

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03320
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	28 Kingham Close, Chippenham, SN14 0PB
DEVELOPMENT DESCRIPTION:	Single storey extension to dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the erection of a single-storey front extension to the dwelling at 28 Kingham Close, Chippenham, to provide additional living accommodation and a ground floor WC. The extension would measure approximately 5.3m in width, 1.5m in depth, 3.3m in height to the ridge of the pitched roof and 2.5m to the eaves. The extension would be constructed in red brick with decorative brick banding to match the existing dwelling.

During the course of the application, revised plans were submitted to amend the design of the proposed front elevation. The revisions introduce decorative horizontal brick banding at ground floor level to reflect the detailing of the host dwelling and the architectural treatment present on neighbouring properties within the surrounding estate.

The assessment below is based on the revised plans. Given the minor nature of the amendments, re-consultation was not considered necessary.

SITE DESCRIPTION/CONTEXT

The application site relates to a two-storey semi-detached dwelling located within an established residential cul-de-sac known as Kingham Close in the centre of Chippenham. The property forms part of a housing development (early 2000s) comprising dwellings of similar age, design and materials, characterised by red brick elevations, oddly shaped porches, and decorative horizontal brick banding. The dwelling is set back from the highway behind a small front garden and driveway with modest sized rear gardens. Surrounding land uses are predominantly residential in nature.

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

- The site lies within the settlement boundary of Chippenham.

PLANNING HISTORY

Proposal / Summary	
N/96/01271/OUT - Outline Planning Decision - Approve with Conditions Date: 12/8/1996	
– OUTLINE - RESIDENTIAL	DEVELOPMENT O/L - RESIDENTIAL
DEVELOPMENT	

N/96/01848/REM - Reserved Matters Decision - Approve with Conditions Date: 25/11/1996 – DETAILS OF 38 NO DWELLINGS AND ASSOCIATED WORKS RELATING TO N/96/1271/OL FOR RESIDENTIAL DEVELOPMENT 38 NO DWELLINGS
N/97/01191/DOC - Approval of details reserved by a condition Decision - Approve Date: 10/7/1997 – DISCHARGE OF CONDITION NO 3 PURSUANT TO N/96/1271/OL - DETAILS OF PLAY AREA DETAILS OF PLAY AREA
N/97/01927/FUL - Full planning permission Decision - Approve Date: 20/10/1997 – SUBSTITUTION OF HOUSE TYPES ON PLOTS 16 34 AND 35 SUBSTITUTION OF HOUSE TYPES

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Chippenham Neighbourhood Plan 2023-2038 Made May 2024

- Policy H2 Housing Design

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No objection.

REPRESENTATIONS

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 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. Core Policy 10 supports sustainable development within the Chippenham Community Area, whilst Policy H2 of the Chippenham Neighbourhood Plan requires residential development to achieve a high standard of design that respects local character and appearance.

The application site forms part of a residential development characterised by dwellings of similar scale, design and materials. A defining feature throughout the estate is the presence of projecting entrance porch elements to the front of the properties. These features vary slightly in form and orientation.

The proposed extension would incorporate the existing projecting entrance element into the main built form of the dwelling, creating a more coherent and balanced frontage. Although front extensions are not a common feature within Kingham Close, the extension would not appear as an incongruous addition. Instead, it would simplify the composition of the front elevation and establish a more consistent building form across the frontage of the property. The result is considered to represent a visual improvement to the host dwelling, providing a more unified appearance whilst remaining sympathetic to the character of the wider development.

The revised plans also introduce decorative horizontal brick banding across the proposed front elevation. This detailing reflects a recurring architectural feature present on the host dwelling and throughout the surrounding estate, where contrasting brick courses are used to provide continuity between properties. The inclusion of this feature assists in integrating the extension into the existing design of the dwelling and ensures that the development responds positively to the established character of the street scene.

Having regard to the above, the proposal is considered to accord with Core Policies 10 and 57 of the Wiltshire Core Strategy and Policy H2 of the Chippenham Neighbourhood Plan 2023-2038 and the principles of the NPPF.

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.

Policy P3 of the NPPF requires development to contribute positively to the creation of healthy, safe and inclusive places. In particular, Policy P3(b) seeks to ensure that development provides a high standard of amenity for existing and future users and safeguards the reasonable living conditions of neighbouring occupiers. In assessing amenity impacts, regard should be had to matters including privacy, outlook, daylight and sunlight, overbearing impacts, noise and disturbance, and the overall quality of the living environment created by the development.

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.

Loss of Light / Overshadowing

The proposed extension is limited in scale, extending approximately 1.5m forward of the existing front elevation at a single-storey height. Given its modest depth and siting to the front of the dwelling, the development would not significantly impede the passage of daylight or sunlight to neighbouring properties. Furthermore, the extension would be positioned adjacent to the existing driveway and away from neighbouring private rear amenity areas where such impacts would be mostly experienced.

Accordingly, no unacceptable loss of light or overshadowing impacts are anticipated.

Loss of Privacy

The proposal does not introduce any side-facing windows. The proposed windows are located within the front elevation and face towards the public highway, reflecting the existing relationship between surrounding dwellings and the street. As such, the development would not result in any material increase in overlooking or loss of privacy to neighbouring occupiers.

Overbearing Impact

By reason of its modest scale, single-storey form and siting to the front of the property, the extension would not appear unduly dominant or oppressive when viewed from neighbouring properties. The development would not significantly alter the existing relationship between the host dwelling and adjoining occupiers and is therefore not considered to result in an overbearing impact.

Having regard to the above, the proposal would not result in any unacceptable harm to the residential amenities of neighbouring occupiers. The proposal therefore accords with Core Policy 57 point vii of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide and 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

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 or the amenities of neighbouring occupiers.

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. 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 25 May 2026

Existing Block Plan; Received 8 June 2026

Proposed Block Plan; Received 8 June 2026

Existing & Proposed Elevation & Floor Plans; DWG No. DS-JH-03/A; Received 20 July 2026

Design and Access; Dated 25 May 2026; Received 25 May 2026

Application Form; Received 25 May 2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.