

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

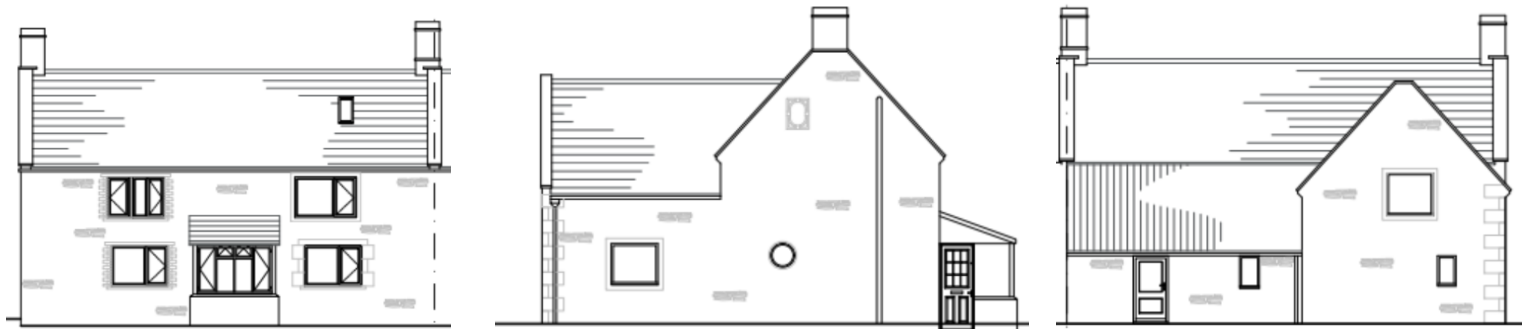
APPLICATION REFERENCE:	PL/2026/03531
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1-2 Red Houses, Lanhill, Chippenham, SN14 6NE
DEVELOPMENT DESCRIPTION:	Two storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two storey rear extension. In addition, a timber framed porch is also proposed to the front elevation with the insertion of a first floor window above. The application is submitted using Householder application forms.

During the course of the application, revised plans were received to amend the scale and built form of the proposed extension, with further discussions on the external materials of the proposed extension.

The extracts below demonstrate the existing appearance of the property, together with the proposed appearance subject to this application:



Existing Front, Side and Rear Elevations



Proposed Front, Side and Rear Elevations

The proposal is to construct a two storey rear extension, which would enable an enlarged kitchen and dining room to the rear, alongside a lobby with integrated downstairs bathroom. To the first floor, the extension provides an enlarged master bedroom with en-suite with associated internal reconfiguration to relocate the family bathroom, whilst a section of additional floorspace would be created off the master bedroom. No alterations are proposed to the second floor and no overall increase in the number of bedrooms serving the property.

In terms of built form, the extension would be positioned off of the rear wall and would align and sit flush with the existing wall of the side gable to the main building, however the total height of the roof of the extension would sit beneath the established ridgeline of the main building. When viewed from the rear, the extension would incorporate two gables divided by a small valley in the roof, with the gables being of different proportions but of the same height and pitch. A sloping lean-to style section of roof would be incorporated to the left-hand side of the rear façade and supported by timber posts, creating a covered rear entrance into the lobby. Furthermore, a proposed timber porch is proposed to the front principal elevation to replace an existing lean-to style entranceway, with a replacement composite entrance door.

In terms of construction materials, it is proposed to utilise stone coloured render to the side wall, with the rear wall incorporating both stone coloured render and random rubble natural stone to the rear lean-to section. The roof is proposed to be constructed from natural slate tiles, with windows finished in dove grey.

In terms of fenestration, whilst it is not expressly included within the description of the proposed works, it is proposed to replace all existing units with flush fitting triple glazed windows. The front façade will incorporate an additional small window above the proposed timber porch, with ground and first floor windows proposed to the rear façade, which are of differing dimensions. The rear first floor window serving the master bedroom also features a Juliet balcony.

SITE DESCRIPTION/CONTEXT

The site known as 1-2 Red Houses is a two storey semi-detached cottage located in a relatively isolated position along the A420 in the rural hamlet of Lanhill on outskirts of Chippenham. The property is set back from the road and forms part of a pair of cottages - the attached property, to the east is "3-4 Red Houses", with views of open countryside surrounding the properties. The main building has a pitched roof, with prominent chimneys at opposing ends of the ridgeline, with a gable end to the side elevation. The rear wall also features a gable adjacent to a sloping tiled roof positioned at a lower height in comparison. The building has been constructed from random rubble natural stone, with natural slate roof tiles and UPVC windows and doors. The surrounding area is largely rural, with only sporadically located buildings to the east, with the nearest residential properties to the west in Giddeahall and West Yatton.



