

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03787
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	84 Lowden, Chippenham, SN15 2BS
DEVELOPMENT DESCRIPTION:	Raising of roof to match adjoining property and replacement of conservatory section between kitchen and office with conventional building
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to raise the roof of the main building to match that of the adjoining building, and the replacement of the conservatory which is currently positioned between the kitchen and office to the rear of the building. The application is submitted using Householder application forms.

During the course of the application, amended plans were received to broadly reduce the dimensions of the proposed fenestration across the development.

The extracts below demonstrate the existing appearance and layout of the building, compared 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 roof alterations would enable the existing pitched roof of the building to be raised to match that of the adjoining property and the remainder of the terrace. Resulting from the raising of the roof would be additional floor space created at second floor level but also an increase in head height to the rear of the first floor beneath. The additional floor space to the second floor would enable the enlargement of bedroom 3 as well as provide an en-suite plus additional storage space.

As demonstrated by the plan extracts, the rear of the building has a somewhat varied roof scape with the roof alterations enabling a single and consistent ridge and eaves height across the front, side and rear facades of the main building. The roof would be finished in clay double roman tiles with the external walls finished in brick and rubble stone to match the existing dwelling with fenestration noted as timber double glazed windows painted in dark blue. A replacement ground floor window would be inserted to the rear wall, with the existing single casement removed at first floor and replaced with an enlarged and relocated unit, whilst the rear roof slope will still incorporate 2 rooflights as per the existing arrangement. Additionally, single casement windows are proposed to the side (north) elevation at ground, first and second floors, with the centrally positioned first floor window being marginally bigger to comply with Building Regulations and provide a fire escape.

The existing in-fill conservatory is current positioned between a rear single storey element (which is believed to be a former washhouse which served the terrace) and the rear of the main dwelling and displays a pitched roof that is marginally lower than the surrounding built form of the building. This section of the building is a largely glazed structure built atop of a dwarf brick wall. It is proposed to effectively remove the conservatory section and rebuild this section of footprint with brick and rubble stone to match the existing dwelling, with the ridgeline and front wall aligning with and acting as a continuation of that of the existing rear section behind to effectively link the two structures and enable the creation of a dining room adjoining the existing office. It is proposed to be finished in clay double roman roof tiles to match the main dwelling, with timber double glazed windows painted in dark blue. In terms of fenestration, the north elevation would feature 3 floor-to-ceiling windows/sliding doors given this is the only visible elevation of this section of the building.

SITE DESCRIPTION/CONTEXT

The site known as 84 Lowden is a two storey end of terrace dwelling set within an established residential area located off of Lowden Parade in Chippenham and forms the end property in a small linear arrangement of cottages in close proximity to the New Testament Church of God. These cottages are behind cottages which front the main road, hereby remaining relatively concealed. The terrace of properties is believed to have been a former cider barn, with the washhouse serving the barn being what is the single storey rear section of the application site as evident today (now converted to a home office). The property has been subject to previous extensions and alterations over the passage of time which results in the present varied built form and roofscape, with the main building featuring a pitched roof with end chimney, whilst the rear has a sloping rear first floor roof adjoining the eaves of the main roof with further attached sections beyond in the form of the conservatory and home office. The dwelling is constructed from brick and rubble stone, with a mixture of clay double and triple roman tiles across the roofscape, UPVC windows and UPVC white/dark wood effect doors. The

surrounding area and local vernacular is a linear arrangement following the contours of the main road and is characterised by detached, semi-detached and terraced properties of varied built form and appearance, with construction materials noted as brick, stone and render.



Existing front and side elevations

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

- Countryside Character Area – Avon Vales
- Negligible risk from groundwater flooding

PLANNING HISTORY

Proposal / Summary
N/03/01224/FUL - Full planning permission Decision - Refused Date: 5/6/2003 – TWO STOREY SIDE EXTENSION WITH EXISTING ROOF IMPROVEMENT TO REGULARISE/ALIGN RIDGE

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Chippenham Neighbourhood Plan: No applicable policies

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Chippenham Design Guide

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 16: Conserving and enhancing the historic environment
- Paragraph 215: Balancing of public benefit against harm to heritage

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Heritage Impact

CONSULTATION RESPONSES

Chippenham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no comments 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

Given the two aspects of the proposal, each will be discussed separately in the subsections below.

Proposed Roof Alterations

Whilst the raising of the roof would increase the overall height of the dwelling, it is not considered to result in an unduly dominant or incongruous appearance. The raised height and resulting appearance would be of similar style, form and pitch to match the adjoining neighbour and the remainder of the terrace beyond. When viewed from within the surrounding area, it is considered that the resulting appearance would be harmonious with the adjoining neighbour and the overarching character of the terrace of properties as whole. The utilisation of matching roof materials to the main dwelling enables the works to integrate with the character and appearance of the main dwelling, avoiding the works looking out of place or unsympathetic within this vicinity.

