

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

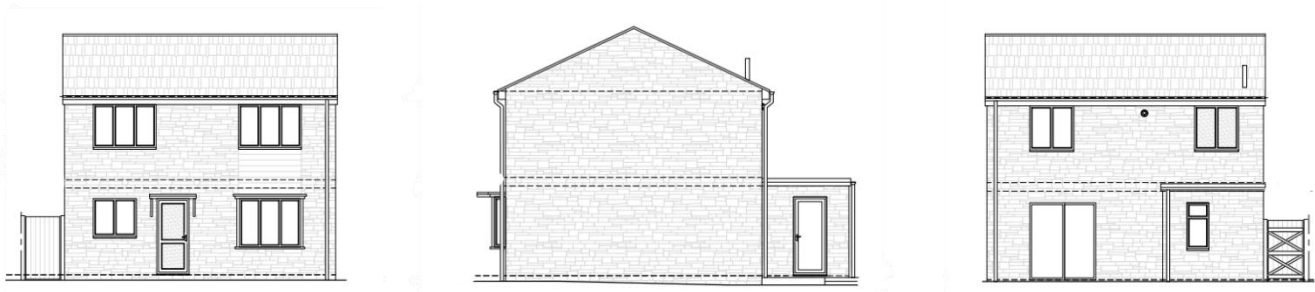
APPLICATION REFERENCE:	PL/2026/03007
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	24 Picketleaze, Chippenham, SN14 0DN
DEVELOPMENT DESCRIPTION:	Proposed single storey side extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

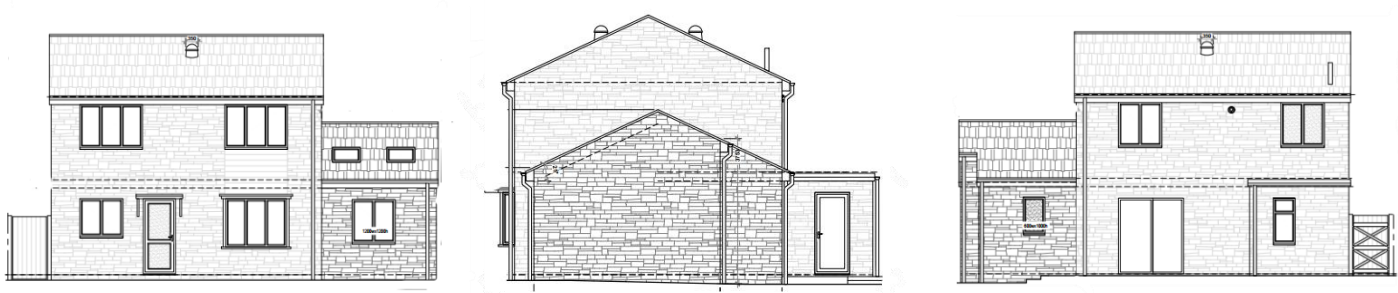
The proposal seeks planning permission for a single storey side extension. The application is submitted using Householder application forms.

During the course of the application, a suite of revised plans was received to amend the original scheme which proposed a two storey side extension. Objections were received regarding the scale and design of the extension, with concerns that it would appear unduly dominant owing to the plot being located on a corner bend within the residential development. Therefore the scheme was reduced to a single storey side extension in the same location.

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



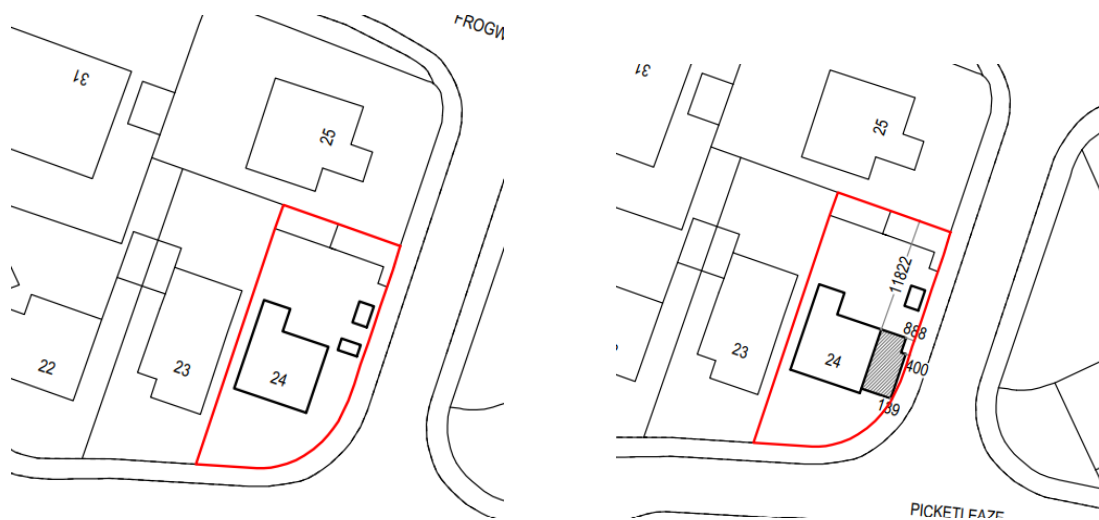
(L-R) Existing Front, Side and Rear Elevations



