

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01477
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	17 Whites Way, Sutton Benger, Chippenham, SN15 4TX
DEVELOPMENT DESCRIPTION:	Proposed single storey side extension, air source heat pump and external flue
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed single storey side extension, air source heat pump and external flue. The application is submitted using householder application forms and relates to the domestic dwellinghouse.

During the course of the application, it was noted that whilst the air source heat pump and flue were shown on the submitted plans, they were omitted from the description of development. This omission in the description was rectified along with the submission of revised plans which substituted the originally proposed render finish to the walls with reconstituted stone to match the existing. The changes were subject to local consultation.

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



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



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

The proposed single storey extension would be positioned to the side of the dwelling and would take the form of a lean-to addition with integrated rooflight on the sloping roof. It would be located within the side amenity area of the property, yet wholly contained within the residential curtilage and would enable the existing ground floor dining room to be enlarged. In terms of construction materials, the extension would be finished in reconstituted stone to the external walls, with brown profile concrete roof tiles and white UPVC windows and doors. The extension would feature a triple casement window to the side elevation, with a single vertical slim-line window to both the front and rear elevations.

The proposed flue would be associated with the installation of an internal woodburner within the existing dining room. Externally, it would be positioned on the existing rear gable of the building and is noted as a black twin wall flue, with the height being approx. 1000mm above the slope of the existing pitched roofline to which it would be installed against.

Lastly, the proposed air source heat pump (ASHP) would be positioned to the side SW elevation directly beneath an existing ground floor window and in proximity to the proposed extension. It has been confirmed that the model of ASHP proposed is an Octopus Cosy 9Kw unit.

SITE DESCRIPTION/CONTEXT

The site known as 17 Whites Way is a detached two storey dwellinghouse, located within a modern residential area in the village of Sutton Benger. The property is positioned at the end

of a no-through road, with views across to greenspaces to the north and west of the plot with the pedestrian walking extending across the front and side of the property. The plot features a detached garage recessed from the principal elevation, whilst an existing stone boundary wall adjoins the rear elevation and bounds the site to the side and rear. The property displays a variety of built form across the building – the main roof is pitched with the principal front elevation featuring 3 equidistant first floor dormer windows with a centrally positioned ground floor pitched roof porch, whilst both side elevations of the main building display gable ends. The building also has a two storey rear section with a pitched roof that is at a 90 degree angle to the main section of the dwelling, featuring a gable end and pitched roof with a reduced ridge height in comparison to the main roof. The main building is constructed from reconstituted stone to the main section of the dwelling, with render to the external walls of the two storey rear section, brown profile concrete roof tiles and white UPVC windows and doors.

The surrounding area is characterised predominantly by detached two storey dwellings of similar style and appearance, whilst there are examples of smaller terraced properties also, with the overarching construction materials in the vicinity being reconstituted stone, render and a mixture of tiled and slate roofs.



(L-R) – Existing Front and Side Elevations (Google Image June 2024 and Agents Photo)

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

- Countryside Character Area – Avon Vales
- Risk of groundwater flooding to both surface and subsurface assets
- Flood Zone 1

RELEVANT PLANNING HISTORY

None relating to this property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 41: Sustainable Construction and low carbon energy
- Core Policy 67: Flood Risk
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Sutton Benger and Draycot Cerne Neighbourhood Development Plan 2020-2035

- Policy SB7: Design
- Policy SB12: Dwelling Extensions

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places
- Section 14: Meeting the challenge of climate change, flooding and coastal change

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the upon the character and context of the area
- Residential Amenity
- Climate Change
- Drainage and Flood Risk

CONSULTATION RESPONSES

Sutton Benger Parish Council: No objection. Upon the submission of revised plans including the flue, Sutton Benger were reconsulted and reiterated that they do not object to the proposed development.

Council Public Protection team: No objection subject to conditions.

In response to the initial submission:

We have reviewed the documents attached to PL202601477, however we cannot see any details relating to the ASHP specifications, or a MCS Noise Impact

Assessment/Calculation which would highlight whether the heat pump is within permitted development levels.

