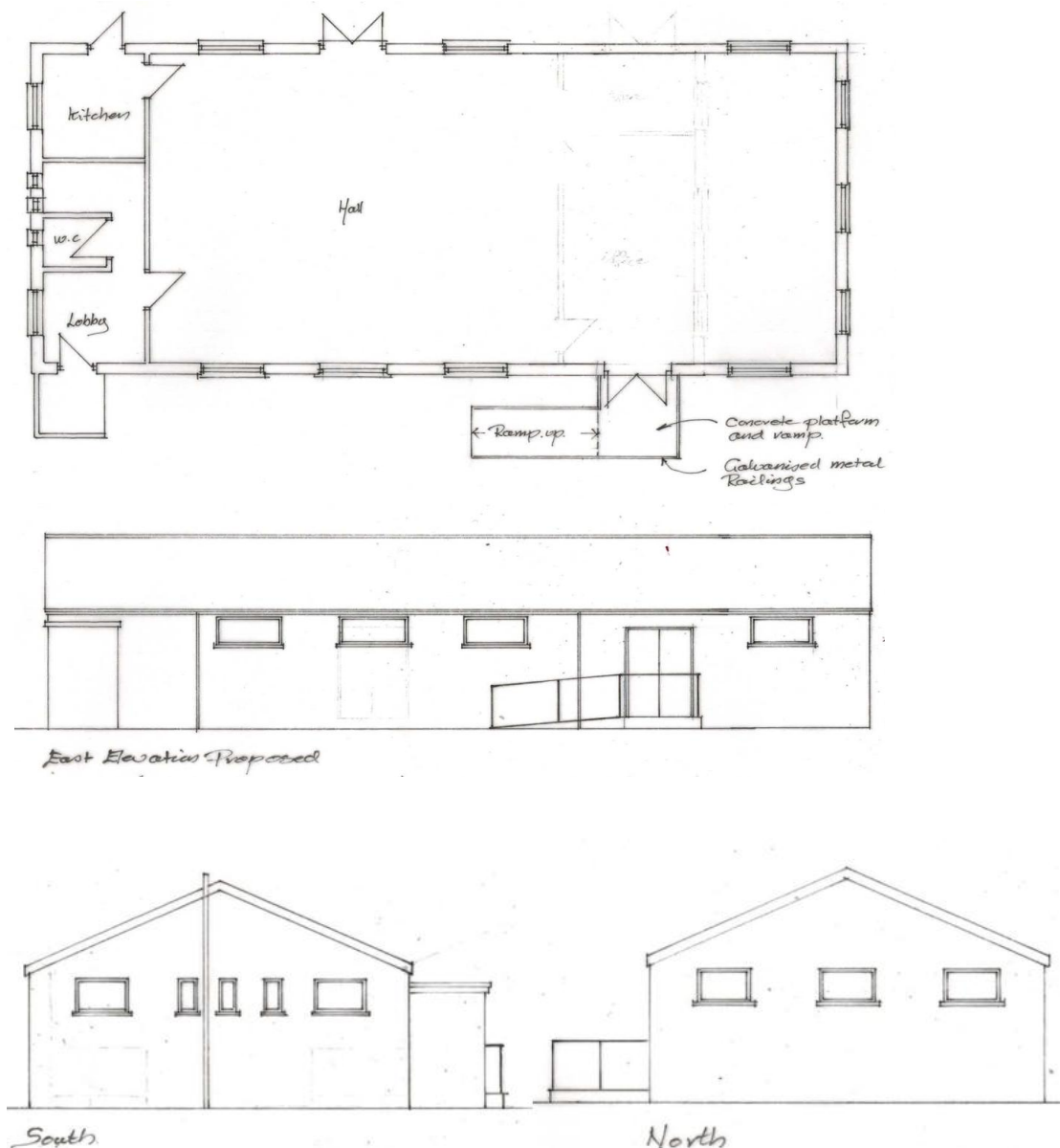


APPLICATION FOR FULL PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03418
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Scout Hall, Derriads Lane, Chippenham, SN14 0QP
DEVELOPMENT DESCRIPTION:	Access ramp, platform and railings for wheelchair user access
RECOMMENDATION:	Approve

PROPOSAL

The application seeks planning permission to install a ramp on the east elevation of the building to improve access to the building – see proposed floor plan and elevations below:



The ramp and turning platform at the top would be 5m long in total. The ramp would be about 1.2m wide. It would be made from concrete, with galvanized metal railings about 1m high. No new doors are proposed – the ramp would serve the existing double doors on the east elevation.