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

- Countryside Character Area – Cotswolds
- Groundwater Emergence - Risk of groundwater flooding to surface and subsurface assets

PLANNING HISTORY

None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and New Development
- Core Policy 67: Flood Risk

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

The National Planning Policy Framework (NPPF):

- Section 12: Making effective use of land
 - Policy L2(d)(ii): Making effective use of land
- Section 14: Achieving well designed places
 - Policy DP3: Key Principles for Well-Designed Places
 - Policy DP4: The Design Process

The Planning Practice Guidance

There is no Yatton Keynell Neighbourhood Plan the time of writing.

ISSUES

- Design and Impact upon the character and context of the area

- Landscape and Visual Impact
- Residential Amenity
- Highways and Parking
- Drainage and Flood Risk

CONSULTATION RESPONSES

Yatton Keynell Parish Council: No objection

Wiltshire Council Highways: No objection

The proposal will not increase the number of bedrooms in the property. The parking provision or vehicle access is not proposed to be altered. I raise no highway objection.

When revised plans were received, Wiltshire Council Highways were reconsulted. Further comments were received to state:

I refer to the amended plans for the above planning application. I adhere to my previous comments

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, 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

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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

During a site visit to the application site, the existing building's location and appearance was observed, as well as the surrounding area.

Firstly, the works to the principal elevation comprise the installation of a centrally positioned timber framed porch, a new composite front door, replacement windows and the insertion of a small first floor window above the porch. The proposed porch would replace an existing lean-to structure and, whilst increased in height in comparison, it remains appropriately proportioned to the front elevation and would not appear as an unduly dominant feature. Although the replacement windows are larger than the existing units, they would retain the existing fenestration arrangement. The ground floor windows would continue to align with the first floor openings above, thereby preserving the property's balanced double-fronted appearance. Furthermore, the use of timber for the porch construction, together with the proposed dove grey finish to the replacement windows, is considered sympathetic to the existing dwelling and would complement its established material palette. The insertion of the additional first floor window is not considered to result in a cramped or overly glazed appearance when viewed alongside the proposed replacement windows.

It is acknowledged that the proposed two storey rear extension would result in a notable increase in the footprint of the dwelling and would introduce a more varied roofscape and appearance to the side and rear elevations when compared with the existing arrangement. However, the extension is considered to respect the established scale and form of the main building, in particular the ridge height of the extension would remain lower than that of the main building, ensuring that it would remain visually subordinate and subservient. Whilst the appearance of the rear elevation would differ from the existing arrangement, the proposed design loosely reflects alterations undertaken at the adjoining property, Nos. 3-4 Red Houses, where rear facing gables and a valley roof feature have previously been introduced. The proposed gables would be of a broadly comparable height to those at the neighbouring property, although the roof form would comprise differing roof planes to accommodate the lean-to element on the western side of the rear elevation.

Although the proposal would introduce a more varied built form and roofscape, it is not considered to appear incongruous within its setting. The extension would remain proportionate to the scale of the existing dwelling and its plot, and would not appear unduly dominant or visually intrusive when viewed from the side or rear, with the proposal not considered to overwhelm the existing built form of the main dwelling.

Whilst the use of natural stone for the external walls would be preferable, the proposed stone-coloured render is not considered to result in an incongruous or unsympathetic appearance. Although natural stone would provide a greater degree of visual cohesion with the host dwelling, the side elevation is only partially visible from the public realm, limiting views of the proposed development. The use of natural slate to the roof is welcomed, as it would closely reflect the materials of the existing building and contribute positively to the overall integration

of the extension with the existing built form. Additionally, an element of random rubble natural stone is proposed on the rear lean-to section of the extension, which would enable a degree of integration of the new development with the existing building. Overall, the proposed palette of materials is considered to be sympathetic to the character and appearance of the host property.

Furthermore, the rear extension would incorporate a greater degree of fenestration than the existing arrangement. Whilst one replacement opening would be positioned broadly in line with an existing window on the side elevation, the proposal includes larger openings at ground floor level together with additional first floor glazing which includes a Juliet balcony. It is acknowledged that there would be some variation in the size and proportions of the proposed openings across the rear elevation, both between the ground and first floors and within the gable elements themselves. However, these differences are not considered excessive and would not result in a disjointed or visually confused appearance. Overall, the fenestration is considered to remain proportionate to the scale and form of the rear elevation.

Therefore, overall, the proposed works are considered sympathetic and proportionate to the existing building and would not result in unacceptable visual impact. The proposed scale and mass would result in built form which is subservient to the main building, respecting its established ridgeline and incorporating materials which broadly align and sympathise with the existing building. Although the extension is large and incorporates a varied design, it is predominantly located to the rear of the dwelling and is not readily visible from public vantage points. As such, it would not result in unacceptable harm to the character and appearance of the area and complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions within the NPPF.

Landscape and Visual Impact

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

Whilst the site is not located within any specific designated area, landscape impact remains a relevant consideration for applications which propose new built form within the countryside. The application site is located along the main road and benefits from a large and extensive rear garden which backs onto open countryside. Given the limited built form surrounding the site, views of the application site are thereby possible within the vicinity.

Whilst the proposal would increase the built form to the side and rear of the building and result in an altered appearance to that which is current, the proposed works are not considered to result in unacceptable visual impact on the rural character of the area. The works are solely contained within the residential curtilage, and would remain subservient to the main building in terms of its scale, massing and appearance. The resulting appearance from the proposed works would not appear incongruous within this rural setting, helping to ensure that the development integrates successfully into the surrounding landscape, preserving the character and appearance of the countryside and the rural nature of the location.

The proposal, by virtue of its scale, siting and design would not give rise to unacceptable harm to the rural landscape and scenic character of the locality, and therefore the development complies with Core Policy 51 of the Wiltshire Core Strategy 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.

Policy L2(1)(ii) 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 assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

3-4 Red Houses is semi-detached with the application site and is the only residential property in proximity. 3-4 has also undergone an extension to the rear and side of the property which has altered its built form, and the proposed projection and ridge height of the rear extension broadly matches that of the adjacent built form next door. The proposed works are located to the side and rear of the application site and by virtue of the shared boundary, would not be positioned in closer proximity to 3-4. Immediately adjacent to the rear of 3-4 is the rear sloping roof section, thereby enabling sufficient separation space between the shared boundary and the rear gables to mitigate against any unacceptable loss of light, overshadowing or overbearing effects. Whilst there are proposed alterations to fenestration, this will not result in additional or increased overlooking or loss of privacy, thereby safeguarding the residential amenity of the occupants of no.3-4.

No objections have been received and overall, it is considered that the proposed works would not result in unacceptable impact on residential amenity and the proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

Highways and Parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

Section 15 of the National Planning Policy Framework (NPPF) seeks to promote sustainable transport. Policy TR4 seeks to create safe, inclusive and well-designed places by integrating transport considerations into development, prioritising sustainable modes of travel, ensuring appropriate access arrangements, and providing suitable parking and electric vehicle charging infrastructure.

The proposed extension would not result in an increase to the number of bedrooms serving the property and does not propose alterations to the existing parking and access arrangements. Currently, there is sufficient off-road parking to the side and rear of the property, located wholly within the residential curtilage, for at least 3 vehicles which would accord with the car parking standards within the Wiltshire Local Transport Plan for a 4-bedroom dwelling. Wiltshire Council Highways Officers have not objected to the application, therefore it is considered that the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF and the Wiltshire Local Transport Plan.

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

Whilst not located within a designated flood zone, the application site lies within an area identified as being at risk of groundwater flooding to surface and subsurface assets. The proposal comprises a two storey rear extension and front porch within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing. Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and whilst the development is not expected to increase flood risk on or off the site, it is encouraged that advice is sought to ensure that the proposal complies with Building Regulations. Therefore, the proposal is considered to comply with WCS Core Policy 67 and the relevant provisions within 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 acceptable and would not result in unacceptable visual impact. By reason of its proposed scale and design, the proposed works would remain proportionate and subservient to the main dwelling without resulting in an unsympathetic or dominant appearance. The proposed materials would respect and complement the existing material palette of the main building, without resulting in an incongruous appearance. Additionally, the proposed development is not considered to result in unacceptable impact on residential amenity, nor is it considered to materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. Lastly, the development is not considered to result in unacceptable visual impact in relation to the open

and rural setting of the application site, nor would it affect or impede the rights of way in close proximity to the application site.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

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:

AA.26.07.01 – Existing Site Plan and Site Location Plan received 04.06.26
AA.26.07.11 Rev A – Proposed Site Plan received 12.08.26
AA.26.07.12 Rev A – Proposed Ground Floor Plan received 12.08.26
AA.26.07.13 Rev A – Proposed First Floor Plan received 12.08.26
AA.26.07.13 Rev A – Proposed Second Floor Plan received 12.08.26
AA.26.07.15 Rev A – Proposed Elevations received 12.08.26
AA.26.07.16 Rev A – Proposed Section A-A received 12.08.26
AA.26.07.17 Rev A – Proposed Section B-B received 12.08.26

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