

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03636
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	15 Twickenham Way, Chippenham, SN15 1TF
DEVELOPMENT DESCRIPTION:	Proposed two storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two-storey rear extension to the existing dwellinghouse at 15 Twickenham Way, Chippenham. The application follows the expiry of planning permission PL/2023/01758, which granted consent for a substantially identical scheme on 4 April 2023. The proposed development retains the same footprint, scale, height, roof form and overall massing as the previously approved scheme, with a minor amendment to the external appearance involving the removal of the previously approved glazed corner feature and its replacement with a simpler glazed opening.

SITE DESCRIPTION/CONTEXT

15 Twickenham Way is an end of terraced dwelling located within an established urban residential area of Chippenham. The property is constructed of brick and with tiled roof and brown UPVC fascia boards and rainwater goods. There is hard standing to the front that accommodates off road parking in front of the dwelling. This application seeks to extend and modernise the property, both internally and externally.

The application site is not covered by any landscape, conservation or ecological designations. It is noted that the northern periphery of Chippenham is located approximately 44m to the south of the site. The Hamlet which contains numerous listed buildings is also located approximately 60m to the south.

PLANNING HISTORY

Proposal / Summary
PL/2023/01758 - Householder planning permission Decision - Approve with Conditions Date: 4/4/2023 – Proposed two storey rear extension
N/89/03006/OUT - Outline Planning Decision - Approve with Conditions Date: 29/1/1990 – OUTLINE- RESIDENTIAL DEVELOPMENT AND ACCESS
N/89/03381/FUL - Full planning permission Decision - Approve with Conditions Date: 29/1/1990 – CONSTRUCTION OF ACCESS ROAD AND ASSOCIATED WORKS INCLUDING DEMOLITION OF EXISTING BUILDING

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
- Core Policy 58 Ensuring the Conservation of the Historic Environment

Chippenham Neighbourhood Plan 2023-2038 Made May 2024

- Policy SCC2 Sustainable Design and Construction

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

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 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.

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.

Policy SCC2 of the Chippenham Neighbourhood Plan similarly seeks to secure development that is sympathetic to its context and delivers high standards of design. Appendix D of the

Wiltshire Design Guide provides specific guidance for householder extensions, requiring additions to remain proportionate to the host dwelling and to integrate satisfactorily within the plot and wider streetscene.

The proposed extension would measure approximately 2.2 metres in depth, 5.3 metres in width and 4.9 metres to the eaves. Whilst the development would increase the overall floor area of the dwelling, the extension would remain subservient to the host property through its stepped-down ridge line and hipped roof design. The extension would be positioned to the rear of the dwelling and would therefore have limited visibility from the public realm.

The design, scale and form of the extension are considered appropriate to the host dwelling and surrounding residential context. The proposal incorporates simple fenestration detailing and would be constructed using materials to match the existing dwelling, including brickwork detailing reflective of the existing property. The replacement of the glazed corner feature with a more conventional glazing arrangement further simplifies the appearance of the extension and does not materially alter its visual impact.

Taking account of its siting, scale, design and appearance, the extension would integrate satisfactorily with the existing dwelling and would not appear as a prominent or incongruous addition. The proposal would preserve the character and appearance of the host dwelling, the streetscene and the wider area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy SCC2 of the Chippenham Neighbourhood Plan, Appendix D of the Wiltshire Design Guide and 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 National Planning Policy Framework 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.

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 rear extension would project approximately 2.2 metres beyond the existing rear elevation and would incorporate a hipped roof design. Whilst the extension would represent an increase in built form, its relatively modest depth and roof form help to minimise its impact

on neighbouring properties. Having regard to the relationship between the application property and adjoining dwellings, it is not considered that the proposal would result in any significant loss of daylight or sunlight, nor would it give rise to unacceptable overshadowing of neighbouring gardens or habitable room windows.

Loss of Privacy

The extension would incorporate glazing at both ground and first floor levels. However, the proposed windows serve rooms typical of a residential dwelling and are orientated towards the rear garden in a manner consistent with the existing pattern of development in the area. Whilst some views of neighbouring gardens would be possible, there is already a degree of mutual overlooking between properties within this established residential estate. Adequate separation distances would remain between neighbouring dwellings and the proposal is not considered to result in any unacceptable loss of privacy.

Overbearing Impact

The proposed extension would inevitably increase the scale and massing of the dwelling when viewed from neighbouring properties. However, the extension would be located to the rear of the property, would be limited in depth and would benefit from a stepped-down ridge line and hipped roof form, reducing its visual presence when viewed from adjoining sites. Taking account of the siting, scale and design of the extension, it is not considered that the proposal would appear unduly dominant or overbearing when viewed from neighbouring dwellings or their private amenity areas.

The proposal would utilise only a modest proportion of the existing rear garden, with sufficient private amenity space retained for the reasonable enjoyment of existing and future occupiers.

Overall, the proposal would not result in any unacceptable impact on the living conditions of neighbouring occupiers and is therefore considered to comply with Point vii of Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

Highways Impact

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.

The transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

The application is not seeking to increase the bedroom quantum. Wiltshire Council Parking Strategy outlines that a dwelling of 3 bedrooms need to have a minimum of 2 parking spaces. The application is not seeking to alter an existing highway access.

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.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The application site is not a listed building and is not located within a Conservation Area but situated about 54m to the northern edge of the Chippenham Conservation Area and Listed Buildings.

The proposal comprises a two-storey rear extension to an existing dwellinghouse within an established residential area. By virtue of its siting to the rear of the property, its domestic scale and form, and the use of materials that would match or complement the existing dwelling, the development would have no adverse impact on the significance, setting or appreciation of any heritage asset.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and 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.

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.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

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.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location & Block Plan; DWG No. 2022-1245-205; Received 9 June 2026
Existing Elevations; DWG No. 2022-1245-202; Received 9 June 2026
Existing Floor Plans; DWG No. 2022-1245-201; Received 9 June 2026
Proposed Floor Plans; DWG No. 2022-1245-203; Received 9 June 2026
Proposed Elevations; DWG No. 2022-1245-204; Received 9 June 2026
Planning, Design and Access Statement; Received 9 June 2026
Application Form; Received 9 June 2026

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

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.