

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04560
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	84 Langley Road, Chippenham, SN15 1DB
DEVELOPMENT DESCRIPTION:	The construction of a single storey timber garden annexe
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey timber garden room to provide ancillary annexe accommodation. The building would provide flexible ancillary living space for family members and occasional overnight accommodation for visiting friends and relatives, comprising a living/sleeping area and a shower room.

The proposed building would measure approximately 6.6 metres in length, 5.5 metres in width, and 3.7 metres in height. It would feature a corrugated black metal roof, incorporating a chimney flue to serve a wood-burning stove. The external walls would be clad in timber with a painted black finish, while all windows and doors would also be finished in black.

In terms of fenestration, the east elevation would contain a set of French doors and an additional window. A further window is proposed on both the north and south elevations, with a frosted-glass high-level window on the west elevation to maintain privacy.

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey semi-detached dwelling located within the built-up part of Chippenham town. The dwelling is of mid-20th century construction, featuring a combination of brick and rendered elevations.

The surrounding area is predominantly residential in character and is characterised by similar two storey dwellinghouses set within established plots.

The property benefits from a substantial rear garden extending approximately 35 metres in length, containing a variety of established shrubs, and other planting. To the front, the dwelling is set back from the highway behind a garden area enclosed in part by mature hedge planting. A driveway along the side elevation provides off-street parking and access to the rear of the site.

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

PLANNING HISTORY

There are no relevant planning applications relating to the property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

Council's Highway Officer: No objection, but make the following comments:

I refer to the above planning application dated 25/08/2026 seeking permission for the construction of a single storey timber garden annex.

The site is located with existing access onto the B4069 Langley Road, a classified section of public highway subject to a speed limit of 30mph. The application form discloses that there are no planned alterations to the existing access.

The proposals seek permission to erect an annex within the rear garden for use as additional living accommodation and ancillary accommodation for visitors. There are no alterations to the existing parking provision which would meet the minimum required standards for a 4+ bedroom dwelling.

Therefore it is considered that there would not be any intensification of use brought about by the proposals and that it is recommended no highway objection be raised.

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 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.

The application relates to the addition of an outbuilding in the curtilage of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S4.

Whilst the proposed annexe would represent a relatively substantial structure within the context of the site, it would comprise a simple single-storey form and be positioned towards the rear of the garden. As such, it is considered that the development can be accommodated within the plot without appearing unduly prominent, visually intrusive, or resulting in an unacceptable form of overdevelopment.

The annexe would be located within the rear garden of the host dwelling and would be largely screened from the public realm by the existing dwelling and established boundary vegetation. Consequently, the building would have limited visibility from the street and would not adversely affect the character and appearance of the street scene or the wider area.

The proposed annexe would provide ancillary accommodation comprising a multifunctional living and sleeping area together with a shower room. It is intended to remain ancillary to the host dwelling and provide flexible accommodation for family use, and for visiting friends and relatives.

In terms of design, the building would be finished in black timber cladding with matching black-framed windows and doors and a black roof. Whilst these materials do not directly reflect those of the host dwelling, the annexe would be set well back within the rear garden and would appear as a clearly subordinate and ancillary structure. Furthermore, a variety of outbuildings and garden structures of differing designs and materials are evident within neighbouring properties, and therefore the proposal would not appear incongruous or introduce an unfamiliar form of development within 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 proposed annexe would be positioned within the rear garden of the host dwelling, approximately 1 metre from the site boundaries, and would have a maximum height of approximately 3.7 metres. Whilst the annexe would represent a notable structure within the context of the site, it would remain single-storey in form and be located towards the rear of the garden. To the rear of the application site is a garage containing a high-level obscure-glazed window; however, the proposed annexe would be set approximately 3 metres away from this building. Given the nature of the window and the fact that it does not serve a principal habitable room or primary amenity area, the proposal is not considered likely to result in a material loss of light or appear overbearing.

The neighbouring properties at Nos. 82 and 86 Langley Road also benefit from gardens of a comparable length. Having regard to the scale, siting and single-storey nature of the proposed annexe, it is not considered that the development would appear overbearing or result in an unacceptable loss of light to either neighbouring property.

In terms of privacy, the proposed fenestration includes an obscure-glazed window on the rear elevation, which faces only towards the neighbouring garage. The proposed French doors and window on the east elevation would face towards neighbouring dwellings; however, due to the separation distances involved and the presence of existing boundary treatments, outbuildings and vegetation, no unacceptable overlooking would arise. The windows on the north and south elevations would similarly have limited impacts. To the south, views are constrained by an existing boundary wall and neighbouring outbuilding serving No. 82 Langley Road, whilst to the north the outlook would be limited to the far end of the garden serving No. 86 Langley Road. Consequently, the proposal is not considered to result in any unacceptable loss of privacy to neighbouring occupiers and no objections have been received from neighbouring residents in relation to these matters.

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 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.

No objection has been raised by the Council's Highway Officer. The site is accessed via Langley Road, and no alterations are proposed to the existing vehicular access onto the public highway. Furthermore, no changes are proposed to the existing parking arrangement, which is considered more than adequate.

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.

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 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.

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:

- Proposed Site Plan DR3 received 24 August 2026
- Proposed East and West Elevations DR7 received 24 August 2026
- Proposed South Elevations DR8 received 24 August 2026
- Proposed North Elevations DR9 received 24 August 2026
- Proposed Floor Plan DR10 received 24 August 2026

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

3. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 84 Langley Road, 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.