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

The proposed extension would enable the creation of a ground floor bedroom with en-suite, taking the total number of bedrooms within the property to 4, with space within the eaves above the en-suite for loft space and storage. The proposed ground floor extension would be positioned on the side of the existing dwelling and would be marginally recessed from the principal elevation, however the rear wall would align with the existing rear wall. The proposed extension would occupy part of the residential garden which is alongside the existing pedestrian walkway and main road.

In terms of built form, the extension would feature a pitched roof with the ridgeline positioned lower than the existing eaves to the main dwelling, with the front roof slope incorporating two flat rooflights. The extension would be constructed from tooled buff block to the external walls, with double roman clay tiles to the roof and UPVC windows. The fenestration to the structure would be in the form of a single casement to both the front and rear elevations with no fenestration proposed to the side elevation which would be adjacent to the pedestrian walkway.



(L-R) Existing and Proposed Site Plans

SITE DESCRIPTION/CONTEXT

The property known as 24 Picketleaze is a modern detached two storey dwelling occupying a corner plot within the established residential development of 'Picketleaze' accessed via Frogwell in Chippenham. The property is a modest residential dwelling which is marginally recessed within its plot, bound by a dwarf stone wall to the boundary whilst a single detached garage is positioned to the rear of the boundary with off-road parking on existing hardstanding fronting the garage. The main building displays a pitched roof and gable ends to each side elevation, whilst a small flat roof single storey extension to the rear provides a ground floor WC off of the existing laundry room. The main building is constructed from tooled buff block to the external walls, with a double roman clay tile roof and white UPVC windows and doors. The surrounding area is characterised by detached and semi-detached dwellings of similar age, appearance and construction materials to the main dwelling, with the overarching construction in the vicinity being buff block.



Existing Front and Rear Elevations

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

- Countryside Character Area – Avon Vales
- Groundwater levels are between 0.025m and 0.5m below the ground surface
- Risk of groundwater flooding to surface and subsurface assets
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PLANNING HISTORY

Proposal / Summary

N/93/00640/FUL - Full planning permission Decision - Approved Date: 18/5/1993 –
SINGLE STOREY EXTENSION TO DWELLING EXTENSION

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 64: Demand Management

Chippenham Neighbourhood Plan: No applicable policies

Chippenham Design Guide

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 character and context of the area
- Residential Amenity
- Highways and Parking
- Flood Risk and Drainage

CONSULTATION RESPONSES

Chippenham Town Council: Objection –

Appendix D of the Wiltshire Design Guide states ‘Proposed extensions should be carefully considered to respect the original building and the neighbouring properties.’ It also states, ‘Extensions should fit into the general street scene, e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street.’ CP57 of the Wiltshire Core Strategy advises, at criterion iii, that proposals should respond ‘positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.’

The proposed extension would result in the building, as extended, being sited in front of the short building line (as set by Nos. 24 and 25 Picketleaze) and erode the spaciousness at the corner bend of Picketleaze. This would make the resulting building appear rather dominant in the streetscene, being sited immediately at back of pavement (although noting the slight step down in roof ridge and set in from the front elevation of the existing building to afford some degree of subserviency) with removal of the existing front/side boundary wall and hedging needed in order to accommodate the extension. It is likely that the public highway would be affected by the foundations of the proposed extension. It is noted that two storey extensions have been built nearby at Nos. 10 and 22 Picketleaze and this sets somewhat of precedent, although the gable end walls of these dwellings do not sit immediately at back of pavement as is being proposed at No. 24.

The proposed development by virtue of its siting and scale would have a dominant impact on the streetscene contrary to Appendix D of the Wiltshire Design Guide, CP57 of the Wiltshire Core Strategy and the NPPF. If the width of the proposed extension was amended, to at least sit comfortably inside the existing boundary wall and hedge, this would reduce the dominance of the extension on the streetscene and may be acceptable.

