

**APPLICATION FOR FULL-PLANNING PERMISSION (MINOR
DEVELOPMENT)
CASE OFFICER REPORT**

APPLICATION REFERENCE:	PL/2026/04370
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	72 Sheldon Road, Chippenham, SN14 0BT
DEVELOPMENT DESCRIPTION:	Outbuilding change of use from 'Class E' to 'Class C3' ancillary to the main house.
RECOMMENDATION:	Approve with Conditions

1 SITE DESCRIPTION/CONTEXT

The application site comprises a small, detached, single-storey building which sits between two terraces of residential dwellings. The original building was designed to fit this long, triangular shaped site which has a single roof slope. Its last known use was as a cobblers. There is a detached residential dwelling to the rear of this unit which has its access along the eastern side boundary of the building and from a right of way to the north.

Set firmly within the settlement boundary of Chippenham but outside the town centre, the site is within an area characterised by residential properties.

There are no other known constraints on the site or locale.

2 PROPOSAL

This submission is a full planning application proposing a change of use from business Use Class E to that of Use Class C3, residential and for the use of the building as ancillary accommodation in relation to No 72 Sheldon Road. External changes are proposed to increase the roof height and slope, upgrade and relocate fenestration and square off the north-eastern corner of the unit. Install 5 roof lights in the re-aligned roof slope.

3 PLANNING HISTORY

There is no known history on the site or on adjacent sites which may impact upon the determination of this proposal.

4 RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1.1 Statutory Legislation:

4.1.2 National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

4.1.3 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 35 Existing Employment Land
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;

4.1.4 Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

4.1.5 Neighbourhood Plan:

Chippenham Neighbourhood Plan. Made May 2024
Chippenham Design Guide - Annexe 1

4.1.6 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

4.1.7 Other Relevant Policies and Documents

- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

5 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)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)

6 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.

WC Highways: No Objection

Chippenham Town Council: No Objection, subject to a condition tying the outbuilding to the host property (No. 72) to prevent the outbuilding becoming a separate dwelling in the future.

The consultee responses have been carefully considered. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

7 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;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

As a result of the above referenced publicity, no letters of representation or comments were received.

8 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 NPPF (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

8.1 Principle of Development

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

The application site is located firmly within the defined settlement boundary of Chippenham whereby WCS Policies 1 and 10 set out a settlement and spatial strategy for the principle of development in this principal settlement.

The application relates to a small, detached building formerly used as a cobbler's workshop and most recently falling within Use Class E. The building occupies a constrained triangular plot situated between established residential dwellings and within a predominantly residential environment. Whilst the lawful use of the building is acknowledged, its scale, form and location are materially different from purpose-built employment premises or sites forming part of a recognised employment area.

The building is physically constrained by its limited footprint, irregular shape and close relationship with surrounding residential development. It is not located within an allocated

employment area, protected employment site or town centre location, and there is no evidence to suggest it makes a significant contribution to the supply of employment land within Chippenham. The proposal would therefore not result in the loss of a strategic or locally important employment site.

Having regard to the scale of the premises, its limited employment value, its location outside any designated employment area and the benefits associated with the reuse of the building, the proposal is not considered to conflict with the objectives of Core Policy 35. The loss of the Class E use is therefore considered acceptable in this instance.

The proposal must nevertheless be assessed against all other relevant Development Plan policies, national policy and material considerations. However, in principle, the proposed development is considered acceptable.

8.2 Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

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.

In this instance, whilst visible from the street scene, the main visible change would be the loss of the window on the front (southern) elevation and the increase in height of the roof. At present, the eaves on the eastern and western sides measure approximately 2m and 2.6m, and it is proposed to increase these to 2.7m and 3.8m respectively and reclad the roof in concrete roof tiles to match the host dwelling to the rear. Although this increases the height, the building is overshadowed by the directly adjacent dwellings, whose two-storey gable ends run adjacent to the building's side elevations. As such, this vertical change is not considered to result in detrimental visual impact or result in demonstrable harm to the character of the area. Whilst there would be a small addition to the building's footprint by squaring off the north-eastern corner, the increase in volume is not considered disproportionate.