The application site was observed during a site visit to the property to assess the proposed works, with the varied roofscape observed. As demonstrated from the below photo, the degree to which the roof is stepped down from the adjoining neighbour was evident:



Whilst demonstrably altering the rear façade by virtue of additional bulk and mass, the proposed works to the roof are not considered to result in an overdeveloped or incongruous appearance. The front and rear roofscapes would harmonise with the surrounding area and enable a simplified arrangement in comparison to its current form, aligning with and respecting the ridgelines and pitch of the adjacent neighbour and creating a more balanced and cohesive appearance. The resulting roofscape would not be considered dominant or visually intrusive in the context of the site, enabling a degree of visual symmetry and continuity when viewed from both the front and rear. When viewed from the side (north) elevation, whilst the additional built form would be demonstrable given the openness and visibility of the property and on approach from the pedestrian footpath accessing the dwelling, it is not considered excessive or disproportionate to the existing built form and would present as a natural evolution of the property to match the built form and proportions of the adjoining neighbour. The use of matching roof materials would also enable the roofscape to blend and be sympathetic with the existing material palette of both the main dwelling and the surrounding area, enabling the works to integrate within the vicinity.

Additionally, the proposed raising of the roof and altered built form would enable an increase in floorspace to the second floor bedroom, whilst the removal of the sloping section at first floor would enable increased head height in this section of the building, resulting in improved functionality of the dwelling without increasing the overall number of bedrooms within the property or extending the footprint.

Fenestration

During the course of the application, revised elevations were submitted which reduced the overall size and dimensions of fenestration across the majority of the proposed development. Following the initial assessment, concerns were raised that the originally proposed window openings were disproportionately large and did not adequately reflect the established architectural character of either the main dwelling or the wider terrace. The scale, proportions and visual prominence of the proposed openings would have resulted in a more contemporary appearance that was at odds with the traditional rhythm of fenestration evident within the existing building and surrounding terrace.

The amended proposals introduce a more restrained approach, reducing the dimensions of the window openings and thereby achieving proportions that more closely relate to those found within the original dwelling and neighbouring properties. As a result, the revised fenestration better respects the traditional character of the terrace, and reduces the visual dominance of glazing across the building. The amendments ensure that the development integrates more successfully and appears as a sympathetic addition to the existing building rather than an incongruous alteration.

It is acknowledged that one first floor window within the north elevation remains marginally larger than the other proposed openings. This variation is necessary to satisfy Building Regulations requirements relating to emergency exit provision and fire safety. Notwithstanding this increase in size, the window remains proportionate to the elevation as a whole and does not appear unduly prominent.

Removal of conservatory section

The current conservatory is a form of in-fill development between two existing parts of the property, resulting in a fairly disjointed and incongruous arrangement. The proposed removal and replacement with a brick structure to act as a continuation of the existing rear ground floor office would enable a much improved and cohesive arrangement that is proportionate to the main dwelling. By finishing in brick to match the existing rear of the dwelling, the proposal would naturally integrate with the existing rear façade, enabling a simplified and less varied appearance. By aligning with the existing ridgeline of the existing office, the works would harmonise with the existing built form without increasing the overall footprint.

Conclusion

Overall, the proposed works are considered acceptable and would not result in unacceptable visual impact. The proposal would not result in an increased footprint, with the proposed raised roof not considered incongruous or dominant within the vicinity, matching the existing roof height, plane and pitch of the adjoining neighbour and resulting in an overall simplified and less confused roofscape than currently in place. Collectively with the works to the existing conservatory, the proposed works are considered to be proportionate to the main dwelling and its setting and would not result in an overdeveloped or incongruous appearance, aligning with the established character and appearance of the main building and the wider terrace of properties. Therefore, the development is considered to comply with WCS CP57 of the Wiltshire Core Strategy, as well as the Chippenham and Wiltshire 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.80 Lowden, to which the application site is adjoined, No's 83, 85 and 86 Lowden to the west and No.28 Erleigh Drive to the east (rear boundary).

No.80

Whilst not extending the overall footprint of the dwelling, the proposed works to the roof would result in increased bulk and mass adjacent to No.80. The current rear façade of the application site is more varied in relation to No.80, with a lower first floor sloping pitched roof adjoining the main roof. The proposal would simplify this arrangement, increasing the height and built form to match the current ridge height, roof plan and pitch to that on No.80. Thereby, the

proposed roof form would not exceed the established height, nor project beyond the current eaves of the adjoining property, respecting its existing proportions and built form.

Whilst no additional fenestration is proposed overlooking No.80, it is acknowledged that the proposed additional height and mass to the roof may affect the current light levels afforded to the property. The principal elevations of the properties face west, with the application site positioned in a more northerly position than No.80. Due to the path of the sun travelling from east to west across the southern sky, any additional shadow cast by the raised roof would be limited and would vary throughout the day. The increase in height would be modest and, owing to matching ridge height of the adjoining dwelling, would not materially alter the existing pattern of sunlight and shadow experienced by neighbouring occupiers. Consequently, the proposal is not considered to result in any significant loss of daylight, sunlight or undue overshadowing.

No's 83, 85 and 86

The proposed development would be visible in varying degrees from Nos. 83, 85 and 86, which are located to the north-west of the application site. Due to the orientation of the properties and the established settlement pattern, it is likely that the northern side elevation of the building and the modified roof profile would be visible when viewed from these neighbouring dwellings.

Whilst the proposal would introduce additional bulk and mass through the raising of the roof, the works are primarily intended to regularise the roofline so that it aligns with the remainder of the terrace. In this respect, the development would reinforce the existing built form rather than introduce a roof height or design that appears incongruous or significantly exceeds the scale already established within the terrace. Although the side profile of the building would change as a consequence of the altered roof form, the increase in height is relatively modest when considered within the context of the existing terrace and surrounding area. The proposal would not result in a level of built form that would appear unduly dominant or overbearing when viewed from these neighbouring properties. Furthermore, given the separation distances that currently exist between the application site and the neighbouring dwellings, it is not considered that the development would give rise to unacceptable overshadowing, material loss of outlook, or a sense of enclosure.

The proposed section of building proposed to replace the existing conservatory will be located on the same footprint, thereby would not be positioned in closer proximity. Fenestration is proposed to the north elevation to this section of building, however it would remain ground floor and would not exacerbate or increase any perceived overlooking in comparison to the existing conservatory. It is also noted that additional fenestration will be introduced to the north elevation to the main building, both at ground, first and second floor levels. Due to the positioning of the building, these openings would be apparent to No.83 but would not directly overlook their boundary however given the proximity of these buildings to the application site, during the site visit it was discussed with the Applicant regarding the possibility of obscure glazing to these new openings in order to safeguard amenity for neighbouring occupiers. No's 85 and 86 both have rear facing windows at first floor facing onto the application site, therefore it is considered necessary to impose a planning condition to ensure these additional openings are finished in obscure glazing.

No.28

Due to the topography of the site, No.28 is positioned at a higher ground level to the east of the application site, with the rear looking across to the rear of the main dwelling. Having regard to their position in comparison to the application site, it is considered that the proposed increase in roof height would not result in a significant loss of daylight or sunlight to neighbouring occupiers. Given the orientation of the neighbouring dwelling and the relationship between the properties, it is not considered that the proposal would result in a significant reduction in daylight availability or cause undue overshadowing due to the differing ground levels. The development would therefore not have an unacceptable impact on the living conditions of neighbouring occupiers with particular regard to daylight. In terms of fenestration, the proposal does not include additional openings to the rear façade, thereby no additional overlooking or perceived loss of privacy is considered to result from the development.

Conclusion

On balance, the proposed works are not considered to result in unacceptable impact on residential amenity. The proposed built form would not diminish the existing separation distances between the properties and whilst introducing additional bulk and mass to the roof, it is not considered to result in unacceptable overshadowing, loss of light or overbearing effects, whilst the new fenestration will be conditioned to be obscure glazed to help safeguard against any resulting unacceptable additional overlooking and loss of privacy. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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 NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Properties 81, 82 and 83 Lowden are positioned to the west of the application site and are a terrace of Grade II listed buildings. The proposed works will be visible to these properties in varying degrees, most prominently the works to the roof, with the development being contained wholly within the residential curtilage of the application site. The works do not include extending the footprint of the dwelling or excessively altering the principal elevation which is visible to these properties. Whilst the proposal would result in a modest increase in roof height and altered roof form, the alteration would be viewed within the context of the existing terrace of which the building forms part of with the revised roofline remaining consistent with the established scale, form and appearance of the surrounding built environment and would not appear as an isolated or unduly prominent feature within the street scene. The works to the rear of the property would be effectively concealed from view given the surrounding building and therefore, as such, it is considered that the proposal would not compete with or adversely affect the setting, character or significance of the Grade II listed buildings and would help to preserve the heritage assets.

The development is therefore considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 works are considered acceptable and would not result in unacceptable visual impact. The proposed works to the roof would be considered proportionate and sympathetic to the main dwelling and the wider terrace, aligning with the established character and appearance of the surrounding built form. The works to the rear of the building would result in a simplified and more cohesive appearance, with the resulting appearance of the building not considered to be overdeveloped or incongruous. Furthermore, the proposed works are not considered to result in unacceptable impact to residential amenity, further safeguarded with the imposed condition to obscure glaze fenestration to the north elevation. Additionally, the development is not considered to adversely affect the setting, character or significance of the nearby Grade II listed buildings

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the

Wiltshire Design Guide 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 15.06.26

2026-002 – Proposed Block Plan received 15.06.26

2026-012 – Proposed South Elevation received 15.06.26

2026-006 – Proposed Ground Floor Plan received 02.08.26

2026-007 – Proposed First Floor Plan received 02.08.26

2026-008 – Proposed Second Floor Plan received 02.08.26

2026-010 – Proposed North Elevation received 02.08.26

2026-014 – Existing and Proposed Rear Elevations received 02.08.26

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

3. The proposed first and second floor windows to the north elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 4) and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy