

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

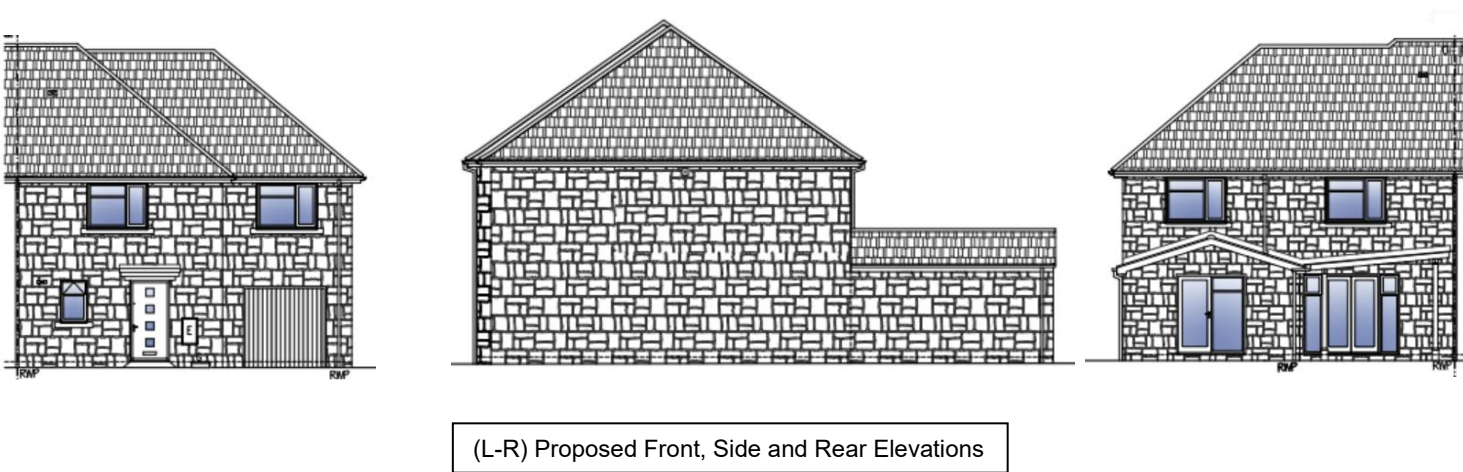
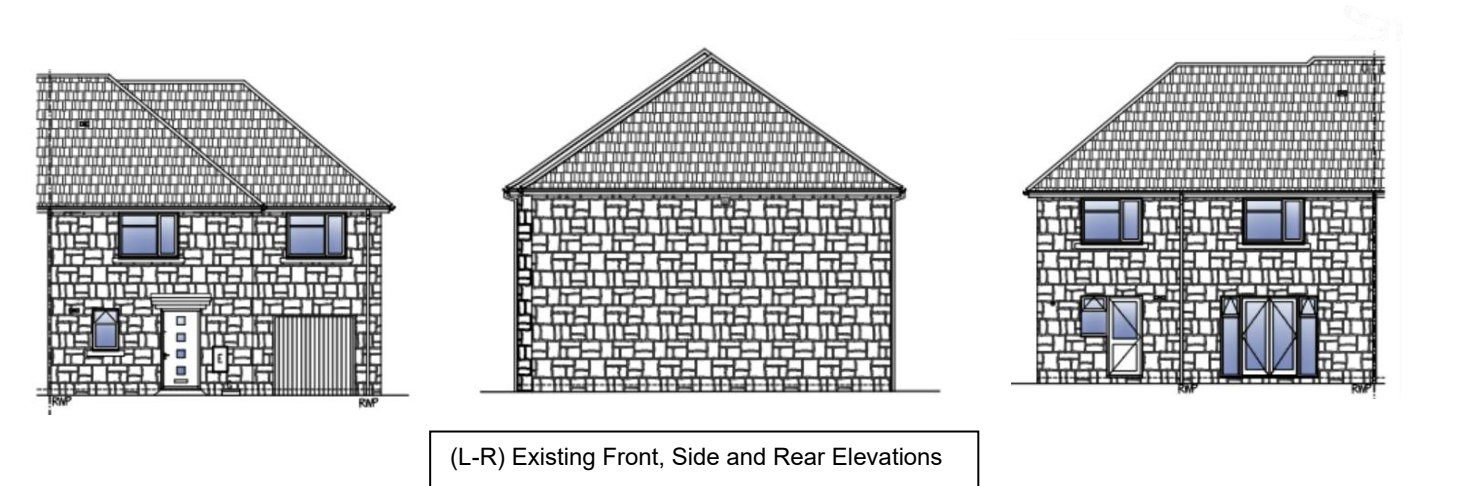
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02773
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Brimstone, 34 Birch Grove, Chippenham, SN15 1DE
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extension, veranda and outbuilding
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed single storey rear extension, single storey roofed open-air area with sloping polycarbonate roof (termed a veranda in the submitted application) and outbuilding. The application is submitted using Householder application forms.

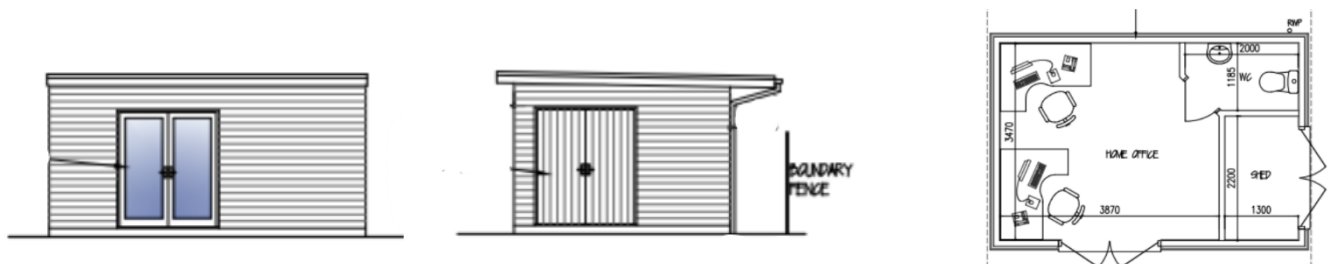
The extracts below demonstrate the existing appearance of the main dwelling, together with the proposed appearance subject to this application.



The proposed rear extension would be positioned to the left-hand side of the rear elevation and would enable the creation of a garden room, directly accessed from the utility room to the ground floor. The extension would be a single storey, pitched roof structure, constructed from shearstone cottage finish stone to the external walls with brown double Roman roof tiles. The ridge height of the pitched roof would terminate beneath the existing first floor window above, whilst the side wall of the extension would align with the existing side wall of the property. In terms of fenestration, the extension only features a UPVC patio door with adjacent full length window to the rear elevation, whilst no fenestration is proposed to either side walls of the extension.

Adjacent to the extension is a proposed veranda. The structure would be positioned to the right-hand side to the rear of the building, and would feature a mono-pitch roof whereby the roof would slope downwards (from right to left) to terminate at the eaves of the adjacent proposed extension, with the highest part of the veranda positioned adjacent to the side boundary. The overall height proposed to be marginally lower than the ridge height of the adjacent extension. The veranda would feature a polycarbonate roof and is proposed to project from the rear elevation to align with the proposed projection of the adjacent extension. The veranda would provide a covered area to a proposed patio area adjacent to the extension,

Additionally, a proposed single storey outbuilding is proposed within the rear garden to provide a home office and WC, with an internal section separated to provide an integral shed with its own separate door. A previous application was made under 20/08227/PDENQ for a single storey home office in broadly the same location, with the proposed footprint shown on the submitted proposed site plan. The structure assessed at that time did not require planning permission and was considered Permitted Development, however it is evident that the proposed structure within this application does differ from the previous version submitted under 20/08227/PDENQ. The structure subject to this application is a flat roof building, finished in timber cladding with a UPVC door to the main office space, but also a timber door to the section dedicated for shed storage. The building is proposed to be situated in the corner at the very rear of the garden, adjacent to the rear boundary fence.



