

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

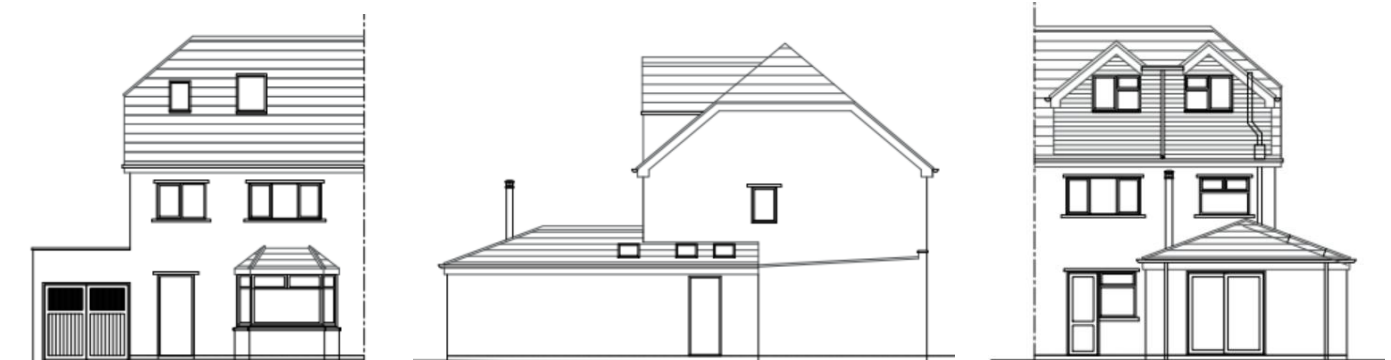
APPLICATION REFERENCE:	PL/2026/02967
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	22 Orchard Road, Chippenham, SN14 0BE
DEVELOPMENT DESCRIPTION:	Two storey side extension with internal reconfiguration.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

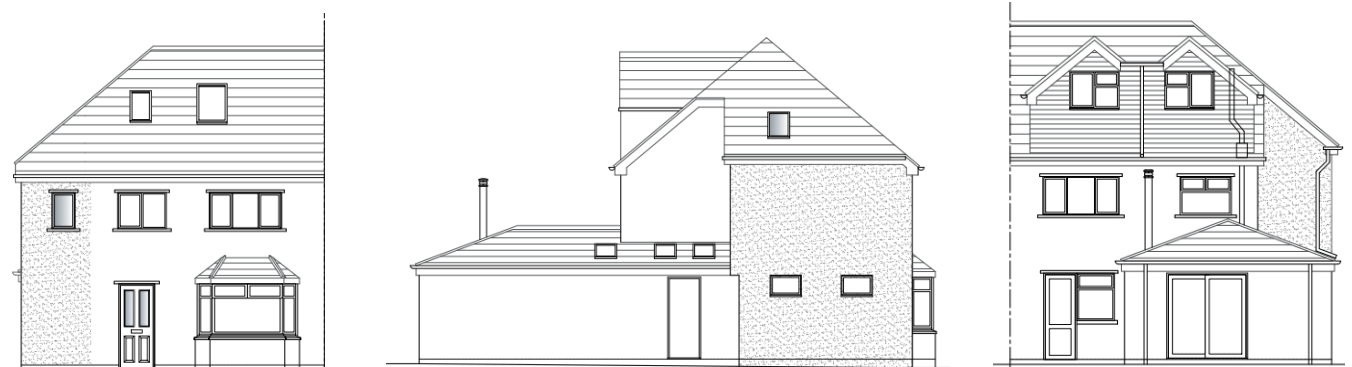
The proposal seeks planning permission for a two storey side extension and internal reconfiguration. The application is submitted using Householder application forms.

During the course of the application, revised plans were received which removed the garage side party wall and replaced with a boundary fence which would be a continuation of the existing side boundary fencing. Additionally, a revised proposed site plan was submitted to demonstrate the provision of 2 off-road parking spaces whilst also removing a front porch which previously formed part of the proposal. The revisions also altered the proposed roof arrangement to include a hipped roof as opposed to the original partial pitched roof.

