

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04029
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	79 Hill Rise, Chippenham, SN15 1BA
DEVELOPMENT DESCRIPTION:	All external walls to house insulated with 100mm insulation with render final finish in white as plans. Two ancillary outbuilding to rear proposed.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

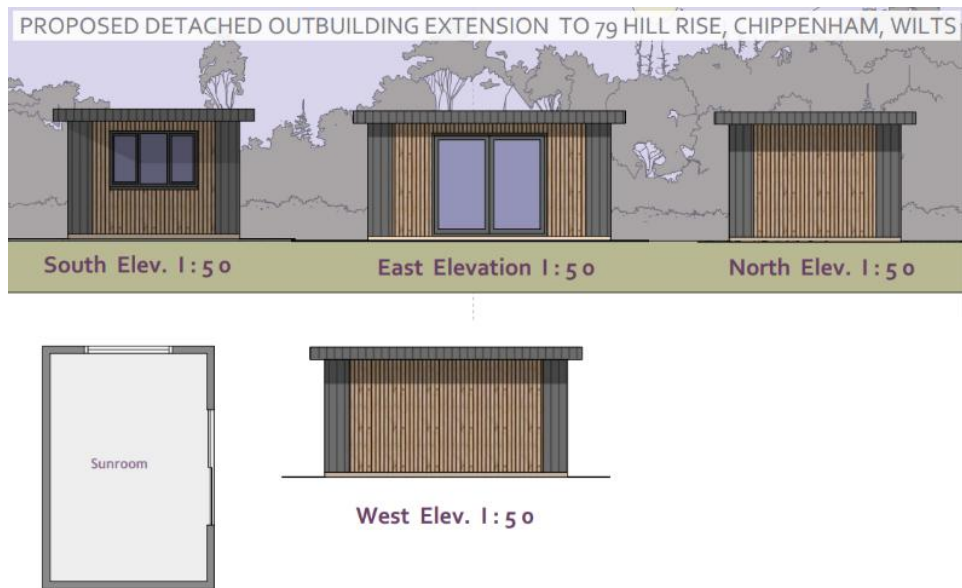
The proposal seeks planning permission for the installation of 100mm external wall insulation to the dwelling, finished with a white rendered coating.



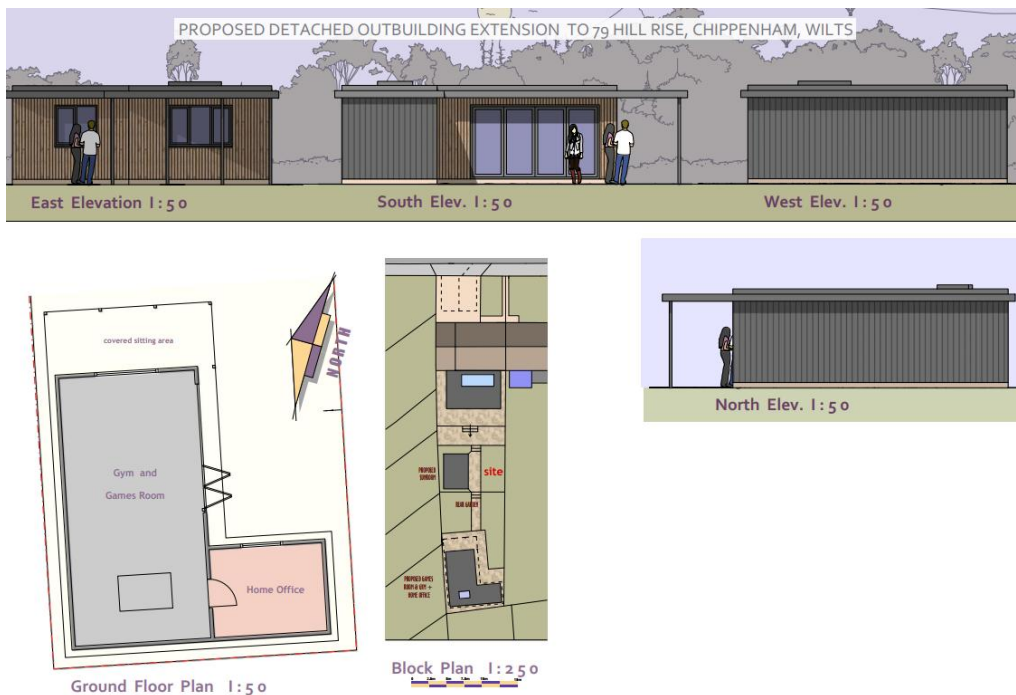
In addition, planning permission is sought for the erection of two ancillary outbuildings within the rear garden area. One outbuilding is proposed for use as a sunroom, whilst the second would provide accommodation for a games room, gym and home office.