(L-R) Proposed Front and Side Elevations and Proposed Floorplan of Outbuilding

SITE DESCRIPTION/CONTEXT

The site known as Brimstone, 34 Birch Grove is a semi-detached modern residential property located in an established residential area within the principal settlement of Chippenham. The

property is set back from the road with off-road parking to the frontage and a generous rear garden. The property appears to have been subject to a previous side extension, as the building incorporates a two storey side extension with integrated garage which is marginally recessed from the principal elevation. The main building, and side extension, display a hipped roof, whilst externally the building is finished in reconstituted Shearstone cottage finish stone, with a brown double Roman tiled roof and UPVC windows and doors. The surrounding area includes a variety of house types, including single and two storey detached and semi detached dwellings, with construction materials including reconstituted stone and render.



Front Elevation (Google Streetview July 2024)



Rear Elevation

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

- Groundwater levels are between 0.025m and 0.5m below the ground surface
- Countryside Character Areas – Avon Vales

PLANNING HISTORY

Proposal / Summary
20/00671/PDENQ - PD Enquiries Decision - PD Rights Removed Date: 27/1/2020 – Pd rights check
20/08227/PDENQ - PD Enquiries Decision - PP Not Required Date: 5/10/2020 – Proposed Outbuilding for Home Office and Games Room
16/05715/OUT - Outline Planning Decision - Approve with Conditions Date: 31/10/2016 – Erection of two dwellings on adjoining land

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

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
- Drainage and Flood Risk

CONSULTATION RESPONSES

Chippenham Town Council: No objection, but makes the following comment:

There is no objection to the proposed outbuilding or single storey rear extension. However, the proposed polycarbonate roof structure, by virtue of its height, length and proximity to the fenceline, could result in loss of amenity to the adjoining occupier of No. 36 in terms of being overbearing and resulting in loss of morning light. This structure could be lowered in height to minimise impact upon adjoining occupiers. Notwithstanding, it is recommended that the Case Officer visits the site to assess this impact.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations 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 appearance

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.

Regarding the proposed rear extension, it is considered that the overall scale and design of the structure would not result in unacceptable visual impact. The resulting built form of the extension would remain subservient to the main dwelling by virtue of the pitched roof and its positioning at the rear of the building. Whilst the overall footprint of the dwelling will demonstrably increase, it is not considered that the extension would overwhelm the rear façade or result in an overdeveloped appearance. The overall height of the ridgeline to the extension would not impede or obscure viewpoints from the first-floor windows above, whilst the use of matching construction materials will enable the extension to align and sympathise with the existing material palette to the dwelling. The design of the extension is considered to align with the overarching existing character and appearance of the dwelling and would not result in an incongruous addition to the rear façade.

Turning to the veranda, it would occupy the vacant space adjacent to the rear extension and enabled a covered external area for the occupants. Due to the veranda being an open sided structure, it would not appear as a fully enclosed element to the rear elevation, thereby reducing any perceived additional bulk and mass due to not including any permanent enclosing walls. Due to its open nature, the structure would remain visually permeable thereby reducing any sense of dominance across the rear of the dwelling with the existing rear façade of the dwelling remaining visible through the structure. The veranda proposes a mono pitch roof that, at the ridge, would be marginally lower than the adjacent extension, however when viewed in conjunction with the extension, collectively the structures are not considered to result in a confused or cluttered rear roofscape.

Finally, with regards to the outbuilding, it would be situated in the furthest corner of the rear garden. Given its flat roof and single storey form, the building would be somewhat limited in height and whilst the external materials would introduce timber cladding, this material is not considered to give rise to unacceptable visual impact when viewed in context from within the

site. By reason of its overall scale, built form and positioning, the outbuilding is not considered to present as a dominant or overbearing structure, still enabling sufficient rear amenity space to serve a dwelling of this size. Its intended use would be for a home office with WC and additional shed storage space, with the outbuilding clearly presenting as a subordinate ancillary structure.

