

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02132
APPLICATION TYPE:	Removal/variation of conditions
SITE ADDRESS:	19 Gladstone Road, Chippenham, SN15 3BW
DEVELOPMENT DESCRIPTION:	Variation of condition 2 (Changes in Materials) to application PL/2021/11331
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION AND PROPOSAL

The application relates to 19 Gladstone Road, a detached red-bricked 4-bedroom dwelling situated within the Chippenham Conservation Area. The application seeks to vary the approved plans of PL/2021/11331 which granted permission for the partial change of use of dwelling and garage to form bed and breakfast accommodation. The proposal involved retaining the residential element on the ground floor and converting the first floor into a B&B by creating 4 double bedrooms and ensuites. The garage was granted consent for the conversion into 4No B&B rooms. This permission has been implemented.

This application seeks to modify the external elevation of the garage building introducing the following elements.

- Alterations to glazing within existing garage doors from that previously approved
- Installation of 3 no. rooflights to front roof slope
- Installation of roof light to s/w roof slope
- Erection of single storey extension to east of garage to provide a plant room
- Internal alterations resulting in a reduction of B & B rooms from 4 no. double rooms to 2 no. double rooms and 1 no. family room.

Further consultation was undertaken from 16.06.26 – 07.07.26 to ensure neighbours were properly notified and in light of a change of description to include the extension to the side of the garage building

The site is located in the Chippenham Conservation Area.

PLANNING HISTORY

Proposal / Summary
PL/2021/11331 - Full planning permission Decision - Approve with Conditions Date: 2/8/2022 – Partial change of use of existing dwelling and garage to form bed & breakfast accommodation
PL/2024/02800 - Removal/variation of conditions Decision - Approve with Conditions Date: 15/8/2024 – Variation of Condition 2 of PL/2021/11331 (Partial change of use of existing dwelling and garage to form bed & breakfast accommodation) to include a slatted fence at the boundary.

PL/2024/11133 - Approval of details reserved by a condition Decision - Approve Date: 3/1/2025 – Discharge of condition 6 (external stonework) of planning application PL/2024/02800 (Variation of Condition 2 of PL/2021/11331 (Partial change of use of existing dwelling and garage to form bed & breakfast accommodation) to include a slatted fence at the

Since the granting of the original scheme a previous S73 application has been submitted, adding fencing to the scheme which was approved. A discharge of condition application was also submitted relating to the submission of a sample of stonework panel which has also been discharged.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 40 Hotels, Bed & Breakfasts, Guest Houses and Conference Facilities
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management

;

Chippenham Neighbourhood Plan:

Policy TC4 – Development within Chippenham Conservation Area

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2011

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)

CONSULTATION RESPONSES

WC Highways: No objection

Chippenham Town Council: No objection

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No comments were received.

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.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The principle of development has been accepted under previous application PL/2021/11331 and there have been no material changes in circumstances that result in the need for this in principle acceptability to be revisited.

Key considerations relate to changes to design, impact on amenity, highways and impact on the Chippenham Conservation Area which are discussed below.

Design and Impact on the Character and Appearance of the Area with regard to the Chippenham Conservation Area.

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

The conservation area by virtue of its designation is significant in heritage terms and this significance is likely to arise from its aesthetic (fortuitous) value and historical (illustrative) value.

The installation of 3 no. rooflights to front roof slope and 1 no. to the s/w roof slope are considered acceptable and do not detract from the character and appearance of the building or conservation area. Similarly, the alterations to the approved openings on the front elevation of the garage building, whilst visible from the public realm are considered acceptable and in keeping with the character and appearance of the area.

To the west elevation of the garage building a small 'L' shaped flat roof extension is proposed to provide a plant room and expand the living space on one of the units which wraps around the site boundary. Materials are to be a timber effect composite. The scale is considered acceptable as it would appear subservient to the existing garage building and discrete in the street scene. The choice of materials is considered acceptable as it would be viewed in the context of similar materials on the new-build dwellings to the south-west of the site.

