

PLANNING STATEMENT

PROPOSAL: Section 73 Application – Minor Material Amendment:

To Vary Condition (Approved Plans) of Planning Permission PL/2025/00170, approved on 9 May 2025, for extensions to the side and front, demolition of garage and increase in parking area.

SITE: 43 Oak Road, Chippenham.

1. Introduction and Purpose of the Application

This Planning Statement supports a Section 73 application seeking to vary the approved plans condition attached to planning permission PL/2025/00170, approved on 9 May 2025, which granted consent for extensions to the side and front, demolition of garage and increase in parking area at 43 Oak Road, Chippenham.

The principle of the development has already been established through the previous approval. This application does not seek to revisit that principle but instead proposes a minor design refinement to the approved scheme through the substitution of updated plans.

The amendment sought is to remove the approved front two-storey extension element from the scheme, thereby retaining the existing and extending frontage to the right side, there is a change to the front door - widening the opening and introducing side lights. The approved side extension form would remain as previously approved.

The purpose of this application is therefore to vary the approved drawings condition so that the approved development can be implemented in accordance with the revised plans.

2. Section 73: Appropriateness of the Procedure

Section 73 of the Town and Country Planning Act 1990 enables the variation or removal of planning conditions, including a condition listing the approved drawings.

- does not alter the description of development in any substantive way;
- does not introduce a materially different form of development;
- reduces the extent of the previously approved development to the frontage;
- retains the side extension already approved;
- remains within the scope and character of the previously approved householder scheme; and
- is appropriate to be considered as a minor material amendment through a Section 73 application.

The principle of extending and altering the dwelling has already been accepted under permission PL/2025/00170. The current application seeks only to substitute revised drawings showing a reduced and more modest and less projecting front elevation arrangement.

3. Site Context

No. 43 Oak Road is located within a modern residential estate setting in Chippenham. The surrounding area is characterised by domestic properties of broadly modern suburban form, with front gardens, driveways and varied householder alterations.

The previous permission established the acceptability of extensions to the dwelling, including the approved side extension and the former front two-storey extension element. The current proposal does not alter the residential use of the site and would reduce the extent of projecting built form previously approved to the front of the dwelling.

The proposed changes would be read in the context of the established residential character of Oak Road and the wider modern estate setting.

4. Description of the Proposed Amendment

The proposed variation relates to a reduction in the scope of the approved front works.

The approved front two-storey extension element would be removed from the scheme. The existing frontage would therefore be retained extending frontage to the right side, the widening of the front door opening with the addition of side lights is also proposed.

The previously approved side extension form would remain as part of the development and would be implemented in accordance with the revised approved plans.

The amendment would reduce the amount of new built form visible from the front of the dwelling. It would therefore have a more modest visual impact than the previously approved arrangement while preserving the approved principle of domestic extension and alteration.

Together, these changes would refine the approved scheme without changing the overall planning balance previously accepted by the Council.

5. Planning Policy Considerations

Wiltshire Core Strategy

The principal policy consideration is design quality, particularly Core Policy 57 of the Wiltshire Core Strategy, which seeks high quality design that responds positively to local character, townscape, building form, scale, materials and appearance.

The proposed amendments remain consistent with this objective. By removing the front two-storey extension element and retaining the existing frontage, the proposal would reduce the extent of change to the principal elevation. The widened front door with side lights would be a modest domestic alteration compatible with the appearance of the dwelling and the modern estate context.

The approved side extension would remain as previously accepted by the Council and would continue to form part of the approved design approach.

Character and Appearance

The approved development already established the acceptability of extending the dwelling. The current amendment would remove the increased front two-storey extension, resulting in a less extensive alteration to the principal elevation than previously approved.

Retaining the existing frontage, extending frontage to the right side with only the widened front door and side lights, would preserve the general appearance of the dwelling within the street scene. The change would sit comfortably within the character of Oak Road and the wider modern residential estate.

Neighbouring Amenity

The proposed amendment would not introduce any new adverse impacts on neighbouring amenity. Removing the approved front two-storey extension would reduce the extent of built form to the frontage and would not increase any overlooking, overshadowing or overbearing effects.

The approved side extension remains as previously considered and accepted under PL/2025/00170.

6. Assessment of the Amendment

Scale and Massing

The amendment would reduce the overall scale and massing of the approved scheme by removing the front two-storey extension. The existing frontage would be retained apart from extending frontage to the right side and the widened front door opening and side lights.

The approved side extension would remain, and its principle, scale and relationship with neighbouring properties have already been accepted through the earlier permission.

Design and Materials

The retention of the existing frontage would preserve the established appearance of the dwelling within the street scene. The widened side frontage and inclusion of the wider front door with side lights would be a modest domestic design feature and would not appear out of keeping within a modern residential estate setting.

The amendment would simplify the approved scheme and reduce the degree of visual change to the principal elevation.

Modern Estate Context

As the site lies within a modern residential estate setting, the assessment should focus on design, character, appearance and residential amenity. The proposed variation would reduce the amount of new front-facing built form and would retain the existing principal frontage to a greater extent than the approved scheme.

There are no changes to access, parking, drainage, ecology or heritage matters arising from the proposed variation. The application is limited to amendments to the approved plans and external design details.

7. Condition to be Varied

This application seeks to vary the standard condition listing the approved plans. The revised condition would read:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plans 368 / RJM / 2024 / 3 B

Elevations and Floor Plans 368 / RJM / 2024 / 2

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

For clarity, this variation would replace the previously approved plan references:

Location and Block Plans 368 / RJM / 2024 / 3 A

Elevations and Floor Plans 368 / RJM / 2024 / 2 A

No other conditions require amendment.

8. Conclusion

The proposed amendments represent minor and policy-compliant refinements to an already approved householder scheme at 43 Oak Road, Chippenham.

- relates to a site in a modern residential estate setting;
- respects the principle of development already established under PL/2025/00170, approved on 9 May 2025;
- removes the approved front projecting two-storey element from the scheme;
- retains the existing frontage, apart from extending frontage to the right side and widening the front door with side lights;
- retains the approved side extension;
- reduces the overall scale and massing of the approved development to the principal frontage;
- preserves neighbouring amenity; and
- is appropriate for determination under Section 73.

The Council is respectfully invited to approve the variation of the approved plans condition.
