

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03182
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Carrick Close, Chippenham, SN15 3ND
DEVELOPMENT DESCRIPTION:	Proposed single-storey side and rear extension (connect garage to house)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

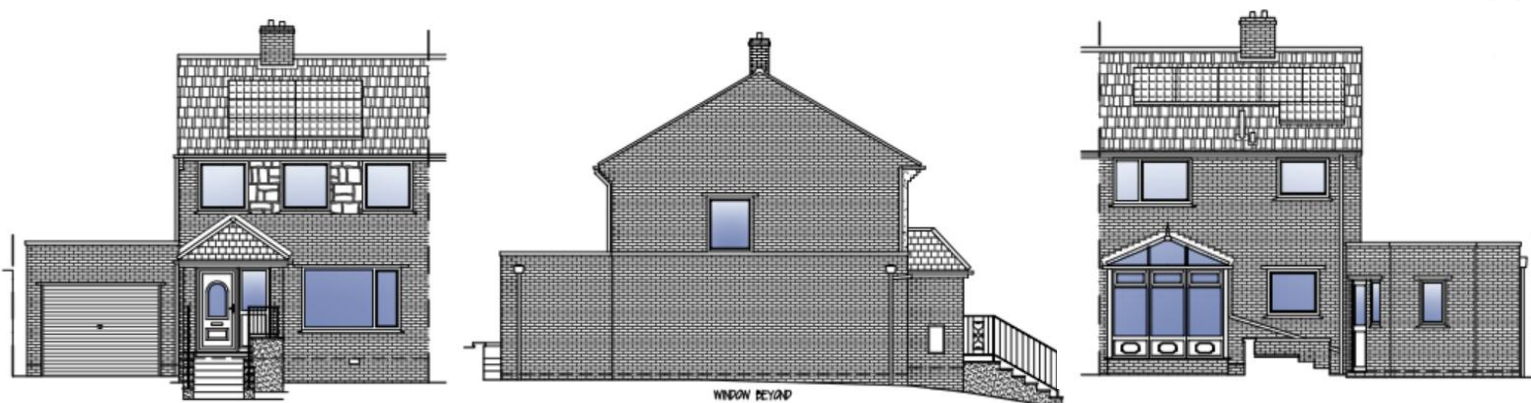
The proposal seeks planning permission for a proposed single storey side and rear extension, also connecting the main house to the garage. The application is submitted using Householder application forms.

Initially, the proposed works also included rendering the exposed side gable elevation to the dwelling. However during the course of the application, this part of the proposal was removed due to comments received and observations made on the suitability of render within the established local vernacular. As a result, revised plans were received to state the gable elevation would be finished in facing brickwork to match the existing building, with the reference to the rendering removed from the proposed development description.

The extracts below demonstrate the existing appearance of the property, together with the proposed appearance subject to this application:

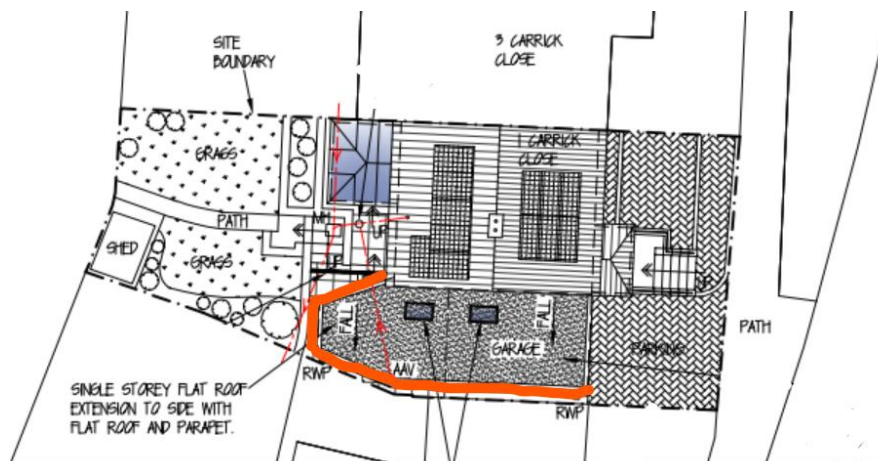


(L-R) Existing Front, Side and Rear Elevations



(L-R) Proposed Front, Side and Rear Elevations

The proposed extension would be a single storey flat roof extension, positioned to the rear of the existing garage. Additionally, the proposed works would in-fill the vacant space separating the present detached garage to the main dwelling, connecting the two buildings whilst retaining the garage for off-road parking. The overall height of the garage is proposed to be increased in comparison with the existing garage, given the inclusion of a parapet around the roof. To the principal elevation, the main visible change would be the joining of the garage to the main dwelling and insertion of a larger garage door. The extension to the rear would project beyond the established rear wall and would result in a more unusual appearance, as the rear arrangement would constitute 3 angled walls to the extension, partly owing to the visible and physical constraints arising from the existing arrangement of the rear garden and the placement of the boundary, as demonstrated by the below extract:



Partial Proposed Block Plan

(Orange line added to outline the side wall of the extension/garage to illustrate how it is positioned against/follows the boundary)

The purpose of the extension, apart from joining the garage to the main building, is to provide additional ancillary space to the main dwelling. Internally, the proposed floorspace would provide a ground floor shower room and WC, with additional floorspace created that would be connected internally to the kitchen. In terms of construction materials, it is proposed to utilise facing brickwork to the external walls, white UPVC windows and doors and a grey anthracite roller shutter door to the garage. The flat roof would be an EPDM roof finish.

