPVC windows, with a minimum Window Energy Rating of B or better. The colour of the windows will be white, and the same size and configuration as the existing windows. Likewise, the existing timber patio doors will be replaced with new thermally efficient uPVC patio doors with a minimum Door set Energy Rating of C or better. The colour of the patio doors will be white, and the same size and configuration as the existing doors.

As a social landlord, Sovereign Network Group have an obligation to maintain their housing stock and reduce energy consumption. The proposed new windows and doors are robust, low maintenance and provide a high level of thermal efficiency, therefore reducing energy consumption and maintenance costs.

Access

- 3.2 The replacement windows and doors will be the same size as the existing windows and doors, with no additional openings being created. Access to the individual properties will be unaffected by the proposal.

3.3 Energy Efficiency

- 3.4 The replacement windows will achieve a Window Energy Rating of B or better and will have a maximum U-Value of 1.4 W/m²K or better. The replacement doors will achieve a Door set Energy Rating of C or better and will have a maximum U-Value of 1.4 W/m²K or better. This meets or exceeds the standard required by the Limiting U-Values for new fabric elements in existing dwellings as required by Building Regulations Approved Document L (Table 4.2).

Effect on Neighbouring Properties

The replacement windows will be of a similar style and appearance to the existing windows and other nearby windows, therefore the effect on the neighbouring properties will be minimal.

Many nearby properties have uPVC elements. The proposed uPVC windows and uPVC patio doors will be in keeping with the aesthetics of the wider streetscape.

4. Conclusion

Sovereign Network Group's proposal to replace the existing timber windows with new uPVC windows and to replace the existing timber patio doors with new uPVC patio doors will provide benefits to the organisation and their tenants, improving the habitability and security of the flats whilst reducing maintenance and energy costs.

The proposals are proportionate and in keeping with the existing style and character of the building. The proposals will not have a significant impact on the surrounding area.

5. Photographic Schedule

The purpose of this Photographic Schedule is to provide context with regards to the existing external elevations for Flats 1-10 Hill Green, Greenway Lane, Chippenham, Wiltshire, SN15 1FE.

Photograph Number	Photograph Description	Photograph
External		
1	F5 – 10 south and north facing elevations, view from Hill Rise.	
2	F 1 - 4 west facing elevations, view from Greenway Lane.	

3	F1 - 4 east facing (rear) elevation.	
4	F 5 – 10 south facing (rear) elevations.	
5	Existing timber window.	

6	Existing timber window.	
7	Existing uPVC window.	
8	Existing timber patio door.	

9	Existing uPVC patio door.	
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