Due to the objections received, amended plans were received which reduced the extension from its original two storey form, to a single storey side extension. Upon receipt of a revised suite of plans, Chippenham Town Council were reconsulted and made the following comments:

No Objection -

Further to the Town Council's objection of 29 May 2026, amended plans have been submitted which would result in a single storey side extension, rather than the originally proposed two storey extension. The amended plans are welcomed and the proposal would now have an acceptable impact on the streetscene. The submitted block plan should be amended to clarify what boundary treatment/hedging is proposed to be retained and what is proposed to be removed. The Town Council would defer to Wiltshire Council Highways to determine whether the public highway would be affected by the foundations of the proposed extension.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations 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 adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

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

In its original form, the previously proposed two storey side extension was considered dominant and disproportionate within the setting of the dwelling, given its corner plot and positioning within the residential development, as well as the relative openness of the vicinity,

and would have resulted in unacceptable visual impact. However, having been reduced to a single storey side extension, this has now enabled the extension to be considered proportionate to the main dwelling and its setting, especially given the limited space within the confines of the boundary where the extension would be built. Given the limited scale, bulk and mass resulting from the development, it is considered that the extension would not result in a cramped or overdeveloped appearance. Collectively, the single storey built form, the reduced ridge height in comparison to the eaves of the dwelling and the positioning of the extension would enable the development to remain subservient to the main dwelling, whilst the use of matching materials would enable the extension to align with the existing character and appearance of the main dwelling.

As detailed, the site lies in a fairly prominent position given its corner plot. The site benefits from a dwarf boundary wall to the front and side boundaries, thereby the site is highly visible within this locality. However, the resulting appearance of the extension is considered acceptable and sympathetic to the main dwelling and also aligns with the overarching character within the Picketleaze residential development given the similarities in built form, appearance and materials evident throughout the vicinity.

As illustrated in the submitted plans, the extension would be in close proximity to the pedestrian walkway and road and would introduce a single storey gable to the side of the dwelling. Originally, concerns were raised by Chippenham Town Council in relation to the development, commenting that the proximity of the extension to the road would erode the spaciousness afforded to the site, with a perceived requirement to remove boundary treatments to the side boundary to accommodate the extension. Upon conducting a site visit, the existing boundary treatments were observed, noting the dwarf wall with established landscaping and planting within the front and side boundaries. During this time, informal discussions took place with the Applicant to establish the intention with regards to the existing landscaping the side boundary, and it was explained that comments from Chippenham Town Council specifically mentioned the need to confirm what boundary treatment is proposed to be retained and removed. During these discussions, the Applicant confirmed that the intention is to retain the dwarf boundary wall where possible, however a degree of landscaping and shrubbery to the side boundary would be required to be removed to enable the extension to be constructed. However, it is proposed to replant climbing shrubs and possible rose bushes to the side boundary and adjacent to the extension which will, in time, help to soften the overall visual impact of the extension when viewed within the context of the site. This was further confirmed by annotations on the proposed site plan to directly address these comments.

Therefore, overall, it is considered that the proposed development would not result in unacceptable visual impact to the main dwelling, its setting or the surrounding area. The extension is considered proportionate to the existing dwelling and its plot, with its limited height and built form enabling the extension to remain subservient to the main building. The development is considered sympathetic to the overarching character and appearance of the main building, but also that which is evident throughout the Picketleaze development. The use of matching materials also enables the proposal to align with the main dwelling and its setting, and would not result in an overdeveloped or cramped appearance. The development is therefore considered to comply with WCS Core Policy 57, the Wiltshire and Chippenham Design Guides and the relevant provisions within 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 application site are No.23 Picketleaze (to the west) and No.25 Picketleaze (to the north). The proposed works will also be visible to Nos 1, 9 and 10 Picketleaze due to the settlement pattern.

The proposed extension would be erected to the side (east) elevation; however, the extension would remain largely concealed from view to the occupants of No.23 given the built form and positioning of the main dwelling, with no proposed fenestration overlooking the boundary.

The site has a number of small domestic structures within the residential curtilage, as well as a single storey detached garage to the north of the plot which provides both a physical and visual buffer to the proposed works to the occupants of No.25. The extension would be of limited scale and form due to the proposed footprint and single storey height and therefore would not be considered to result in overbearing effects to No.25 as it would be screened by these structures obscuring views to the extension. Furthermore, the rear wall of the extension would feature a ground floor window to serve the en suite which is noted as being finished in obscure glazing. Whilst this wouldn't result in any additional or direct overlooking to No.25 given its positioning, it is still considered necessary to impose a condition on this permission to ensure that the window remains obscure glazed in perpetuity to safeguard the residential amenity of neighbouring occupiers.