With regards to fenestration, the principal elevation will remain unchanged and no fenestration is proposed to the south side elevation. A door and window are proposed on the north elevation. To the rear, 2 single casement windows are proposed to 2 of the angled walls alongside a rear entrance door to the garden. 2 flat rooflights are proposed within the flat roof, however these will be largely concealed from view due to the roof parapet.

SITE DESCRIPTION/CONTEXT

No.1 Carrick Close is a two storey semi-detached dwelling, located along a no-through road within an established residential development in Chippenham. The property is marginally set back from the road positioned at a higher ground level than the road and is accessed via external steps to the front entrance porch. A single, detached garage is positioned adjacent to the side wall, with additional parking fronting the garage on an inclined parcel of hardstanding. The property has a pitched roof with attached solar PV array and a forward projecting pitched roof porch to the principal elevation. The property is constructed from facing brickwork with stone sections inserted between the first floor windows to the front facade, (which appears to be a feature echoed within several properties in close proximity to the application site), white UPVC windows and doors and a brown concrete tiled roof. The surrounding area is characterised by predominantly semi-detached dwellinghouses, constructed from facing brick or stone, with open frontages whilst there are examples of single storey dwellings within the vicinity.



Existing Front and Rear Elevations

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

- Countryside Character Areas – Avon Vales
- Risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely

PLANNING HISTORY

Proposal / Summary

N/96/00768/FUL - Full planning permission Decision - Unknown Date: 28/5/1996 –
ADDITION OF A PITCHED HIPPED ROOF TO AN EXISTING PORCH PITCHED
HIPPED ROOF

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 67: Flood Risk

Chippenham Neighbourhood Plan: No Applicable Policies

Wiltshire Car Parking Strategy 2011-2026

Chippenham Design Guide

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
- Highways and Parking
- Flood Risk and Drainage

CONSULTATION RESPONSES

Chippenham Town Council: No objection -

No objection, subject to the gable wall of the house remaining in brickwork as render is not consistent with the local vernacular and this change would have a detrimental impact on the streetscene.

REPRESENTATIONS

The application was publicised by direct neighbour letter and one representation was received from the applicants of 6 Carrick Close. The comments did not object to the proposed scheme and supported the original intention to render the side wall, citing reasons including existing

drainage matters and the health benefits that can be gained by applying render and the positive outcome this can have on addressing issues of damp.

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

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.

The proposed works would result in a visible increase to the footprint and built form of the property, however the proposed increase would be solely to the ground floor and largely concentrated to the side and rear elevations. To the front of the building, the proposed appearance would be of limited variation to the existing appearance, with the overall retention of the flat roof connecting the main building with the existing garage, however the overall height would be marginally increased largely due to the inclusion of a parapet to the roof. Whilst the front elevation would see a marginal increased built form, the linkage of the buildings would not result in the garage projecting further forward than the existing garage structure, aligning with the established front wall of both the garage and dwelling.

In terms of bulk, scale and massing, the flat roof to the rear extension would provide a continuation of the roof form to the existing ground floor garage, enabling the extension to integrate with the existing building and resulting in a unified and more coherent appearance. The overall built form and positioning of the rear extension would remain subservient to the main dwelling and whilst the extension would only be concentrated to one section of the rear facade, the proposed built form is considered proportionate to the building and avoids overwhelming the rear façade when considering the scale and mass of the existing conservatory already in situ to the opposing side of the rear facade. The restricted height, in combination with the flat roof form, helps to mitigate against any potentially unacceptable

visual impact resulting from the proposed works, and helps to avoid an overly dominant or overdeveloped presence when viewed within the context of the site and from the rear of the building.

Whilst notably the extension is not a uniform footprint due to the angled appearance of the rear walls, it is noted that this largely results from aligning with the existing boundary to the property and the limited space to the rear in which to develop. Overall, the proposed works are not considered to result in an incongruous or out of keeping appearance when viewed in the context of the site, whilst the proposed layout still retains sufficient amenity space to the rear to serve the property.

Chippenham Town Council state that no objections are made to the proposed works providing the proposed render to the gable end was removed, as it was not considered consistent with the local vernacular. Additionally, it is acknowledged that a nearby occupier has expressed support for the rendering of the gable elevation, noting its potential benefits in addressing damp and mould and associated positive impacts on living conditions. However, in this instance, greater weight is afforded to the importance of preserving the visual consistency of the host dwelling and its surroundings. The retention/utilisation of facing brick is therefore considered more appropriate, ensuring alignment with the prevailing character and appearance of the main dwelling and the wider street scene. Amended plans have been received to address this matter, ensuring render will no longer be used.