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



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



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

To facilitate the proposed extension, the existing side garage would be removed. The proposed works would provide a two storey extension to the side of the dwelling, however it would not extend the entire depth of the main house, but rather would adjoin the front wall of the existing single storey addition to the side of the building and also align with its side projection. The proposed extension would feature a hipped roof, adjoining the existing hipped roof which would present as a continuation of the current roof form. The proposed extension would enable the creation of a cloakroom at ground floor, connecting to the existing hallway, whilst to the first floor it would enable an enlarged study area.

In terms of construction materials, it is proposed to finish the external walls in render, with concrete double roman tiles and white UPVC windows and doors. With regards to fenestration, the side extension proposed a single casement window at first floor level to the principal elevation, with a flat rooflight to the rear roof slope. 2 further ground floor windows are proposed to the side elevation to serve the new cloakroom.

SITE DESCRIPTION/CONTEXT

The application site known as 22 Orchard Road is a semi-detached two storey dwellinghouse located within an established residential area in Chippenham. The application site has been subject to previous extensions and alterations, most notably alterations to the roof form to enable rear dormers to facilitate a loft conversion. The property incorporates a partially hipped roof with 2 rooflights in the front roof slope, and is finished in render to the external walls, with concrete double roman roof tiles and white UPVC windows and doors. To the front of the property is a small dwarf boundary wall with an area of hardstanding fronting the existing garage for off-road parking. The local vernacular displays a variety of dwellings, both detached and semi-detached including single and two storey properties with a mixture of construction materials including render and roughcast render.



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

PLANNING HISTORY

Proposal / Summary
14/04851/FUL - Full planning permission Decision - Approve with Conditions Date: 8/7/2014 – Single Storey Rear Extension
19/01760/FUL - Full planning permission Decision - Approve with Conditions Date: 16/5/2019 – Alterations to roof to form gable & dormer to accommodate rooms in roof.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 67: Flood Risk

Chippenham Neighbourhood Plan: No applicable policies

Wiltshire Local Transport Plan 2011-2026

Chippenham Design Guide

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

ISSUES

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

CONSULTATION RESPONSES

Chippenham Town Council: No objection

Wiltshire Council Highways: Comment –

To meet the Council's adopted parking standards a 2 bed dwelling should provide 2 off street parking spaces . Historically the property had a garage which counts as a space. This proposals removes that benefit and results in only one off street space. As such this raises a highway objection in not meeting the policy demands and the risk of displaced parking leading to issues for passing vehicles. However, I invite the applicant to re-visit the scheme and provide a drawing showing two spaces which would inturn afford a positive highway response.

Wiltshire Council Highways were reconsulted upon the submission of a revised block plan, demonstrating the provision of 2 off-road parking spaces, with their subsequent comments as follows:

I note the extra requirements from a planning perspective to enable a widened dropped kerb. The most important thing from my perspective is that two places are noted and secured via an approved plan. On that basis I am minded to accept the plan attached, though this may be a little less easy for the applicant to utilise than having a full dopped kerb and I would imagine that in some point in the future the applicant will be requesting a dropped kerb via the S184 process anyway.

Please attach the below condition:

No part of the development hereby permitted shall be first brought into use until the parking area for two cars has been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

REPRESENTATIONS

The application was publicised by direct neighbour letter, and several representations were received. Comments were varied with some occupants supporting the application and the design of the proposed works. However comments were made by the neighbours adjacent to the application site – 24 Orchard Road – with concerns that they were not consulted on the application, concerns relating to the party wall between the properties (the garage wall) and confirming they wish for this to be made safe and structurally sound, not reduced in height and no encroachment on the boundary.

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 Impact upon the upon the character and context of the area

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 Chippenham Design Guide requires good design in existing neighbourhoods, whilst 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. Section 12 of the NPPF relates to achieving well designed places.

The proposed extension would demonstrably increase the footprint of the dwelling, introducing bulk and mass at both ground and first floor level. The removal of the previously proposed porch is welcome as it was previously considered to crowd the front elevation and result in an awkward and incongruous relationship with the front bay window. Its removal allows uninterrupted of the bay window and maintains a degree of symmetry with the adjoining dwelling, as well as being sympathetic to the character and appearance of dwellings within the immediate vicinity and the overarching street scene.

The side extension would be facilitated by the removal of the existing garage. The extension would not span the entire depth of the main dwelling, but more so would adjoin the end wall of the existing ground floor addition, therefore would only partially introduce additional bulk and mass at both ground and first floor level. Additionally, the removal of the partial pitched roof is welcome given that the proposed continuation of the existing hipped roof helps to soften the appearance of the development, enabling a greater degree of harmonisation within the surrounding built form in the local vernacular, and is considered more sympathetic to the existing character and appearance of the dwelling. The alteration to a hipped roof enables a reduction in bulk and mass at ridge height when compared to the original proposal.

The utilisation of matching materials will further enable the extension to integrate and harmonise with the existing character and appearance of the dwelling, softening its visual presence within the surrounding area. It is not considered that the extension would result in an overdeveloped appearance when viewed from the street scene. The property has been subject to previous alterations and extensions which are especially prevalent when viewed from the rear, however this would be predominantly concealed from public view given the settlement pattern and proximity of the adjoining and neighbouring properties.

Overall, by reason of the bulk, scale, design and materials used, the proposed works are considered acceptable and compatible with the character of the main dwelling and the wider locality. The proposed extension would represent development that is sympathetic to the main

dwelling, which contributes positively to the character of the surrounding area. Therefore, the development is deemed to comply with CP57 of the Wiltshire Core Strategy, the Chippenham and Wiltshire Design Guides and section 12 of the NPPF.

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties in close proximity to the proposed works are No's 20 and 24 Orchard Road (to the west and east respectively), 144 Ladyfield Road to the rear and No's 13 and 15 Orchard Road which front the application site. Given the proposed arrangement and positioning of the works, these properties will be discussed individually in the sub-sections below.

No.20

The application site is semi-detached to No.20. Given the proposed porch is now removed from the proposed scheme, the side extension would remain largely concealed from view to No.20, given its position on the opposing side wall. The extension would not project beyond the front wall of the main dwelling, with the built form to the rear of the building also effectively concealing vantage points to the works. Additionally, no additional fenestration is proposed overlooking the site.

No.24

No.24 is positioned adjacent to the application site and has itself been subject to a previous two storey side extension, with the resulting appearance being comparable to that subject to this application. It is acknowledged that the host dwelling appears marginally higher than No.24, however the newly proposed hipped roof would help reduce its visual and physical prominence in close proximity to No.24, removing bulk and mass at ridge height in comparison to the former pitched roof proposal. The footprint and positioning of the extension would be more recessed from the side boundary in comparison to the existing garage, thereby resulting in a marginal increase in separation distance between the properties. The scale and mass of the extension, whilst adjacent to the boundary, is not considered to result in overbearing or unduly dominant effects and is not considered imposing when considering the positioning of the properties side-by-side. No.24 itself does not feature any side windows to their own side elevation, whilst the proposed fenestration to the extension would be at ground floor level only to serve the cloakroom. The positioning of the boundary fence would effectively mitigate against any additional direct overlooking towards the boundary.

The comments from the Occupants of No.24 are duly noted. No comments have been received regarding the scale and design of the proposal, however concerns were raised that

they were not notified of the application. A notification was sent to this household alongside others within the immediate vicinity to notify of this application so it is unfortunate it this was not successfully received. Furthermore, it is fully understood the concerns raised regarding the party wall. As the image below demonstrates, the party wall is a narrow section of wall serving the existing garage which is in close proximity to the shared boundary with No.24, with concerns regarding its stability and safety in connection with the proposed works. As a result of discussions carried out by the Applicant, it was agreed that this party wall would be removed and instead, a fence would be placed along the shared boundary which would act as a continuation of the existing fence. Not only would this alleviate the concerns regarding the party wall, but would also help to simplify the resulting appearance and layout of the site, retaining privacy to the occupants of No.24 and enabling a clearly defined boundary.



To confirm this arrangement, amended plans were sought to demonstrate and confirm the proposed arrangement and removal of the garage wall. Additionally, the Applicant has provided comments which have been published on the website to confirm these details, stating that this specific element of the works would be completed before the main building work commences to maintain the privacy of the occupants of No.24.