Please can the applicant submit these details so we can review the noise levels. We also recommend that our standard hours are conditioned due to the close proximity of neighbouring properties

No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

When the chosen model of ASHP was confirmed, discussion with the Public Protection team as to its acceptability took place. Whilst it is acknowledged that it is standard practice to complete the MCS calculator to confirm acceptability, the location of the ASHP was considered acceptable by the Public Protection team and it was recommended to include an informative on this decision to advise that the applicant choose a model which would meet Permitted Development thresholds for such equipment in residential areas.

Council Drainage Engineer: Objection (extracts below):

The new side extension, and extension to patio, will increase the impermeable area of the site. Although the increase in impermeable area is minimal, given the proximity to neighbouring properties and the highway, the applicant will be required to demonstrate how additional surface water flows from these areas will be safely managed so as not to increase flood risk to the site or surrounding areas.

The applicant will need to provide a drainage strategy that shows how the surface water flows arising from the new impermeable areas will be managed on site so as to ensure flows are not discharged onto the adjacent highway or towards neighbouring properties...

...At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

- A drainage plan showing any existing drainage features on the site and detailing the proposed drainage strategy. This should detail existing drainage to be retained/modified/abandoned, and any new proposed drainage.*
- A plan showing overland exceedance routes that minimise the risk of people and property.*
- Confirmed finished floor levels (should be at minimum of 150mm above the maximum predicted 100-year flood level).*

Following the removal of the holding objection, the drainage team have the following conditions which need to be addressed by the applicant

- *The applicant shall submit clear arrangements for the ownership and ongoing maintenance of any new proposed drainage (including SuDS features) over the lifetime of the development*

REPRESENTATIONS

The application was publicised by direct neighbour letter to surrounding properties. Two letters of representation were received – one to confirm no objection to the proposed works, with the other asking for confirmation of the noise output of the ASHP as it would be positioned within close proximity to their property, and enquiring whether the existing garden wall would be moved. These specific points will be discussed in more detail within the subsections below.

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

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 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, whilst Section 12 of the NPPF expects a good standard of design, whilst Section 15 details conserving and enhancing the natural environment.

The proposed development will result in a clearly increased built form to the side and rear of the building, which will also be visible from the principal elevation as it will project further than the existing side wall. The extension incorporates a sloping roof which respects the first floor window above and would not impede or obscure their outlook. The proposed built form and appearance of the extension is considered proportionate to the building, presenting as sympathetic and subservient to the host property, further integrated through the use of matching construction materials that reflect the established character and appearance of the dwelling.

Given the openness of the site and the property's position at the end of no-through road, the proposed side extension would be highly visible from within the surrounding area and street scene. However in the context of the site, it is not considered that the extension would appear visually dominant or intrusive to the street scene despite being positioned in closer proximity to the pedestrian walkway. Given the varied built form across the building as a whole, the extension would remain in-keeping and would not result in an incongruous appearance or unacceptable visual impact and is regarded as sympathetic to the dwelling's established character and appearance, as well as that of the surrounding area.

The flue will be partially visible when viewed from the street scene due to its positioning on the rear façade and also due to the varying built form to the rear of the property. Whilst its height would exceed that of the sloping pitched roof to the two storey rear element, it would not exceed the overall ridge line of the property. Existing landscaping to the property and the existing stone boundary wall may help to partially conceal viewpoints of the flue, however it is not positioned in such close proximity to the road to be considered incongruous.

Finally, the ASHP would be discreetly positioned to the side of the existing building, relatively concealed behind the existing dwarf boundary hedge. This position is considered acceptable given that it will not present as highly visible either within the plot itself, to neighbouring properties or within the surrounding area.

Overall, by reason of the scale, design and materials used, the proposed works are compatible with and complementary to the main dwelling and the wider locality. The development is not considered to result in an incongruous or overdeveloped appearance, whilst the use of matching materials enables the development to align with the existing character and appearance of the main dwelling and wider locality. The siting of the flue and ASHP are also considered satisfactory. Therefore, the development is deemed to comply with CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and section 12 of the NPPF.