Overall, by reason of the bulk, scale, design and materials used, the proposed works are considered compatible with the character of the main dwelling and the wider locality and align with the established material palette of both the main building and the surrounding area. The proposed extension would represent development that is sympathetic to and respects the architectural integrity of the main dwelling, which contributes positively to the character of the area. 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.

Residential 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 to the application site are No.3 Carrick Close, to which the application site is semi-detached, No's 30 and 32 The Tynings to the south of the site and No's 39 and 41 Blackbridge Road to the rear (west) of the site. The proposed works will also be partially visible to the properties opposite the road from the application site – No's 4 and 6 Carrick Close.

No's 30 and 32 The Tynings

Arguably the properties with the potential to be most affected by the proposed works would be No's 30 and 32 The Tynings (with No's 30 and 32 being single storey dwellings). The proposed extension would be positioned along the side boundary with No's 30 and 32 and whilst the garage itself will not be in closer proximity, the extension will introduce bulk and mass adjacent to the shared boundary. Whilst there is already a shed in situ in the location for the extension, this would be removed to enable the construction works, although it is acknowledged that a shed is used incidentally in comparison to a habitable room. The extension proposes to incorporate a flat roof akin to the existing garage and by remaining a single storey structure, is not considered to be perceived as a bulky or dominant feature to the dwelling. Whilst it is evident that the footprint will be hard-up to the boundary with No's 30 and 32, the proposed built form would be of overall limited height, which is a material consideration when considering that these properties are single storey dwellings. The overall built form is not considered to result in overshadowing or overbearing affects given its lower profile, and wouldn't result in an overly dominant appearance or sense of enclosure. Vantage points to the works may be partially concealed by existing boundary fencing, and no fenestration is proposed on the south elevation, and as such there would be no increase in overlooking or perceived loss of privacy.

No. 3 Carrick Close

The application site is semi-detached to No.3. Adjacent to the boundary with No.3. is an existing conservatory which will partially obscure vantage points to the proposed extension. Whilst additional fenestration is proposed to the side (north) elevation of the extension which would look in the direction of the shared boundary, the window would remain at ground floor level, with the conservatory acting as both a visual and physical buffer to the works. Overall, there would be no unacceptable increase in overlooking or resulting loss of privacy.

No's 39 and 41 Blackbridge Road & No's 4 and 6 Carrick Close

Vantage points to the proposed works are possible to these properties in varying degrees. No's 4 and 6 Carrick Close front the site and thereby the limited in-fill extension joining the garage to the dwelling would be visible, however no fenestration is proposed overlooking No's 4 and 6. With regards No's 39 and 41, both properties are positioned to the rear boundary. Whilst the extension would project beyond the existing rear wall, the overall separation distances are considered sufficient to mitigate against any unacceptable overlooking or perceived loss of privacy owing to the additional ground floor fenestration to the rear walls.

Overall, whilst it is acknowledged that the proposed works will result in an increase in built form and mass to the existing dwelling, it is considered that the proposal will not result in unacceptable loss of light, overlooking, overshadowing or overbearing effects to the neighbouring properties. Whilst additional fenestration is proposed, it is not considered that this results in loss of privacy 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.

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 existing garage is proposed to be retained, however would be subject to a marginal enlargement with the joining of the structure to the main building. The existing parking and access arrangements are not proposed to be altered, with the garage still enabling off-road parking for a vehicle to count towards parking provision serving the dwelling.

Whilst Wiltshire Council Highways were not consulted on the proposed works, it is considered that the proposed works would not result in any adverse impact on highway safety. The existing parking arrangements are retained and are considered adequate and 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.

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 which adjoins the existing garage, with a small in-fill extension to join the garage to the main dwelling. All of the proposed works are wholly contained within the existing residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing.

It is noted that a neighbouring occupier has expressed support for the use of render to the side gable elevation, citing its potential to assist in addressing issues of damp and mould. Whilst such considerations are acknowledged, the proposed development does not introduce any changes that would materially affect existing drainage arrangements or increase flood risk. Matters relating to damp and mould are primarily internal building performance considerations rather than land-use planning issues. In this instance, the reinstatement of facing brickwork is considered to provide a more appropriate external finish, ensuring consistency with the host dwelling and the prevailing character of the area, without giving rise to any adverse impacts in respect of drainage or flood risk.

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 side and rear extension is 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. Finally, the proposed works are not considered to result in adverse impacts to either highway safety or the current parking arrangements.

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:

2705-01 P2 – Location Plan, Existing Block Plan received 18.05.26
2705-04 P2 - Proposed Block/Roof Plan received 23.04.26
2705-05 P2 – Proposed Ground Floor Plan received 23.04.26
2705-06 P3 – Proposed Elevations received 24.06.26

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