

10th August 2026

Our Ref: DJD.LPC6390

Planning Services
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir or Madam,

Town and Country Planning Act 1990

23-25 Whitegates, Upper Castle Combe, Chippenham, SN14 7HQ

Change of use back to 2 separate dwellings (retrospective) together with proposed enclosing of existing porches for both properties, along with amendments to doors and windows at rear of property at Number 25 Whitegates

Pleased find enclosed a duly completed application for the above development at 23-25 Whitegates, Upper Castle Combe Chippenham. This application follows the recent withdrawal of Certificate of Lawfulness Application PL/2026/02357 relating to number 25 Whitegates.

It is understood that as part of the consideration of application PL/2026/02357, the Planning Liaison Officer advised the applicant of the following:

It appears that numbers 23 and 25 Whitegates were originally two separate dwellings but had been converted into one dwelling previously. Planning permission would not have been required to convert two properties into one dwelling. However, I note that the property has more recently been subdivided back into two separate dwellings and the party walls reconstructed. I would advise that returning the dwelling into two dwellings constitutes development pursuant to Section 55 (3) (a) of the Town and Country Planning Act 1990, and I have been unable to find a record of a planning permission for this subdivision. As such, the use of number 25 as a single dwellinghouse does not appear to be lawful.

In order to regularise the planning status of the property, a full planning application would be required for the subdivision of the building into two separate dwellings. The alterations proposed under the current Certificate of Lawfulness application could be included on the full application to be considered at the same time.

Accordingly, this application is now made to regularise the existing situation whereby the use has been changed back into two separate properties. It is considered that this is an appropriate proposal as clearly these were always intended to be two separate dwellings. The two properties lie within an existing planned estate where a mix of housing types and styles exist. Clearly there was an

emphasis on smaller more affordable properties within the estate, and these are two examples of that.

Whilst Planning Permission may not have been required for the change of use of the two plots into one, it is likely that if an application had been made, the Council would have objected to the loss of the two smaller properties and the knock-on effect on the character and appearance of the area.

In this regard, whilst there is no dispute that the change of use back to two dwellings does require Planning Permission, I trust that the Council will be supportive of this change of use which simply restores these two plots to how they were originally intended to be. Indeed, this is as the original developers of the estate had intended and would be entirely in keeping and sympathetic to the character and appearance of the area. Each property has one allotted parking space, these are communal spaces located on the street at the front and each property has the right to park in these parking spaces as part of their title deeds.

Turning now to the proposed works, these represent very modest alterations to the properties which are in keeping with the character and appearance of the dwelling. Overall therefore it is considered that the proposals represent an appropriate form of development which preserves the character and appearance of the existing estate and raises no adverse planning considerations.

In summary, the retrospective element of the application simply regularises the reinstatement of two dwellings as originally constructed and intended, whilst the proposed external alterations to No. 25 are modest, sympathetic and in keeping with the existing property and its surroundings.

Together with the duly completed application form, the enclosed application comprises the following details.

- CIL Additional Information Form
- Drawing No. 1001 – Location Plan – 23-25 Whitegates, Castle Combe, Wiltshire, SN14 7HQ
- Drawing No. 1002 – Existing and Proposed Site Plan
- Drawing No. 1003 – Existing Ground Floor Plan
- Drawing No. 1004 – Existing First Floor Plan
- Drawing No. 1005 – Existing Roof Plan
- Drawing No. 1006 – Existing Front Elevation
- Drawing No. 1007 – Existing Rear Elevation
- Drawing No. 1008 – Proposed Ground Floor Plan
- Drawing No. 1009 – Proposed First Floor Plan
- Drawing No. 1010 – Proposed Roof Plan
- Drawing No. 1011 – Proposed Front Elevation
- Drawing No. 1012 – Proposed Rear Elevation

Yours faithfully



Daniel Drayton
Associate

Enc.

CC

Joint Applicants:

Mr Damien Bettles 23 Whitegates Upper Caste Coombe Chippenham	Mr Jean Pierre Caruana 25 Whitegates Upper Caste Coombe Chippenham
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