

APPLICATION FOR FULL PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03137
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	18 Chelwood Close, Chippenham, SN14 0SA
DEVELOPMENT DESCRIPTION:	Replacement windows to rear
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The application site comprises a ground-floor flat within a modern, red brick, two-storey residential block containing four units in total. The building dates from the mid-20th century and is situated within the built-up area of Chippenham. The surrounding area is characterised by a consistent pattern of residential development, comprising blocks of flats of a similar scale and design, alongside terraced properties.

PROPOSAL

The application seeks planning permission for the replacement of the existing rear-facing windows on the west elevation. The proposed windows would be constructed in white, smooth-finish uPVC with double glazing.

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



PLANNING HISTORY

There are no planning applications relating to the property.

RELEVANT LEGISLATION, 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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

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 replacement windows are considered to be of an appropriate design and would have a neutral impact on the character and appearance of the existing building and the wider

area. The windows would match the size, material, and general appearance of those currently installed at the front of the ground floor flat, thereby maintaining visual consistency within the property and ensuring a cohesive appearance. The supplied drawings do perhaps suggest a thickening of the frames and a greater unbalancing of the lights, but the difference is not great and in the context of this modern property where there is a variety of plastic framed windows, is not considered to be objectionable.

Whilst there would be a minor alteration to the configuration of Windows 1 and 2, with a simplified two-light arrangement replacing the existing multi-pane layout, this change is limited and would not result in any material harm to the character or distinctiveness of the building or its surroundings. Window 3 would remain of the same basic layout.

The proposal therefore respects the established design and vernacular of the property and would integrate satisfactorily within its context.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and the Wiltshire Design Guide.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both 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 privacy, and overbearing effects.

The proposal seeks the replacement of existing windows only, with new windows positioned in the same locations and of the same size as those currently in situ. As there are no new openings or changes to the positioning or scale of glazing, there would be no increase in overlooking or loss of privacy to neighbouring dwellings. The development therefore maintains the existing relationship and level of intervisibility.

The proposal does not involve extensions or changes to the building's footprint or form. There would therefore be no change to massing, scale, or relationship with neighbouring properties, and no overbearing impact or increased sense of enclosure.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity.

Biodiversity Net Gain

The proposal comprises minor alterations to an existing residential unit, specifically the replacement of windows to a ground floor flat. The development does not involve any ground disturbance, changes to land use, or impacts on habitats or landscaping features.

In this context, the proposal is not considered to fall within the scope of development requiring the delivery of Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990 (as amended 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, 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 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:

- Existing and Proposed Elevations received 15 May 2026.
- FHI Window Profile by Window Type (Type D) received 15 May 2026.

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