SITE DESCRIPTION/CONTEXT

The application site is the Scout Hall located to the south east of Derriads Lane, Chippenham and indicated with the red flag on the plan and aerial photograph below. Down View runs past the south east side of the hall, in what is a predominantly residential area.



The google street view images below show that the hall is a single storey building of block work construction, under a corrugated roof. It is fairly utilitarian in appearance, and is set within a small plot.

Below: View from Derriads Lane



Below: View from the corner of Derriads Lane and Down View



Below: View from Down View



The site is not subject to any landscape, historical or ecological constraints or designations, and there are no listed buildings in the vicinity. The site is in Flood Zone 1 and with no particular risk of surface water flooding or groundwater emergence identified.

PLANNING HISTORY

Proposal / Summary

N/92/01955/FUL - Full planning permission Decision - Approved Date: 14/12/1992 – EXTENSION TO STORAGE GARAGE EXTENSION TO STORAGE GARAGE

RELEVANT POLICIES AND GUIDANCE

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 10 Spatial Strategy Chippenham Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping

Neighbourhood Plan:

- Chippenham Neighbourhood Plan and Chippenham Design Guide

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

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)

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

Chippenham Town Council: No objection

"No Objection. It is queried whether the siting of the proposed ramp would still allow for manoeuvring/accessibility of cycles through the front boundary gate to the cycle parking area."

WC Rights of Way: No comments received

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
- An advertisement placed in the local press

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted. At the time of writing, 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 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 whilst Core Policy 2: Delivery Strategy sets out how development will be distributed and delivered across Wiltshire. Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment

The proposal relates to the installation of an access ramp to an existing Scout Hall. No additional floorspace or change of use is proposed. The works would improve accessibility to the building and support its continued use as a community facility.

The site is located within the built limits of Chippenham, where Core Policies 1, 2 and 10 support sustainable development. The proposal represents a minor alteration to an existing building and there are no in-principle policy objections to the development.

Conclusion

The principle of development is considered acceptable and accords with Core Policies 1, 2 and 10 of the Wiltshire Core Strategy.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The proposed ramp would be attached to the eastern elevation of the existing Scout Hall and would comprise a simple concrete structure with galvanised metal handrails. Given its limited scale and functional design, the development would appear as a proportionate addition to the building.

The Scout Hall itself is a utilitarian building of simple appearance, constructed from blockwork with a corrugated roof. The proposed materials and form are considered appropriate to the character of the existing building and would not result in any unacceptable harm to the visual amenities of the site or wider area. The proposal would also improve accessibility to the building, consistent with the aims of Core Policy 57 and national guidance promoting inclusive access.

With regard to Chippenham Town Council's query, the agent has responded that access for both pedestrians and cycles is through the other pair of gates, shown closest to the camera in the photo (below), the other set of gates (which would be closest to the proposed ramp) are kept padlocked. On this basis the proposed development would not impede access to the building for other users.



Conclusion

Having regard to the above, it is considered that Having regard to the above, it is considered the proposal would represent a modest and appropriate addition to the existing building that would not harm the character or appearance of the area. The proposal would provide improved accessibility to the Scout Hall and is therefore considered to accord with Core Policy 57 of the Wiltshire Core Strategy, the Chippenham Neighbourhood Plan, the Wiltshire Design Guide and the relevant provisions of the NPPF.

Amenity

Policy Context

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.

These policies guide the assessment of amenity impacts.

Assessment

The proposed development comprises a modest access ramp and handrails attached to the existing Scout Hall. Given its limited scale and position within the site, the proposal would not give rise to any material overlooking, loss of privacy, overbearing impact or loss of light to neighbouring properties.

The proposal would facilitate improved access to the building but would not intensify the use of the site or otherwise generate additional noise, disturbance or activity that would adversely affect the amenity of nearby residents.

Conclusion

Having regard to the above, it is considered that the proposal would not result in any unacceptable impact upon the living conditions of neighbouring occupiers. The development therefore accords with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

PLANNING BALANCE AND CONCLUSION

In reaching a decision, all identified harms and benefits must be weighed in the overall planning balance, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the provisions of the National Planning Policy Framework.

Overall it is considered that the proposal would improve accessibility to the existing Scout Hall and is acceptable in principle. It would not result in harm to the character and appearance of the area or the amenities of neighbouring occupiers. The proposal therefore accords with the policies of the development plan when read as a whole and planning permission is recommended, subject to conditions.

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 and Proposed Block Plan received 29 May 2026
Proposed Floor Plan and Elevations 2686/2 received 8 June 2026
REASON: For the avoidance of doubt and in the interests of proper planning.