

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03725
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Phoenix House, Old Hardenhuish Lane, Chippenham, SN14 6HH
DEVELOPMENT DESCRIPTION:	Proposed balcony to the rear first floor bedroom.
RECOMMENDATION:	That Planning Permission be GRANTED

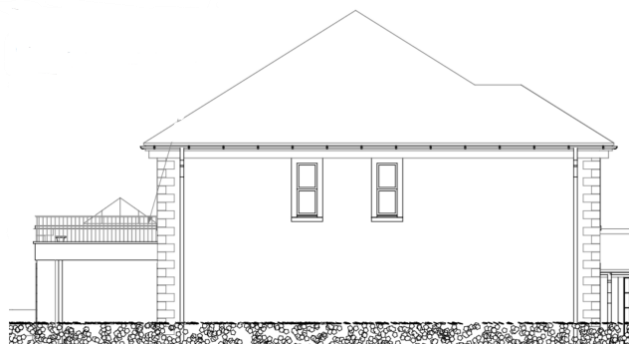
PROPOSAL

The proposal seeks planning permission for a proposed balcony to the rear first floor bedroom. The application is submitted using Householder application forms.

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



(L-R) Existing Rear and Partial Side Elevations



(L-R) Proposed Rear and Partial Side Elevations

The proposed first floor balcony would be directly accessed via a first floor bedroom and would be facilitated by the removal of an existing wall hung balcony in front of a set of glazed doors. The balcony would be centrally positioned on this section of the rear façade, and would project within the rear amenity space, aligning with the adjacent rear outshot of the building located above an existing patio area beneath.

The balcony would be constructed from composite stone and be supported by stone pillars, with the flooring finished in either paving slabs or composite board flooring. Metal railings would be positioned around the outer perimeter and directly attached to the composite stone.

SITE DESCRIPTION/CONTEXT

The site known as Phoenix House is a substantial detached newly built property, situated on Old Hardenhuish Lane in Chippenham. The property is set in a reasonably large plot and rear garden and was granted planning permission under 20/05297/FUL to erect the dwelling following the demolition of the previous bungalow and garage on site. The site is positioned set back from the road behind metal entrance gates and is recessed within its plot, although still a prominent building within the local vernacular. The property displays a varied built form with 2 main components to the building – the main front section of the building is set forward in comparison to the side element which has an overall lower ridgeline in comparison which gives the impression of a subservient addition. A two bay garage is positioned in front of the main façade and connected to the main building, with the garage doors facing inwardly within the curtilage and 2 dormer windows positioned directly above. Additionally, the principal elevation features two gables separated by a first-floor stone balcony which is centrally positioned and supported by stone pillars. The main building and the garage both incorporate hipped roofs and have been constructed using composite stone with a tiled roof. The surrounding area is characterised by large detached dwellinghouses demonstrating varied style and built form, incorporating a mixture of materials including red brick and stone with open frontages and generous plots.

The application site is subject to the following planning policy constraints:

- Countryside Character Area – Avon Vales
- Historic Building Sites and Monuments Records – Boundaries, West of Hardenhuish Lane
- Negligible Risk from Groundwater Flooding
- Public Right of Way CHIP115

PLANNING HISTORY

Proposal / Summary
20/05297/FUL - Full planning permission Decision - Approve with Conditions Date: 14/10/2020 – Demolition of existing bungalow and garage and construction of new residential dwelling with link and double garage. Associated alteration to external landscaping.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and New Development

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

ISSUES

- Design and Impact upon the upon the character and context of the area
- Residential Amenity
- Public Right of Way

CONSULTATION

Chippenham Town Council: No objection

REPRESENTATION

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, however no representations have been 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 adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and appearance

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 and ensuring that new development is visually attractive, functional, sustainable, and sympathetic to local character.

The proposed balcony would be positioned to the rear of the property and due to the built form and positioning of the building, would be concealed from view from vantage points within the local vernacular. In comparison to the existing first floor balcony to be removed, it would broadly span the same width but would project further within the rear amenity space and overall would be of increased built form in comparison. The scale and design of the balcony is considered sympathetic with the existing character and appearance of the dwelling and the surrounding area, with its overall built form proportionate when viewed within the context of the site and built form of the dwelling. Despite being a first floor balcony which projects from the rear façade and introducing bulk and mass to the building, the feature is not considered a prominent addition to the building which would overwhelm the rear elevation. The development would integrate with the main building given the utilisation of matching materials, aligning with the style and character of the dwelling and its existing features.