Amenity

WCS Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The proposed extension is a reasonably modest form of development and will not be located in immediate proximity to surrounding residential properties. For this reason, there is not considered to be any impact upon the amenity or living conditions of any neighbouring property as a result of its construction. The Council's Public Protection team advises that a condition specifying time restrictions on construction activities and in the context of a residential area, such a condition is considered reasonable.

Turning to the proposed ASHP, the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and Microgeneration Certification Scheme (MCS) guidance, air source heat pumps confirm that such equipment must comply with noise limits to protect residential amenity. The outdoor unit should not exceed 42 dB at 1 metre from the

property boundary. To achieve this, most systems are designed to operate at or below 37 dB at 1 metre from the source, ensuring that noise attenuation over distance meets the required standard. This restriction is intended to minimise any adverse impact on neighbouring occupiers. Where permitted development standards are not met, planning permission is required and a bespoke assessment is necessary. Indeed, in this case, planning permission is sought for the equipment, rather than relying on permitted development rights.

The properties in proximity to the application site are 15 Whites Way to the east of the application site, 1 Whites Way to the SE and No's 10, 25 and 27 Heath Avenue to the west and south of the site.

No.15

The proposed extension and flue would be largely concealed from view from the occupants of No.15, as the existing detached garage would act as a visual and physical buffer. The ASHP is positioned on the opposing side wall and therefore the host dwelling itself may provide a degree of acoustic screening, helping to attenuate any noise generated by the unit before it reaches the occupants of No.15.

No's 1 and 10

Whilst No's 1 and 10 share a boundary with the application site, the surrounding built form may partially conceal the extension, flue and ASHP from vantage points, with the ASHP positioned on the side wall of the application site as opposed to within the rear amenity space, thereby not in closer proximity to the shared boundary. Additionally, the height and positioning of the existing boundary wall would also provide a degree of screening. Furthermore, a letter of representation has been received by the occupants of number 1 confirming no objections to the proposed works.

No's 25 and 27

Both 25 and 27 Heath Avenue front the application site, thereby the proposed extension and siting of the ASHP would be within their direct line of sight. Whilst the built form of the ground floor extension would project beyond the established side wall of the dwelling, the intervening road between the properties would provide a physical buffer to the proposal. The extension would be of limited height and built form given its single storey form and the available space to the side of the dwelling to accommodate an increase in footprint. Whilst additional fenestration is proposed to the structure, the separation distances between the properties helps mitigate against any additional perceived overlooking or loss of privacy.

Comments have been raised by the occupants of 27 Heath Avenue regarding the ASHP and the potential noise output to cause disturbance. Whilst the model of the ASHP has been confirmed, no specific technical data has been provided to illustrate the projected output. Whilst it is acknowledged that this information does not directly address the neighbours concerns regarding noise output, in view of the reasonable distance and intervening road between the properties, it is considered appropriate to leave the matter to an informative on the decision notice, with no further details of the ASHP needing to be sought.

Conclusion

The current separation distances between the surrounding properties would be respected and are deemed sufficient to mitigate against any unacceptable overlooking, perceived loss of privacy, overshadowing or sense of enclosure. Concerns raised regarding the noise output of the ASHP have been addressed through the submission of additional information and the Council's Public Protection team have confirmed that they raise no objections in this instance. There is no reason or evidence to reach a different conclusion in that respect. The recommended informative is also considered appropriate since it will draw the applicant attention to choosing equipment which meets permitted development limitations within a residential area.

Overall, and subject to conditions and the aforementioned informative, it is not considered that the proposed development would result in unacceptable impact on residential amenity and the proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Climate change

CP41, Policy 1 and Policy 2 are supportive of measures that align with a transition to net zero. As such these policies are clearly in accordance with the NPPF which states at paragraph 161 that the planning system should support the transition to net zero by 2050. It should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy.

The proposed heat pump would provide an electrified solution for domestic space and water heating at this dwelling. Unlike gas boilers this has the potential to be powered using renewable energy either from building integrated renewables or through the national grid. The national grid is being decarbonised with decreasing reliance on coal and gas to generate its electricity and more reliance on solar and wind power combined with short and long duration energy storage. Around 80% of the built form in 2050 is already existing and so the retrofit is key to meeting the 2050 net zero target. It is noted that the host building has a large solar array on its south facing roof.