Both outbuildings are proposed with a flat-roof design incorporating EPDM rubber roof coverings and 400mm roof overhangs. The sunroom would be finished externally with vertical timber boarding to all elevations, incorporating vertical metal corner trims. Fenestration would comprise a window within the southern elevation and French doors within the eastern elevation. The sun room will be positioned midway up the rear garden, with the window facing the main dwelling and the doors oriented towards the neighbouring garden.

The games room, gym and home office building would be constructed using similar materials and design principles. The western and northern elevations would be finished with vertical metal cladding in an anthracite black colour. Openings would include two windows within the eastern elevation, a large four-panel French door within the southern elevation, and a single rooflight within the flat roof. This building will be situated to the rear of the garden.



Proposed Sunroom



Proposed Games Room, Gym and Home Office and Proposed Block Plan

SITE DESCRIPTION/CONTEXT

The application site relates to a two-storey semi-detached dwelling constructed of orange brick with a pitched tiled roof, with a dormer window to the rear. The front of the property contains a driveway and a shared pedestrian access serving the adjoining dwelling.

The rear garden extends approximately 34 metres from the dwelling and is arranged across three stepped levels. The dwelling has recently been extended through the addition of a single-storey rear extension and the addition of a dormer window. The sunroom has also been erected and is substantially complete, with only minor finishing works outstanding.

Boundary treatment along the northern side of the site is predominantly timber fencing, transitioning to concrete fencing toward the rear. The southern boundary is currently defined by a low brick wall.

There are no historical, landscape, or ecological constraints which cover the application site.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
PL/2024/06320	Rear single storey flat roofed extension, increase drop kerbs and widen/replace car parking area to frontage	Approved with Conditions September 2024
N/90/02602/FUL	Extension to dwelling	Approved November 1990

RELEVANT 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 comment

REPRESENTATIONS

The application was publicised by direct neighbourhood 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 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

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 installation of external wall insulation and application of a white rendered finish to the dwelling is considered to be sympathetic to the character and appearance of the surrounding area. Whilst the application property forms part of a semi-detached pair and the adjoining dwelling would remain red brick in appearance, the proposed rendered finish would not appear incongruous within the street scene. The wider area exhibits a varied palette of external materials, including both rendered and brick-built properties, and as such the proposal would integrate satisfactorily with the established character of the locality.

The proposed ancillary outbuildings would be located to the rear of the dwelling and would be constructed from a mix of materials, including timber boarding and anthracite-coloured metal cladding. The contemporary design and material palette are considered appropriate within their garden setting and the proposed flat-roof form reflects the design of the existing rear extension, helping to ensure a cohesive relationship with the host dwelling.

Whilst the development would introduce additional built form within the rear garden, the outbuildings would remain subservient to the host dwelling by virtue of their scale, height and ancillary function. Their positioning within the plot, together with the use of appropriate materials and a low-profile flat-roof design, would limit their visual prominence and ensure that the garden retains its overall spacious character. As such, the additional built form is considered acceptable.

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

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

The proposed rendering of the dwelling would have no impact on neighbouring residential amenity. However, the proposed ancillary buildings require further assessment.

Owing to their limited height and position within the rear garden, the ancillary buildings would not result in any significant loss of light, overshadowing or overbearing impact to neighbouring properties. Whilst the buildings would be positioned along the shared boundaries with Nos. 4-16 Barrow Green, they would project only nominally above the existing boundary treatments. Given their scale and siting to the rear of neighbouring gardens, it is not considered that the proposal would adversely affect the amenity of occupiers at these properties.

Furthermore, the proposal would not result in any unacceptable loss of privacy to Nos. 4-16 Barrow Green, as the existing boundary fencing would be retained and the ancillary buildings do not incorporate windows or doors facing towards neighbouring.

Greater consideration is required in respect of No. 77 Hill Rise, as the proposed buildings would have the greatest potential overlooking relationship with this property due to the lower brick boundary treatment between the gardens and new fenestration facing the neighbouring garden. Whilst the proposal may facilitate increased use of the garden area and activity from occupation of the outbuildings, the ancillary buildings themselves do not introduce any new opportunities for overlooking beyond those that currently exist – the fenestration would all be contained at ground floor level. On balance, it is not considered that the proposal would give rise to a materially harmful impact on the privacy or residential amenity of the occupiers of No. 77 Hill Rise. Any residual concern is balanced by the potential to increase the boundary treatment, subject to any planning controls and/or provide boundary planting; and that generally similarly scaled outbuildings can be erected in many cases without the need for planning approval.

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

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 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, the amenities of neighbouring occupiers, or any other planning interests.

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 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:

- Insulation and Render – Elevations and Floor Plans drawing number 1032/CAM/2024/5 received 26 June 2026
- Sunroom – Elevations and Floor Plans drawing number 1032/CAM/2024/6 received 26 June 2026
- Games Room – Elevations and Floor Plans – Including Location and Block Plan drawing number 1032/CAM/2024/7 received 26 June 2026

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