

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04834
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	93 Castlehaven Close, Chippenham, SN15 3TG
DEVELOPMENT DESCRIPTION:	Second-storey rear extension with minor internal reconfigurations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for a first-floor extension to a residential dwellinghouse.

The development would provide a master bedroom with an en-suite at first-floor level, together with a utility room and WC at ground-floor level. The ground-floor extension would be enlarged by approximately 7 square metres, projecting further from the southeast (side) elevation.

The roof of the rear extension would be finished to match the existing dwelling and would incorporate rooflights within the southeast facing roof slope. All new rainwater goods and eaves detailing would match the existing dwelling. New glazing would comprise aluminium-timber composite frames, enhancing the thermal performance of the building. The proposed extension would be finished in a natural-coloured render to match the existing cladding.

In terms of fenestration, two first-floor windows are proposed on the north (rear) elevation, together with an additional window within the existing dwelling on the southeast elevation. Alterations at ground-floor level would remain broadly consistent with the existing arrangement, with only minor amendments to the size and positioning of openings.

SITE DESCRIPTION/CONTEXT

The application site comprises a semi-detached dwelling set in a built-up residential area of Chippenham town.

The dwelling is constructed in brick at ground floor with a white cladding at first-floor level beneath a tiled pitched roof. To the front of the property is a gravelled area providing off-street parking for two vehicles, together with a detached garage located to the southeast of the site.

The property benefits from an enclosed rear garden, bordered by neighbouring residential properties to either side. Separation from the neighbouring dwelling to the southeast is afforded by the detached garages, while cemetery grounds are situated beyond the rear boundary.

There are no historical, landscape, or ecological constraints which cover the application site.

PLANNING HISTORY

There are no planning applications relating to the property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Making efficient use of land
- Section 14: Achieving well designed places

The Planning Practice Guidance

CONSULTATION RESPONSES

Chippenham Town Council: No objection, but make the following comments:

As the proposed extension has the potential to breach the 45 degree code in relation to first floor rear habitable room windows at the adjoining property No. 91 Castlehaven Close, it is requested that the Case Officer visits the site to carefully assess the impact on light and outlook to/from these windows.

REPRESENTATIONS

The application was publicised by direct neighbourhood letter. No representations have been made.

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 appearance

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 NPPF 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.

With regard to scale, the proposed extension would increase the built form to the rear of the dwelling through the enlargement of the existing ground-floor extension and the addition of a first floor above. The footprint of the addition would extend across the width of the rear elevation but the projection into the rear of the garden remains unchanged. Similarly, at the common boundary with the adjoining neighbour (no.91), the single storey eaves height would remain as it is currently.

Although the proposal would represent a reasonably significant addition and result in an increase in the scale and massing of the property, it is considered the extension would remain well-related to the existing building through its scale and general form with sufficient scope within the plot to accommodate the additions.

In terms of design and appearance, the proposed roof form and pitch would reflect those of the existing dwelling, ensuring a cohesive and well-integrated addition. The extension would be finished in a natural-coloured render, which would complement the existing cladding and provide a sympathetic external appearance. Render is also a material found within the surrounding area and would therefore not appear incongruous within the street scene. The proposed windows, rainwater goods and eaves detailing would match the existing dwelling, resulting in a development that respects the character and appearance of the existing dwelling and the wider locality. Overall, the proposal is considered to be well-designed and is not considered to result in harm to the character or visual amenity of the area.

Having regard to the above, the proposal 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 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 L2(1)(ii) of the NPPF require 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.

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. The neighbouring property most likely to be affected by the proposal is the attached No. 91 Castlehaven Close, but other neighbouring properties will naturally experience views of the new development.

Whilst raising no objections to the proposals, the Chippenham Town Council do observe that the development has the potential to:

“...breach the 45-degree code in relation to first-floor rear habitable room windows at the adjoining property No. 91 Castlehaven Close, it is requested that the Case Officer visits the site to carefully assess the impact on light and outlook to/from these windows.”

Whilst there is no specific policy requirement relating to a “45-degree rule”, a rounded assessment of the effect of the proposal on the amenities and living conditions of surrounding residential occupiers is necessary. As part of that assessment, the Council has visited the site to consider impacts.

In this case, although clearly in proximity with the common boundary of No.91, the single storey eaves height has been retained at the point which is nearest, with the wall of the two-storey element positioned approximately 1.5 metres from the common boundary. This design is considered to mitigate any unacceptable sense of enclosure or overbearing impact when viewed from the neighbouring dwelling. Clearly, it will be possible for the residents of No.91 to see the addition from their rear facing windows, but it will be at an oblique angle and not such that it will result in an unacceptable impact on their amenity or living conditions. Similarly, due to its position away from the immediate boundary, orientation and location southeast of No. 91 Castlehaven Close, neither is there considered likely to be an unacceptable reduction in daylight or sunlight. No new windows are proposed to face No.91 thereby preserving existing levels of privacy.

Turning to the other neighbour at No. 95 Castlehaven Close, that property is detached from the application property and is separated from the application by existing garages, which provides a substantial physical buffer between the properties. Given this degree of separation, the proposal would not result in any unacceptable impact upon their amenities of living conditions. The proposed rooflights, by reason of their height and orientation, are not considered to result in an unacceptable loss of privacy. The submitted plans also suggest that the new window proposed for the existing wall of the southeast elevation serving a bathroom and facing No.95 would be fitted with obscured glazing thereby limited losses of privacy. This can be the subject of a planning condition.

First-floor windows are proposed on the rear facing north elevation; however, these would overlook the adjacent cemetery and would therefore not allow for direct losses of amenity.

The relationship of those new windows to the neighbouring private amenity areas are not dissimilar to the existing situation and are not direct, being at an oblique angle. At ground-floor level, the proposed windows and doors broadly reflect the existing fenestration arrangement and, given the enclosed nature of the site, would not result in any unacceptable loss of privacy to neighbouring occupiers.

Overall, and subject to conditions, the proposal is not considered to give rise to an unacceptable impact on the amenity or living conditions of neighbouring residential occupiers. 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.

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, character and appearance, and would not result in an unacceptable impact on the amenity or living conditions of neighbouring residential 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 the following 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:

- Design and Access Statement received 03 August 2026
- Proposed Site Plan 17-3-11 received 03 August 2026

- Proposed Ground Floor Plan 17-3-12 received 03 August 2026
- Proposed First Floor Plan 17-3-13 received 03 August 2026
- Proposed Roof Plan 17-3-14 received 03 August 2026
- Proposed Elevations 1-2 17-3-15 received 03 August 2026
- Proposed Elevations 2-2 17-3-16 received 03 August 2026

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

In accordance with the submitted plans and before the development hereby permitted is first occupied the new window in the South East elevation (serving a bathroom) shall be glazed with obscure glass only. Thereafter, the window shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of neighbouring residential amenity and privacy.