

APPLICATION FOR FULL PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03635
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	1-10 Hill Green, Greenway Lane, Chippenham, SN15 1FE
DEVELOPMENT DESCRIPTION:	Replacement windows and patio doors.
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The application site, comprising 1–10 Hill Green, was constructed in the early 2000s and consists of a two-storey residential block of flats. The dwellings are served by individual entrances accessed directly from the adjoining pavement. A communal car park is located to the rear of the building and is accessed via Greenway Lane. Areas of soft landscaping are present to the front of some of the flats.

The building is finished in render and features a pitched roof. The site is bounded on three sides by residential roads, with the remaining boundary adjoining a residential garden. Boundary treatments around the site are varied and include timber close-boarded fencing and steel fencing.

The surrounding area is predominantly residential in character, comprising mainly two-storey dwellings. Properties within the locality are generally of brick construction, with a number incorporating rendered finishes.

The existing windows and patio doors comprise a mixture of double-glazed timber and uPVC units. The timber elements are understood to date from the original construction of the building.

PROPOSAL

The application seeks planning permission for the replacement of the existing double-glazed timber casement windows with new white double-glazed uPVC casement windows, and the replacement of the existing timber patio doors with new white uPVC patio doors. The replacement patio doors would replicate the existing opening configuration. All existing uPVC windows and patio doors are to be retained and would remain unaltered.

The proposed replacement windows would comprise thermally efficient double-glazed uPVC units with a minimum Window Energy Rating of B, or higher. The new windows would match the existing units in terms of size, proportions and opening configuration, ensuring that the external appearance of the building is maintained.

Similarly, the existing timber patio doors would be replaced with thermally efficient uPVC patio doors achieving a minimum Door Set Energy Rating of C, or higher. The replacement doors

would be installed within the existing openings and would replicate the size and configuration of the existing patio doors.



Proposed Elevations

PLANNING HISTORY

There are no planning applications relating to the property.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No Objection

REPRESENTATIONS

The application was publicised by direct neighbour letter. No representations have been made.

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.

Design and appearance

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed replacement windows and patio doors are considered to be of an appropriate design and would not result in harm to the character or appearance of the existing building or the surrounding area. The replacement windows and doors would be installed within the existing openings and would match the size, proportions and opening arrangements of the existing features, thereby maintaining the established appearance of the building.

In addition, replacing the remaining timber windows and patio doors with white uPVC alternatives would result in a more consistent and cohesive appearance across the development. All windows and doors would be of the same material and colour, contributing positively to the overall visual appearance of the building.

The proposal is therefore considered to respect the established design and character of the property and would integrate satisfactorily within its surroundings. Accordingly, the

development would preserve the character and appearance of the site and the wider street scene.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and the Wiltshire Design Guide.

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of privacy, and overbearing effects.

The proposal relates solely to the replacement of existing windows and patio doors. The replacement windows and doors would be installed within the existing openings and would remain in the same positions and of the same dimensions as those currently in place. As no new openings are proposed, and there would be no changes to the location or orientation of the windows and doors, the development would not result in any increase in overlooking or loss of privacy to neighbouring occupiers. The proposal would therefore maintain the existing relationships between properties and the current level of intervisibility.

Furthermore, the proposal does not involve any extensions or alterations to the footprint, scale, or form of the building. As such, there would be no change to the building's massing or its relationship with neighbouring properties. Accordingly, the development would not give rise to any overbearing impacts, increased sense of enclosure, or loss of outlook for surrounding residents.

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

Biodiversity Net Gain

The proposal comprises minor alterations to an existing building, specifically the replacement of windows/doors. The development does not involve any ground disturbance, changes to land use, or impacts on habitats or landscaping features.

In this context, the proposal is not considered to fall within the scope of development requiring the delivery of Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990 (as amended 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. It would not result in any unacceptable harm to the character of the locality and the amenities of neighbouring occupiers.

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 the following conditions:

1. FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

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. APPROVED PLANS

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

- Planning Statement received 09 June 2026
- Site / Block Plan 260128-PEV-XX-XX-DR-B-0100 P01 received 9 June 2026
- Site Location Plan 260128-PEV-XX-XX-DR-B-0101 P01 received 9 June 2026
- Proposed Elevations 260128-PEV-XX-XX-DR-B-1200 P01 received 19 June 2026

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