The stated materials of concrete roof tiles, vertical timber detailing on the southern end and painted render elevations are considered acceptable and would help assimilate the structure into the setting of this residential area.

No Objections have been received from the Chippenham Town Council and subject to conditions to ensure that the development is undertaken and retained in accordance with the submitted plans, the proposal is considered to accord with the overarching principles set out

in Core Policy 57 of the WCS, the Wiltshire Design Guide and the guidance and provision of the Framework.

8.3 Amenity

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.

Policy P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

These policies guide the assessment of amenity impacts. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.

There is an established interrelationship between the building and the adjacent dwellings in this location and it is considered that the proposed use would not result in a significant increase in noise or disturbance to adjacent occupiers over that which can currently take place within the building. Both adjacent dwellings project back past the rear elevation of the building and neither of those properties have window or door openings on their side elevations facing the structure. There is already an established pedestrian access along the eastern side elevation where the new door would be located, but this addition is not considered to result in any significant detrimental impact. Similarly, the increase in height would not result in any significant change of overshadowing or loss of outlook for adjacent occupiers.

8.4 Highways Impacts and Parking

Policies TR3-TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access, promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60-64 of the Wiltshire Core Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

Where relevant, regard should also be had to the Wiltshire Local Transport Plan, the Council's parking standards and any applicable Local Cycling and Walking Infrastructure Plans (LCWIPs).

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.

As the proposal would result in additional habitable accommodation, WC Highways were consulted. However, as the site already benefits from some frontage parking and there are limited parking restrictions within Sheldon Road, there are no objections or recommended

conditions from that service. In this instance, given that the proposal would not create a new planning unit, the limited transport assessment is considered proportionate.

8.5 Ecology and Biodiversity

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for.

Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies.

In this instance, the application is considered to fall within the “de minimus” exception to Biodiversity Net Gain but the onus is on the applicants/developers to confirm their compliance with this new legislation outside of planning as the legislation is deemed, regardless of any permissions granted. The site is also considered to comply with CP50 of the WCS as the very limited development of the site is not considered to remove any ecological features resulting in no net loss.

9 Other Considerations

The proposed change of use and development of this site is stated as being for ancillary accommodation in relation to the residential dwelling which is set directly behind the unit.

Albeit a small quantum of habitable accommodation, the annexe still represents a detached structure with potential for independent access and occupation. It is therefore considered prudent, that any grant of permission is conditional to ensure the structure remains as one planning unit in association with the host property at all times.

10 Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

11 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, the provisions of the Development Plan and the NPPF.

The NPPF contains a presumption in favour of sustainable development. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The weight to be afforded to any identified benefits must be considered alongside all other material considerations, including whether the proposal accords with the Development Plan and whether any other policies of the NPPF indicate that development should be refused or that substantial weight should be attributed to identified harms.

Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal is considered to accord with the Development Plan when read as a whole.

The proposal is also considered to accord with the relevant policies of the NPPF.

The principle of development is therefore considered acceptable, subject to the detailed assessment of all other material planning considerations set out elsewhere in this report. No material planning harm has been identified following the assessment of the proposal.

11.1 Conclusion

The proposed development is considered acceptable in planning terms. Having regard to the Development Plan, the NPPF and all other material considerations, the proposal is considered to accord with the Development Plan. Accordingly, planning permission should be granted.

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, all received on 14 July 2026

Application Form

Design and Access Statement. Ref:0546/D/DAS

0246 3 350 Rev B. Site Location Plan

0246 3 355 Rev B. Existing Site Plan

0246 3 356 Rev B. Proposed Site Plan

0246 3 360 Rev B. Existing Floor Plan

0246 3 365 Rev B. Proposed Floor Plan

0246 3 370 Rev B. Existing Elevations

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 be as stated on the application form and plans hereby approved.

4. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 72 Sheldon Road, Chippenham, SN14 0BT and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.