With regards to Nos 1, 9 and 10 Picketleaze, the relative openness of the site would enable vantage points to the proposed extension. The main road throughout the development would be a physical buffer to the works and whilst there is proposed fenestration to the front façade which would look in the direction of No.10, the existing separation distances would be considered sufficient to mitigate against any unacceptable increased overlooking or loss of privacy resulting from the development. These separation distances also enable the proposal to not result in overbearing effects or loss of light to these properties.

Overall it is considered that the proposed works would not result in unacceptable impact to residential amenity. Whilst additional fenestration is proposed, this is not considered to result in increased overlooking, loss of privacy or loss of light to neighbouring properties, with sufficient separation distances to mitigate against any overbearing effects resulting from the proposed works. 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.

The proposed extension would enable the creation of a ground floor bedroom, increasing the property to a 4-bedroomed dwelling. Whilst Wiltshire Council Highways haven't been consulted on the proposal, the Wiltshire Local Transport Plan states that to serve a 4-bedroom property, 3 car parking spaces must be provided.

The property currently benefits from a single detached dwelling to the rear of the property, with an area of hardstanding fronting the structure to enable further off-road parking which can reasonably accommodate 2 smaller vehicles or 1 larger vehicle. It is noted that within the surrounding area of the residential development, there is limited on-street parking available which could be utilised as a form of overspill parking, therefore the development could potentially lead to displaced parking within the wider area. However, throughout the application, no evidence has been provided thus far which would suggest that the current parking arrangement has resulted in any overspill, parking on the highway or potentially impacting highway safety, with no details leading to the assumption that the increase in bedroom provision would result in any altered arrangements than those currently presented.

It is acknowledged that given the provision of the garage and 1 parking space would be contrary to the minimum car parking standards within the Wiltshire Local Transport Plan. However due to the absence of evidence to demonstrate unacceptable harm to highway safety, in these circumstances it is deemed that the proposed works are acceptable. The property is considered to be located in a sustainable location in close proximity to Hungerdown Lane and Chippenham Town Centre itself, with a good level of transport links and accessibility by foot or cycle to local services and the provision of local bus services within the locality.

Therefore, on this occasion it is considered that the proposal would not conflict with the aims and objectives of WCS Policies 57, 61 and 64 or the guidance held within the Wiltshire Local Transport Plan. Given the location of the application site, a degree of flexibility can be afforded to this site. As no unacceptable impact on highways safety has been demonstrated, there is no compelling argument to lead to the application being refused on highway grounds. Therefore on balance, the proposed development is not considered to result in any adverse impact on highway safety. 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.

Flood Risk and Drainage

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 modest ground floor side extension within the residential curtilage of an existing dwelling and would not 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 WCS Core Policy 67 and the relevant provisions within the NPPF.

Other issues

Within their comments, Chippenham Town Council have made reference to the positioning of the proposed extension in close proximity of the main road with regards to any possible implications that the foundations of the extension may have on the public highway. These comments are duly noted and understood and it is deemed necessary to include an informative on this decision with regards to Building Regulations and the possible requirement to seek the necessary permissions relating to the extension. The design and construction of foundations are technical matters that fall within the remit of Building Control, therefore the proposed works would be required to be compliant with Building Regulations to ensure that the foundations are appropriately designed and constructed, taking account of any potential effects on nearby structures or the highway. As such, these matters are addressed through the Building Control process rather than the planning system.

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 development is considered acceptable and would not result in unacceptable visual impact to the main dwelling or the surrounding area. The proposed scale, design, bulk and mass would be proportionate to the main dwelling and would not result in an overdeveloped or incongruous appearance, and would remain subservient to the main building. The use of matching materials also enables the proposal to integrate with the main building as well as the overarching established character and appearance of the residential estate within Picketleaze. Furthermore, the proposal is not considered to result in unacceptable impact on residential amenity, nor would it result in adverse impacts on highway safety.

The proposal is therefore considered to comply with the relevant policies 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:

D05 Rev 05- Proposed Roof Plan received 09.07.26

D07 Rev 05 – Proposed Elevations received 09.07.26

D03 Rev 05 – Proposed Floor Plans received 09.07.26

D01 Rev 05 – Location Plan, Existing and Proposed Site Plans received 28.07.26

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

3. The proposed ground floor window in the north elevation serving the en-suite bathroom shall be glazed with obscure glass only (to an obscurity level of no less than level 4) and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy