

PLANNING STATEMENT

PROPOSAL: Section 73 Application – Minor Material Amendment:

To Vary Condition (Approved Plans) of Planning Permission PL/2025/05574 for extensions to side and rear, raising of the roof with adaptations to provide rooms in the roofspace.

SITE: 7 Sadlers Mead, Chippenham, SN15 3PA.

I . 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/2025/05574, which granted consent for extensions to the side and rear, raising of the roof and adaptations to provide rooms in the roofspace at 7 Sadlers Mead, 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 minor design refinements to the approved scheme through the substitution of updated plans.

The amendments sought comprise:

- changing the approved rear single-storey extension roof to a flat roof;
- rendering the reconstructed stone wall to the front elevation so that it matches the render finish to the other elevations;
- introducing a flat roof canopy above the front door in its new approved location; and
- updating the approved plan numbers accordingly.

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.

- do not alter the description of development in any substantive way;
 - do not introduce a materially different form of development;
 - remain within the scope and character of the previously approved householder scheme;
 - relate to detailed design, roof form and external finish; and
 - are appropriate to be considered as a minor material amendment through a Section 73 application.
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3. Site Context

No. 7 Sadlers Mead is located within an established urban residential setting in Chippenham. The surrounding area is characterised by residential development, including bungalows and chalet-style dwellings set within domestic plots.

The previous permission established the acceptability of extensions to the side and rear, roof alterations and adaptations to provide rooms in the roof space at this property. The current proposal does not alter the residential use of the site or the broad form of the approved development.

The proposed changes would be read in the context of the approved alterations to the dwelling and the established residential character of Sadlers Mead.

4. Description of the Proposed Amendment

The proposed variation comprises three design amendments to the approved scheme.

First, the roof to the approved rear single-storey extension would be changed to a flat roof. This is a modest alteration to roof form and would remain subordinate to the main dwelling. It would not materially increase the scale, height or massing of the approved development.

Second, the reconstructed stone wall to the front elevation would be rendered to match the finish of the other elevations. This would provide a consistent external appearance across the dwelling and would visually integrate the front elevation with the wider approved design approach.

Third, the front door, which is shown in a new location as part of the approved design, would be provided with a flat roof canopy. The canopy would be a small-scale domestic feature, proportionate to the entrance and compatible with the design of the altered dwelling.

Together, these amendments would refine the external appearance of 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. The use of render to the reconstructed front wall would create a coherent appearance with the other elevations. The rear flat roof would be located to the rear of the dwelling and would not appear prominent within the street scene. The small flat roof entrance canopy would be a modest domestic feature.

The scheme remains within the urban residential context of Chippenham and is appropriately assessed against design, character, appearance and neighbouring amenity considerations.

Character and Appearance

The approved development already established the acceptability of significant alterations to the dwelling, including extensions and roof adaptations. The current amendments are limited to detailed design matters and would not materially alter the overall scale or character of the approved scheme.

The proposed render finish would help unify the dwelling's elevations. The flat roof to the rear single-storey extension would remain visually subordinate. The entrance canopy would provide a clear and functional domestic feature above the relocated front door.

Neighbouring Amenity

The proposed changes would not introduce any new windows, outlook issues, overlooking, overshadowing or overbearing effects beyond those already considered through the approved scheme.

The rear flat roof would not materially affect neighbouring amenity, and the front render and entrance canopy would have no adverse impact on the living conditions of adjoining occupiers.

6. Assessment of the Amendment

Scale and Massing

The amendments would not materially increase the size or massing of the approved development. The rear single-storey extension remains approved in principle, and the proposed change relates to its roof form rather than an enlargement of its footprint.

The front entrance canopy would be small in scale and clearly ancillary to the dwelling.

Design and Materials

The proposed render to the reconstructed stone front wall would provide a more consistent external finish, matching the other elevations. This would create a unified appearance and avoid an isolated area of contrasting reconstructed stonework.

This approach is also supported by recent appeal reasoning on the acceptability of render within a residential street scene. In that appeal, the Inspector found: *"11. The Council has raised concerns regarding the proposed render finish to the ground floor elevations. However, given that render is present on neighbouring properties, this material finish would not appear out of place or discordant within the wider street scene."*

The flat roof forms proposed to the rear extension and entrance canopy are modest and domestic in character. They would not undermine the approved design principles and would sit comfortably within the altered appearance of the dwelling.

Urban Context

As the site lies within an urban residential setting, the assessment should focus on design, character, appearance and residential amenity. The proposed amendments are modest refinements to an already approved householder development and would not cause harm to the surrounding area.

There are no changes to access, parking, drainage, ecology or heritage matters arising from the proposed variation. The application is limited to amendments to 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:

381/RJM/2025/1 - Existing Elevations and Floor Plans received 01.07.25

381/RJM/2025/2 Rev G – Proposed Elevations and Floor Plans (July 2026)

1381/CAM/2025/3 – Revised Extensions and Alterations (Images) – received 14.10.25

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

No other conditions require amendment.

8. Conclusion

The proposed amendments represent minor and policy-compliant refinements to an already approved householder scheme at 7 Sadlers Mead, Chippenham.

- relates to a site in an urban residential setting;
- respects the principle of development already established under PL/2025/05574;
- changes the rear single-storey extension roof to a flat roof;
- renders the reconstructed front stone wall to match the other elevations;
- adds a modest flat roof canopy above the front door in its new location;
- does not materially increase the scale or massing of the approved development;
- 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.
