

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02040
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	86 Malmesbury Road, Chippenham, SN15 1QD
DEVELOPMENT DESCRIPTION:	Extensions and alterations to existing dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for extensions and alterations to the existing dwelling. On the east elevation, which forms the principal (front) elevation of the property, the proposal comprises a two-storey extension to the southern side in order to enlarge a porch and an existing bedroom, together with a single-storey extension to the northern side to provide an enlarged store. Furthermore, a two-storey extension is proposed to the west elevation (the rear), incorporating an enlarged ground floor footprint and the provision of an additional bedroom and bathroom at first-floor level.

No information is specified within the plan or application regarding the external finishes to the extensions.



Existing Elevations and Floor Plans



Proposed Elevations and Floor Plans

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey detached dwelling situated on a residential road within the built-up area of Chippenham. The property benefits from a modest front garden providing off-street parking, together with a larger enclosed rear garden. The dwelling is situated in an area with a reasonably consistent build form, with varying external materials.

There are no historical, landscape, or ecological constraints which cover the application site.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
PL/2022/08697	Extensions and alteration to existing dwelling - approved and not implemented.	Approved February 2023
PL/2022/02496	Extensions, alterations to existing dwelling and new detached garage for motorcycle - withdrawn by applicant.	Withdrawn by applicant 2022
N/01/01530/FUL	Two-storey extension to form lounge with bedroom - approved and implemented.	Approved August 2001

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

CONSULTATION RESPONSES

Chippenham Town Council: No objection.

Wiltshire Council Highways: No objection:

The site is located with existing access to Malmesbury Road, an unclassified section of public highway subject to a speed limit of 30mph and a cul-de-sac.

The proposal seeks to extend the dwelling at ground floor to allow for reconfiguration of the living space, in addition to this it is proposed to extend the first floor to provide a further bedroom.

There are four bedrooms within the existing dwelling, this would increase to 5 by virtue of the extension which requires a total of 3 vehicle parking spaces to be accommodated within the curtilage as a minimum to accord with standards. These have been demonstrated on the proposed block plan.

The proposals would not have a significant impact on the surrounding highway network; therefore, it is considered that no highway objection be raised.

REPRESENTATIONS

The application was publicised by direct neighbour letter and stie notice erected at the application site. No representations have been made.

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

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 extensions and alterations appropriately reflect the character of the existing dwelling, subject to the use of compatible materials and appropriate detailing. The development would remain subservient to the existing property and would not detract from its visual integrity or that of the surrounding area. The proposed roof design is compatible with the existing roof in terms of its shape, pitch, and height. Although the dwelling has been previously extended, the current proposal remains proportionate and would not result in cumulative overdevelopment or a disproportionate form.

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

Criteria 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.

With regard to loss of light and overshadowing, the proposed extensions are modest and proportionate to the existing dwelling. They would not extend significantly beyond the current built form or project materially closer to the shared boundaries with Nos. 84 and 88 Malmesbury Road. Adequate separation distances and the depth of the rear garden would be retained, ensuring that neighbouring habitable rooms and amenity areas continue to receive sufficient daylight and sunlight. As such, the proposal would not result in any unacceptable loss of light or undue overshadowing to neighbouring occupiers.

The proposed extensions are relatively modest in scale and would not extend materially closer to the shared boundaries with neighbouring properties at Nos. 84 and 88 Malmesbury Road. Furthermore, the depth of the rear garden and the presence of a well-established tree boundary serving No. 67 E. Yewstock Crescent, the development would not appear unduly dominant or overbearing when viewed from adjacent properties. Accordingly, the proposal is not considered to result in any unacceptable impact on the residential amenities of neighbouring occupiers.

Turning to windows and doors, those in the east (front) elevation remain unchanged, with those on the west (rear) elevation are altered, the degree of outlook remains similar and due to the comparatively generous garden and distances, with established tree boundaries and shrub planting, which provide effective screening, there is not considered to be any additional overlooking or losses of privacy to those properties fronting Yewstock Crescent West to the rear.

No additional first-floor windows are proposed on the north or south (side) elevations. Whilst an additional first-floor window is proposed on the west elevation facing No.88, it is such that it would be obscured by normal garden boundary treatments. However, given the potential for side facing windows to be inserted at first floor level in the extension to cause unacceptable levels of overlooking into neighbouring properties, it is considered necessary to make use of a condition restricting such in the future.

Accordingly, and subject to conditions, the proposal therefore accords with Core Policy 57 point vii in respect of safeguarding amenity and living conditions and Appendix D of the Wiltshire Design Guide.

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal would not result in any loss of existing parking provision. Whilst the development would introduce a fifth bedroom, the site would continue to meet the Wiltshire Council's parking standards, with three spaces retained on site. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and no objections have been raised by Wiltshire Council Highways.

The proposed development would not result in an unacceptable impact on highway safety and the residual cumulative impact on the road network would not be severe. Accordingly, the proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 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.

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. FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

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. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan and Proposed Block Plan MR6
- Proposed Elevations and Floor Plans MR1
- Proposed Elevations (side) Plan MR8

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

3. NEW WINDOWS

No new windows at first floor level shall be inserted into the extensions hereby permitted unless otherwise first agreed in the form of a separate planning permission in that regard.

REASON: So as to ensure unacceptable impacts upon the privacy and living conditions of adjoining residential occupiers.