Overall, the proposed development is considered acceptable and would not result in unacceptable visual impact to the main dwelling, its plot or the surrounding area. The development would represent a sympathetic and subservient addition to the main dwelling which is proportionate to the existing built form of the building and would not appear visually incongruous within the setting. Therefore, it is deemed that the proposal would align with WCS Core Policy 57, the Chippenham and Wiltshire Design Guides and Section 12 of the NPPF.

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 proximity to the application site are Cedars to the NE, 15 Fallow Field Close to the north and Sedgewick to the west.

Phoenix House is positioned closer to the road within its plot in comparison to Sedgewick and Cedars and also benefits from an extensive rear garden. The proposed balcony would not result in increased fenestration, however would give rise to the opportunity for the occupants to be positioned at a higher level with associated vantage points from a greater height, although it is also acknowledged that a first floor balcony in the same location is already evident on site. The balcony would be positioned more or less centrally on the rear façade, therefore it would not be located in closer proximity to the neighbouring boundaries, respecting the existing spatial relationship between the application site and surrounding properties. Given the current separation distances to these boundaries, it is not considered that the balcony would result in overbearing or unduly dominant effects, with the distances helping to mitigate against any perceived increased overlooking or loss of privacy or sense of enclosure.

The site also benefits from mature and established landscaping to all boundaries which affords a degree of screening to the proposed works. The balcony is orientated to look towards the rear amenity space as opposed to directly overlooking neighbouring boundaries (particularly those at Cedars and Sedgewick), and would not create unacceptable overlooking or losses of privacy beyond that already afforded by existing first floor windows serving the property or that which is currently possible from the existing first floor balcony.

Overall, it is considered that the proposed development would not result in increased overlooking, loss of privacy or overbearing effects, with the scale, bulk and mass of the balcony not considered unduly prominent to the rear façade. Whilst the balcony is raised at first floor level, it is not considered to result in overshadowing, loss of light or a sense of enclosure to the surrounding properties, with sufficient separation distances to help mitigate against any resulting unacceptable levels of amenity to neighbouring occupiers.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Public Rights of Way (PRoW)

Transport implications are a key factor in assessing planning applications and proposals must demonstrate that there is safe and suitable for all users, including pedestrians, including protection and enhancement of public rights of way and active travel routes.

WCS Core Policy 60 seeks planning developments in accessible locations, whilst also mitigating the impact of developments on transport users, local communities and the environment. WCS Core Policy 61 states that the transport impacts of new developments need to be assessed in accordance with national guidance.

The proposal is for a first floor balcony to a domestic property, with the works wholly contained within the residential curtilage. In close proximity to the site is Public Right of Way CHIP115, which runs along the western boundary of the application site and terminates at the front left-hand corner of the front boundary. Given the proposed works are contained within the residential curtilage, it is considered that the development will not obstruct, divert, or otherwise impede access along the route, and would be effectively screened from view owing to the established landscaping and vegetation to the side boundary. The proposed works do not encroach upon the definitive line of the right of way and adequate separation is maintained to ensure the continued safe and convenient use of the path. As such, the proposal is considered to have no adverse impact on the public right of way or its users.

Therefore it is considered that the proposed development will not result in unacceptable impacts to existing access arrangements and the highway, nor will the proposal affect or affect or impede the right of way. The application is therefore in accordance with WCS Core Policy 60 and 61.

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

The proposed development is considered to be acceptable and would not result in unacceptable visual impact to the main dwelling, its plot of the surrounding area. The development would represent a proportionate and subservient addition to the dwelling which aligns with the existing character and appearance of the dwelling and the surrounding area. The use of matching materials to the main dwelling further enables the development to integrate with the main building and would not result in an overdeveloped or incongruous appearance. Additionally, the development is not considered to result in unacceptable impact to the residential amenity of surrounding occupiers, nor is it considered to result in adverse impacts on the public right of way CHIP115 or its users.

The proposal is therefore considered to comply with the CP57, CP60 and CP61 of the Wiltshire Core Strategy, the Wiltshire and Chippenham Design Guides and the relevant provisions within 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 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:

Location Plan received 12.06.26

2608.03.01 – Location and Site Plan received 12.06.26

2608.03.08 – Proposed Ground Floor Plan received 12.06.26

2608.03.09 – Proposed First Floor Plan received 12.06.26

2608.03.10 – Proposed Sections received 12.06.26

2608.03.11 – Proposed SE and SW Elevations received 12.06.26

2608.03.12 – Proposed NE and NW Elevations received 12.06.26

2608.03.13 – Proposed 3D Images received 12.06.26

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