

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03314
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 Park Avenue, Chippenham, SN14 0HA
DESCRIPTION:	Single-storey side and rear extension and erection of detached garage
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended on 27 June 2026 following discussion with the applicant which led to the omission of the initially proposed driveway extension, due to insufficient information.

The application seeks planning permission for a single-storey wrap-around side and rear extension and erection of a detached garage. The extension would have a flat roof and brickwork walls with uPVC fenestration. To side, it would measure 2.8m wide and 9m deep and to rear it would measure 8.3m wide and 4.5m deep. Its height would measure 2.9m, and it is topped to rear by a lantern. The proposed garage would have a flat roof and render walls. It would measure approx. 3m wide, 7m deep and 2.7m max height.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 2 Park Avenue. It forms one half of a symmetrical pair of inter-war period dwellinghouses on a corner plot; it has walls of brick and render with Arts and Crafts detailing, a hipped tile roof with gabled bay, uPVC fenestration, a detached garage, driveway, front and a rear garden. Its setting is characterised by the surrounding homogenous suburban street scene of inter-war period dwellinghouses. It is in the settlement boundary of Chippenham. Relevant designations and constraints include Flood Zone 1 and areas where groundwater levels are between 0.025m and 0.5m below the ground surface and where groundwater levels are either at or very near (within 0.025m of) the ground surface.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Chippenham Neighbourhood Plan – Made May 2024

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Chippenham Town Council – No objection (19/06/2026).

Wiltshire Council's Highways Team – No objection, noting that there would be no increase in bedroom quantum but works to extend the driveway would provide two further parking spaces together with the proposed garage which is an appropriate footprint to provide cycle storage and a single parking space (23/06/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. Members of the public made one [1] letter of representation (1 x Object). The matters raised therein are summarised:

- Objection on grounds of size and scale of the extension without further detail of proposed foundation; and
- That they would like to be notified of any building control regulation application when submitted.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Appendix D of the Wiltshire Design Guide (WDG) expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The proposed extension would replace the site's existing single-storey wrap-around, hipped roof extensions while considerably increasing the depth of projection to the rear elevation. Appendix D of the WDG expects flat roofs to respect existing horizontal lines of the existing building, such as the line of change in materials, which would not be satisfied here.

While the flat roof would not complement the architectural style of the dwellinghouse, it nonetheless remains a deferential and subservient single-storey feature. Furthermore, its deep set-back from the façade would preserve the balance and symmetry of the semi-detached pairing while matching brickwork walls would help it integrate with the existing building

The proposed garage is rectangular and has a flat roof form, but flat roofed garages are not uncommon in the immediate surroundings. Furthermore, it would achieve a subservient scale and material finish that complements the setting.

The development would not harm the character or appearance of the dwellinghouse or local area. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the broader expectations of adopted design guidance and the requirements of CP57 of the WCS.

Residential amenity

Core Policy 57 (vii) of the WCS seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the WDG expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are 4 Park Avenue and 48 and 50 Bristol Road.

The proposed garage would abut the boundary of the curtilage with Nos.48 and 50. However, as a single-storey building it would maintain a scale that would not appear unduly overbearing. Furthermore, it would sit adjacent an existing outbuilding on neighbouring land which would screen much of it.

The proposed extensions increase the massing and bulk of the dwellinghouse but a good degree of separation from the boundaries of the curtilage would be maintained to north, east and south sides.

The rear part of the extension would abut the boundary with adjoining No.4, creating a tunnelling effect around a ground floor window in conjunction with No.4's existing rear extension. However, as a single-storey extension on a north-facing elevation, it would not appear unduly overbearing or cause an unacceptable loss of outlook or natural light.

Were the flat roof areas of the development to be used as outdoor amenity space, an unacceptable overlooking effect would be created that would be detrimental to the privacy of neighbours. A condition is therefore recommended to prevent such a use.

Subject to recommended conditions, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

Highway matters

The development would replace an existing garage which is likely to not meet adopted minimum size standards, despite no existing plans having been provided. In any case,

the proposed extensions do not increase bedroom quantum, and the site has one parking space on a driveway.

The initial proposed included works to extend the driveway to provide additional parking spaces; however, this would have involved engineering operation and insufficient information had been provided to enable assessment of the resulting development. Such details were subsequently omitted from the proposal.

Wiltshire Council's Highways Team raised no objection, noting no increase in bedroom quantum and sufficient parking spaces being proposed, including the proposed garage. However, the proposed garage does not satisfy adopted minimum size standards and, therefore, the site provides one parking space.

In context of there being no net increase in bedrooms or parking provision, and that the development is otherwise not likely to significantly increase movements to and from the site, its effect on the surrounding highway network would be acceptable. Accordingly, it would not conflict with CP64 of the WCS.

Drainage and flood risk

The site is in an area identified as being at increased risk of flooding due to ground water levels, but no site-specific flood risk assessment (FRA) was submitted with the application. The PPG¹ advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues.

It is relevant that the development primarily replaces existing built form, with only a modest increase in impermeable area. Building regulations would apply to ensure adequate site drainage at the operational stage and, for these reasons, the development would not conflict with CP67 of the WCS.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

Other matters

Concerns were raised by a member of the public regarding the absence of information about proposed foundations in context of the size and scale of the extension. While planning has a role in considering the effects of land instability, there is no substantive

¹ PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

evidence before the Local Planning Authority to indicate that the proposal would result in land instability or any other planning harm if permission were granted.

It is relevant that separate legislation, including The Party Wall Act 1996 and Building Regulations, exists to address residual risks associated with construction works including potential damage to neighbouring land and property. Having regard to the scale of development, it would not be necessary or proportionate to require submission of detailed foundation design where, on the evidence available, such matters can appropriately be addressed through these separate, complementary controls.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:

Location Plan. Received 25 May 2026.

Application Form. Materials. Received 25 May 2026.

Proposed Garage Plans. P1-1. Received 25 May 2026.

Proposed Floor Plans. P1-1. Received 25 May 2026.

Proposed Elevation Plans. P1-2. Received 25 May 2026.

Proposed Block Plans. P1-3. Received 25 May 2026.

Proposed Parking Plan. P1-5. Received 27 June 2026.

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

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 dwellinghouse.

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

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

REASON: In the interests of residential amenity and privacy.

Informatives to Applicant:

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
2. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend on carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.