

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

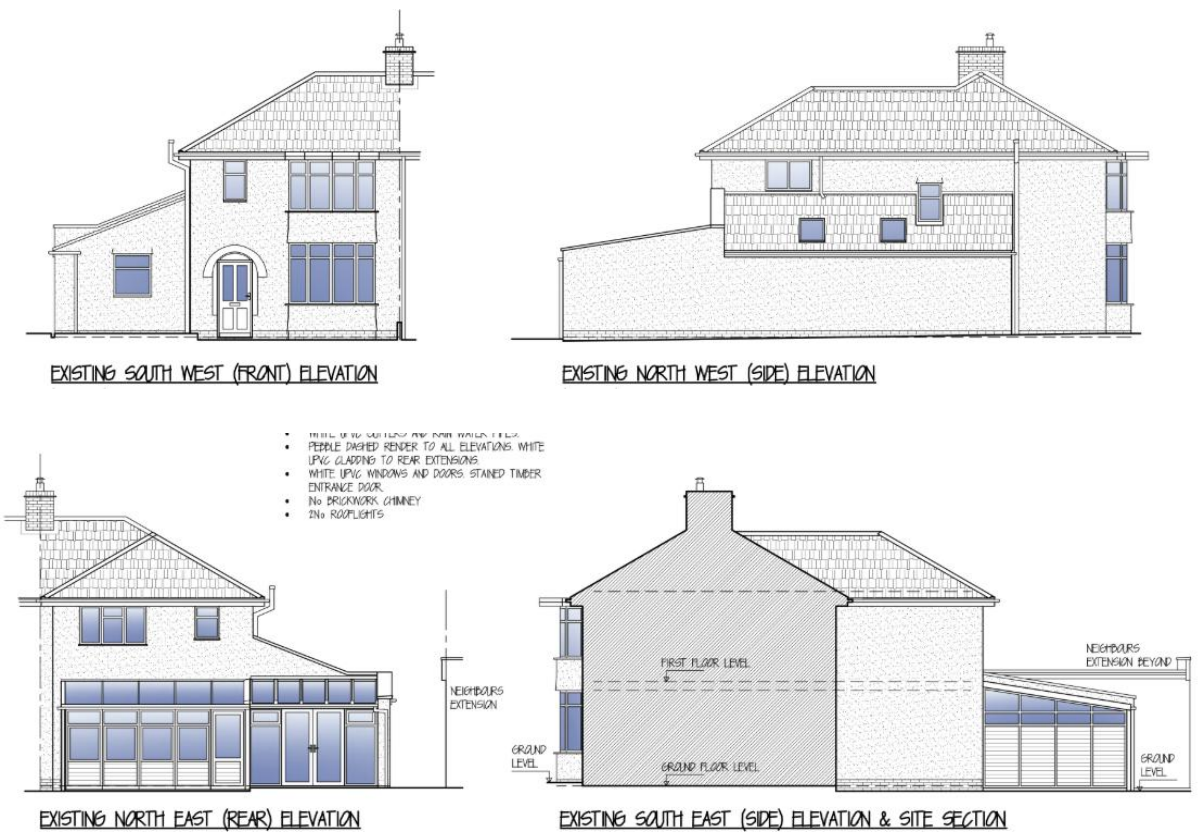
APPLICATION REFERENCE:	PL/2026/03134
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Beechwood Road, Chippenham, SN14 0EZ
DEVELOPMENT DESCRIPTION:	Proposed single-storey rear extension.
RECOMMENDATION:	That Planning Permission be GRANTED