The proposal, by virtue of its scale, design, and use of materials, complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and is considered to preserve the conservation area. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 alterations to the fenestration to the garage building are not considered to result in additional overlooking to a harmful degree.

The proposed side extension to the garage is modest however it is noted that this extends to the boundary with the dwelling to the west, No 5 Meadowlands Close which is set at a lower level than the application site.

The distance between the flank wall of the garage building and No 5 Meadowlands Close is approximately 9.2m. The garden of 5 Meadowlands consists of a patio area with the remaining raised lawned area accessed by steps. The garden is surrounded by closed board fencing. The proposed addition to the side of the garage is approximately 2.3m wide and replaces a smaller porch and side opening to the garage. Whilst the extension brings built form closer to the rear elevation of No 5 Meadowland Close, given its single storey nature and maximum height of approximately 2.5m it is not considered that the development would be unduly oppressive or overbearing having regard to the existing boundaries and built form.

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

Highways Impacts and Parking

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

In this instance there are no alterations to proposed parking arrangements and the quantum of spaces required has not increased. The Councils Highways Officer has confirmed they have no comments to make on the proposal.

The proposal is therefore considered acceptable in accordance with CP61, CP62 and CP64 of the WCS.

Other matters

Since the granting of the original permission has been introduced.

Applications under Section 73 of the Town and Country Planning Act 1990 to vary conditions (including scheme drawings and plans) will not be required to provide BNG provided the 'parent' planning permission was granted prior to 12 February 2024.

The proposal is therefore exempt from BNG

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unacceptably upon the immediate character of the area, wider conservation area or street scene. The proposal is not considered to have an unacceptable impact on the amenity or living conditions of local residents. The proposal is therefore in accordance with CP57 and CP58 of the core strategy, TC4 of the Chippenham Neighbourhood Plan and relevant sections of the NPPF.

RECOMMENDATION: That permission be **GRANTED** subject to conditions:

1. *The development hereby permitted shall be begun before the expiration of three years from the date of the original permission ref. PL/2021/11331. For the avoidance of doubt, this was 02/08/2025.*

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:*

Drawing No. AA/21/65/11 rev A (Proposed First Floor Plan)

Drawing No. AA/21/65/12 rev A (Proposed Elevations)

Drawing No. AA/21/65/13 (Proposed Section A-A)

Drawing No. AA/21/65/16 (Proposed Section B-B)

Received 04/04/2022

Drawing No. AA/21/85/10 (Proposed Ground Floor Plan)

Received 29/07/2022

Drawing No. AA/21/65/09 rev C (Proposed Site Plan)

Drawing No. AA/21/65/14 rev B (Proposed Garage Floor Plan)

Drawing No. AA/21/65/15 Rev B (Proposed Garage Elevations)

Drawing No. AA/21/65/17 Rev A (Indicative Street Scene)

Received 20/04/2026

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 building.*

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

4. *Before the development hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and the extremities of the site frontage shall be cleared of obstruction to visibility at and above a height of 600mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.*

REASON: In the interests of highway safety.

5. *Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.*

REASON: To ensure that the highway is not inundated with private water.

6. The external stonework shall be constructed for the boundary wall in accordance with the approved details of a sample of external stonework (received 05/12/2024) submitted under the discharge of condition application PL/2024/11133 approved on 03/01/2025.

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

7. Before the development hereby permitted is first occupied the window in the first- floor front elevation shall be glazed with obscure glass only (to an obscurity level of no less than level 4) and the windows shall be maintained with obscure glazing in perpetuity.

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

8. The accommodation provided in the former garage and the dwelling known as (19 Gladstone Road) shall not be sold, leased or let separately from each other.

REASON: To ensure that both properties remain within the same planning unit.

Informatives

1. The applicant is advised that the development hereby approved may represent Chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website. www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructure
2. 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.
3. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic

importance, available access and the ground conditions appertaining to the sewer in question.

- 4. 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 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.

- 5. Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.*