Given the concerns raised by the occupants of No.24, it is deemed appropriate to include an informative on this decision to remind the Applicant of their duty regarding the Party Wall Act 1996.

144 Ladyfield Road

The rear of the side extension may be visible to the occupants of No.144, whilst it is acknowledged that vantage points to the previous alterations and extensions are also possible. The side extension is not proposed to be built to the entire depth of the main house, therefore would not be built in closer proximity to the shared boundary. No.144 benefits from a generous rear garden and when considering existing structures within the rear garden of the host dwelling and established boundary planting, the separation distances and intervening visual buffers are considered sufficient to mitigate against any additional overlooking or loss of privacy.

13 and 15 Orchard Road

Both of these properties are positioned opposite the main road from the application site, and are themselves two storey dwellings. The side extension would be visible to these properties, whilst it is noted that an additional first floor window is proposed to the front elevation. However, the intervening road acts as both a physical and visual buffer to the proposed works and the separation distances are considered sufficient to not result in unacceptable impact to their residential amenity or loss of privacy.

Conclusion

Overall, whilst it is acknowledged that the proposed works will result in an increase in built form and mass to the existing dwelling, it is considered that the proposal will not result in unacceptable loss of light, overlooking, overshadowing or overbearing effects to the neighbouring properties. Whilst additional fenestration is proposed, it is not considered that this results in loss of privacy given the existing separation distances between the surrounding properties and the application site. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Initially, the proposed block plan only demonstrated the provision of 1 off-road car parking space fronting the extension. Whilst the proposal does not seek to increase the number of bedrooms serving the property, Wiltshire Council Highways initially objected to state that it was required to demonstrate 2 off-road parking spaces to accord with the adopted car parking

standards, given that the proposal would include the loss of the garage towards parking provision. However, revisions were invited to demonstrate the required 2 spaces.

Amended plans were received that subsequently demonstrated the provision of 2 parking spaces with a further revision removing the proposed front porch, which would maintain the available space to accommodate 2 vehicles fronting the house. The dwarf boundary wall is proposed to be retained, thereby the parking arrangement is somewhat constrained, however the plan does confirm that 2 spaces is possible to the frontage without an extension to the existing dropped kerb. Wiltshire Council Highways Officers were reconsulted on these revisions, noting that the arrangement may not be wholly easy, acknowledging that in the future the Applicant may wish to apply to extend the dropped kerb to improve accessibility. However no objections were raised, with the request to impose a condition to state that the development should not be first brought into use until the parking arrangements have been completed and finalised in accordance with the revised plans.

Overall, it is considered that the proposed development would not result in any adverse impact on highway safety. Adequate parking provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 site lies within an area identified by mapping as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions. In terms of footprint, the proposal comprises a two storey side extension facilitated by removing the existing garage. All of the proposed works are wholly contained within the existing residential curtilage of an existing dwelling and it is not considered that the degree of additional footprint would result in a significant increase in impermeable surfacing.

Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site. Therefore, the proposal is considered to comply with Core Policy 67 and the relevant provisions within 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

Overall, the proposed works are considered acceptable and would not result in unacceptable visual impact to the main dwelling or its setting. By reason of the scale, design and proposed materials, the proposed side extension is considered acceptable in the context of the main dwelling, remaining subservient to the existing building and aligning with the existing character and appearance of both the main building and the surrounding area. The use of sympathetic construction materials further enables the proposed works to align with the existing building and would not result in an incongruous appearance within the local vernacular. Additionally, the proposed works are not considered to result in unacceptable impact on residential amenity to neighbouring properties, nor is it considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. Finally, the proposed works are not considered to result in adverse impacts to either highway safety or the current parking arrangements.

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:

AA/26/12/01 – Location Plan received 08.05.26

AA/26/12/11 Rev B – Proposed Site Plan received 15.07.26

AA/26/12/12 Rev B - Proposed Ground Floor Plan received 15.07.26

AA/26/12/13 Rev B - Proposed First Floor Plan received 15.07.26

AA/26/12/14 Rev B - Proposed Elevations received 15.07.26

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

3. No part of the development hereby permitted shall be first brought into use until the parking area for two cars has been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

Informative to Applicant

Permission not authorising work on land outside the applicant's control & party wall act

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.