By reason of the bulk, scale, design and materials used, the proposed works are compatible with the character of the main dwelling and the wider locality. The proposed extension, veranda and outbuilding would be largely concealed from public vantage points from the streetscene, and when viewed within the context of the site would represent development that is sympathetic and complimentary to and respects the architectural integrity of the main dwelling, which contributes positively to the character of the area. Collectively, the structures would remain subservient to the main dwelling and would not 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.

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 of the application site are No.36 Brimstone, to which the application site is semi-detached, 32 Brimstone to the east, and 1 Elmwood which shares a boundary to the east with the application site.

With regards to the extension and veranda, the structures may be visible to the neighbours either side – No's 32 and 36. The extension would align with the existing end wall of the dwelling, thereby not encroaching upon or diminishing the existing separation distance to No. 32. The side boundary with No.32 is noted as benefitting from established landscaping and a boundary fence which would also partially conceal vantage points to the proposed extension, with no proposed fenestration overlooking the boundary with either No.32 or No.36.

With regards the veranda, from the viewpoint from No.32, the veranda would largely remain concealed given its overall lower height and positioning behind the extension. However it would be located immediately adjacent to the boundary with No.36 and, within their submitted comments, Chippenham Town Council raised concerns regarding potential impacts on residential amenity arising from this relationship. Whilst it is acknowledged that the structure would be adjacent to the boundary with No.36, the overall style of structure without permanent enclosing walls, as well as its single storey height (at approximately 3.0m to the eaves as it relates to the common boundary) helps to retain a sense of openness and limited scale which would mitigate impacts. Similarly, the extent of projection from the rear boundary of the existing elevation (at approximately 5.0m) is not considered to be excessive, given its single storey scale. Accordingly, the proposed veranda be of a design and scale that there would be no unacceptable impacts upon the amenities of the residential occupiers of No.36.

Turning to the outbuilding, this will be positioned to the rear of the boundary but may be visible to all aforementioned properties. Whilst the structure will include a flat roof, the proposed elevations demonstrate that the overall height would be approx. 2.7m which would exceed the existing boundary fencing height. However, the flat roof design and natural materials of the structure will help to soften its appearance, with its proposed use incidental to the main dwelling. The garden of No.1 Elmwood faces across to the rear garden of the application site and thereby vantage points to the outbuilding are possible. However, No.1 benefits from a generous rear garden, with the outbuilding proposed in the opposing corner of the application site's rear garden, enabling a sufficient separation distance between the boundaries. Being positioned at the rear corner of the garden would help to mitigate against any unacceptable overbearing effects or visual dominance arising from the structure, with no proposed fenestration to the structure which would directly overlook the neighbouring boundaries.

Sufficient information in the forms of plans and photographs have been submitted to reach an informed conclusion on the potential impacts. Overall, whilst it is acknowledged that the proposed works will result in an increase in built form and mass to the existing dwelling and within its curtilage, it is considered that the proposal will not result in unacceptable loss of light, overlooking, overshadowing or overbearing effects to the neighbouring properties. The proposals are not considered to give rise to unacceptable impact to residential amenity 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.

Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The site lies within an area identified by mapping as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions. In terms of footprint, the proposal comprises a modest rear ground floor extension and single storey outbuilding within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing.

Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site. Therefore, the proposal is considered to comply with Core Policy 67 and the relevant provisions within 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.

CONCLUSION

Overall, the proposed works are considered acceptable and would not result in unacceptable visual impact to the main dwelling or its setting. By reason of the scale, design and proposed materials, the proposed rear extension, veranda and outbuilding are considered proportionate and sympathetic to the main dwelling, remaining subservient to the existing building and aligning with the existing character and appearance of both the main building and the surrounding area. The use of sympathetic construction materials further enables the proposed works to align with the existing building and would not result in an incongruous or overdeveloped appearance. Additionally, the proposed works are not considered to result in unacceptable impact on residential amenity to neighbouring properties, nor is it considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties.

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:

1886-103 - Proposed Block Plan received 29.04.26

1886-104 - Proposed Ground Floor Plan received 29.04.26

1886-105 – Proposed Elevations received 29.04.26

1886-106 – Proposed Outbuilding Floor Plan and Elevations received 29.04.26

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