The ASHP would make a very modest contribution to net zero goals, but cumulatively with other similar development is critical to the transition to net zero over the coming decades. The proposal would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change. Any residual concern in terms of neighbour amenity is outweighed by the modest benefit from this individual proposal.

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 application site is within flood zone 1 (low risk of fluvial flooding) but is at high risk of groundwater flooding to both surface water flooding. In this context, the application was submitted complete with a Householder and Minor Extensions Flood Risk Assessment and a variety of Flood Risk Mapping extracts and associated mitigation measures. This included confirmation that electrical sockets will be raised a minimum of 400mm above floor level and that the overall floor level will not be lower than that of the existing dwelling.

Despite the above information and whilst the extension would represent a modest addition to the dwelling in terms of the increase in footprint and mass in comparison to the existing building, concerns were nonetheless raised by the Council's Drainage Engineer in relation to this site, confirming that sufficient information was not submitted in order for the scheme to be fully assessed in terms of potential impact to existing drainage and flood risk.

Whilst the concerns raised by the Drainage Engineers are acknowledged, in light of the scale of the development and the commitments made within the submission with regard to floor levels and electrical sockets, what is being requested is considered onerous and not demanded by adopted local plan policy. Similarly, the condition requested by the Drainage Engineer seeking confirmation of the ownership and management of any new drainage/SUDs infrastructure is not reasonable in view of the proposal being householder type development and the requirement to gain approval for such under Building Regulations.

Accordingly, and subject to conditions to compel the delivery of the features set out in the submitted information, the proposal is not considered to result in an unacceptable flood risk and will comply with Core Policy 67 of the Wiltshire Core Strategy and the policy in 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

The proposed development is considered to be acceptable in terms of its design, scale and relationship with the surrounding area. The scale and bulk arising from the proposed extension would not result in an overdeveloped or incongruous appearance when considering its presence and relatively exposed position within the street scene. The overall scale and design of the extension is considered proportionate to the main building, remaining subservient and sympathetic to the existing character and appearance of the building and surrounding area. The use of matching materials also enables the extension to align with the existing material palette of the main building and the wider locality.

Both the ASHP and flue would be discreetly positioned within the residential curtilage and effectively screened from view, whilst the imposed informative ensures that the chosen model

of ASHP meets the criteria of permitted development within a residential area to help safeguard the residential amenity of surrounding properties.

In other respects, and subject to conditions, the development is not considered to result in unacceptable impact to residential amenity.

In light of the scale of the development as a ancillary domestic extensions, and subject to appropriately worded conditions, there is not considered to be any unacceptable increase in flood risk to the site or the locality.

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:

2670 -04 P2 PR – Proposed Block Plan received 09.03.26
2670 -01 P2 – Location Plan and Existing Block Plan received 09.03.26
Householder and Minor Extensions Flood Risk Assessment received 02.04.26
Flood Risk Map received 02.04.26
Flood Risk Map Extracts 1 and 2 received 02.04.26
2670 -05 P4 – Proposed Ground Floor Plan received 08.05.26
2670 -06 P5 – Proposed Elevations received 12.06.26

REASON: For the avoidance of doubt and in the interests of proper planning and the proper protection, mitigation and enhancement of biodiversity.

3. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

4. The proposed development shall be carried out in accordance with the commitments set out within the submitted Flood Risk information form (completed by Mr Jamie Buck and dated 08/04/26).

REASON: In the context of being located in an area of high ground water flood risk, in order to ensure that the development is appropriately constructed.

INFORMATIVE:

The proposed plans show a freestanding Air Source Heat Pump (ASHP) unit adjacent to the rear wall of the garage; however, no technical details or specifications have been submitted for consideration as part of this application. The applicant is responsible for ensuring that any ASHP installation is appropriately specified and will not cause an unacceptable impact on the amenities or living conditions of neighbours and potentially cause a nuisance under the Environmental Protection Act 1990. Please note that such nuisances are liable for investigation and action by the Council. Please see the relevant section of the Council's website for further information: [Noise nuisance - Wiltshire Council](#)