

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02845
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	64 Dallas Road, Chippenham, SN15 1LD
DEVELOPMENT DESCRIPTION:	Proposed rear infill extension and Garage Conversion
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension to the rear of the property. The extension would infill a space between the existing extension and the common boundary with the adjoining dwelling to the south-west. It would project as deep as that existing structure and also incorporate the garage as habitable space. The existing timber conservatory on the rear of the development would be removed.

In terms of materials, the flat roof would be retained with a central, glazed roof lantern, the elevational walls would be drag- faced blockwork to match the existing property and its garage, and grey and white upvc fenestration and rainwater goods are proposed.

In terms of accommodation, the property would lose the benefit of the single, adjoining garage, but gain a small study and utility room, together with a large, open plan kitchen/dining area.

SITE DESCRIPTION/CONTEXT

The site comprises a semi-detached property set towards the eastern end of Dallas Road and on the north-western side of the road at the back of the Reel Cinema. There are similar pairs of properties within the vicinity of the site, which have been altered and extended over time. There is a new pair of properties to the northern side elevation of the site, and which are noticeably set lower than the application site.

Set within the settlement boundary of Chippenham, there are no other known constraints on this site.

PLANNING HISTORY

Proposal / Summary
N/05/01090/FUL - Full planning permission Decision - Approve with Conditions Date: 1/7/2005 – Erection of 2 Dwellings
N/05/02463/FUL - Full planning permission Decision - Approve with Conditions Date: 21/11/2005 – Erection of Two 2-Bedroom Dwellings and Associated Parking
N/07/02163/FUL - Full planning permission Decision - Approve with Conditions Date: 22/4/2008 – Erection of Two Dwellings

N/11/02416/FUL - Full planning permission Decision - Approve with Conditions Date: 26/1/2012 – Erection of 2 Semi Detached Dwellings and Associated Works.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Chippenham Neighbourhood Plan. Made May 2024

Policy H2 – Housing Design

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

WCC Highways: No Objection

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 is considered to only marginally increase the footprint of the built form of the property by way of infilling between the southern side elevation of the existing extension and the common boundary wall.

From the street-scene, there would be no significant visible change other than the replacement of the existing garage doors with two windows, which would retain the existing lintel above the door opening.

In this respect the design, scale and proportions of the development are considered acceptable and with the matching materials, would result in a cohesive scheme. A condition to ensure that the works are carried out in accordance with the submitted plans can be appended to any potential grant of permission.

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.

It is noted that there are three sections of blockwork boundary wall between the pairs of properties, which then drop to a timber boundary fence. Whilst this section of wall would be elongated to match the depth of the existing extension, the proposed works would retain a flat roof and the proposed extension it is not considered to significantly impact upon the amenity of the adjoining occupiers to the south in terms of additional overshadowing or outlook. The changes to the existing garage are not considered to result in any significant impact upon the adjacent occupiers to the north of the site.

The Town Council have not raised any objection to the proposal, and no letters of representation have been received.

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

Highways Impact

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 result in the loss of one garage space but retain frontage parking on the existing driveway. Nevertheless, the Council's Highway Team have been consulted on the proposal.

There is no objection from that service as it is considered that the existing driveway could adequately accommodate off-street parking to meet Wiltshire Council's current parking standards and no change is proposed to the vehicle access point.

Furthermore, the site is a town centre location within walking distance of local amenities, services and employment options.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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.

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.

Application Form. Received on 04 May 2026

Location Plan. Received on 04 May 2026

BDR/26/100 Existing Floor Plans. Received on 13 May 2026

BDR/26/200 Existing Elevations. Received on 13 May 2026

BDR/26/1100 Proposed Ground Floor Plans. Received on 13 May 2026

BDR/26/1200 Proposed Elevations. Received on 13 May 2026

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.