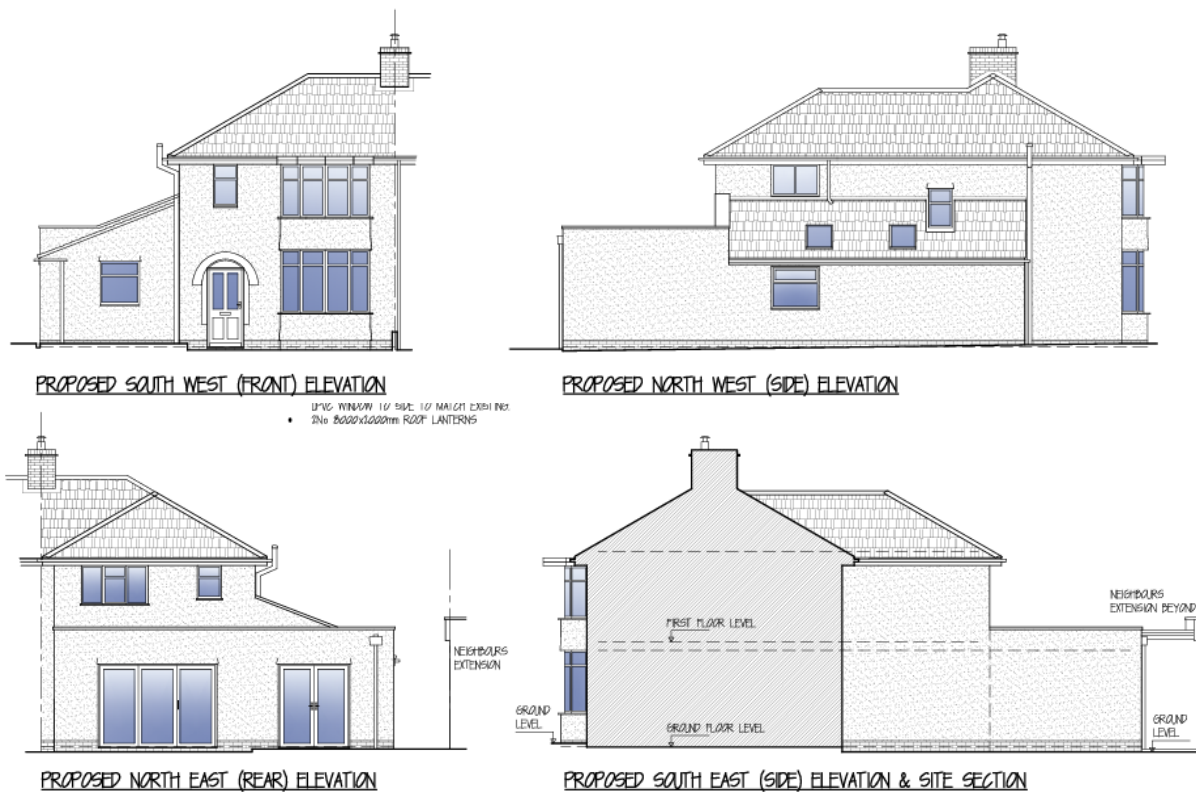
PROPOSAL

The proposal seeks planning permission for a single-storey rear extension to the north-east elevation of a domestic dwellinghouse, replacing a series of existing glazed lean-to extensions. The extension would comprise a flat-roofed form incorporating roof lanterns and finished with a stone parapet.

Openings are proposed on the rear elevation in the form of two sets of French doors, with an additional window on the north-west elevation.

The development would require the demolition of the existing glazed lean-to structure, which occupies a broadly similar footprint to that of the proposed extension. In terms of materials, the extension would be finished in render to match the existing dwelling. A white rainwater pipe and the proposed window on the north-west elevation would reflect the appearance of the existing property, while the proposed French doors would be finished in grey aluminium.





SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey semi-detached dwelling located within the built up part of Chippenham town. Set in a residential area, the surrounding cul-de-sac is characterised by properties of a broadly similar architectural style and appearance, with a number of dwellings having been extended to the rear.

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

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
19/09270/FUL	Single Storey Extension to Rear to Replace Lean to Conservatory – approved and not implemented	Approved January 2020
19/02668/FUL	Two storey side extension over existing extension – withdrawn by applicant	Withdrawn May 2019
N/03/02156/FUL	Single-storey extension – approved	Approved September 2003

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping

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

REPRESENTATIONS

The application was publicised by direct neighbour letter. 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 proposal is considered to respect the character and appearance of the existing property and the surrounding area. The extension is confined to the rear (northeast) elevation and would not be prominently visible from the public realm, thereby preserving the established street scene. The scale, form and siting of the extension are typical of rear additions within this residential context, where similar developments are evident throughout the cul-de-sac.

Although perhaps lacking in architectural articulation, the design of the extension, including its single-storey form and flat roof with roof lanterns, is considered appropriate and subordinate to the original dwelling. The use of render to match the existing dwelling, along with the incorporation of detailing such as a white rainwater pipe and window consistent with the existing property, ensures a cohesive appearance. The inclusion of grey aluminium French doors to the rear elevation would provide typical elevations treatments and remain visually compatible with the overall composition of the building.

As such, the proposal would integrate satisfactorily with both the existing dwelling and the wider pattern of development within the area and would not result in harm to the character or appearance of the locality. 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.

The proposed extension would occupy a footprint comparable to that of the existing conservatory. Whilst the height of the extension would be greater than the existing lean-to, it is not considered to be excessively so in relation to the neighbouring properties.

The adjoining half of the semi-detached pair (No.8) will retain an intimate relationship with the development being located up against the common boundary and, at c.3.0m in height, it is likely that the addition will be visible from the windows in their rear elevation and garden. However, the extension largely replaces existing built form and there is not considered to result in an unacceptable impact upon their amenity or living conditions.

The property to the north-west (no.12) is separated from the application site by a walkway and includes an existing extension that projects further than the proposed development. The relationship and built form means that the proposals will not result in an unacceptable impact upon the amenity or living conditions of the residential occupiers. The proposed window on

the north-west elevation (facing no.12) would not result in unacceptable overlooking, as it is at ground floor level and will not face into any window in the neighbour's property nor any part of their private space.

Other windows in the rear elevation are fewer in number compared with the existing extension. With the distance to properties at the rear (facing Chestnut Road) being sufficiently distant to avoid unacceptable losses of privacy. It is potentially the case that the new lantern lights in the roof of the extension will offer views into the new living space, but this is clearly a choice of the applicant, and which could be mitigated by blinds if necessary.

There is no suggestion that the flat roof of the extension is to be used as a first floor terrace, but the operation of permitted development rights would potentially allow for such without further consideration by the Council. Since the use of the flat roof as a first floor terrace would likely result in a significant loss of privacy to neighbouring gardens and living accommodation, it is considered necessary and reasonable to impose a condition which expressly prohibits such.

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

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

Subject to conditions, 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 and the amenities of neighbouring occupiers.

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 the following 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:

- Proposed Block Plan drawing number 2643-04
- Proposed Ground Floor Plan drawing number 2643-05 received 15 May 2026
- Proposed Elevations & Site Section drawing number 2643-06 received 15 May 2026

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

3. USE OF FLAT ROOF AREA

The roof area of the development hereby permitted shall not be used as a balcony, terrace, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.