

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/05269
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Anglesey Mead, Chippenham, SN15 3UB
DESCRIPTION:	Proposed single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a single-storey rear extension. An existing rear conservatory would be removed to erect the extension. The extension would have a mono-pitched roof form covered with tiles, brickwork walls to match the existing dwellinghouse, and it would have bifold doors, windows and rooflights. It would measure approx. 9.5m wide, 3.3m deep, 2.3m eaves, 3.2m max height. Internally, in combination with alterations, it provides an open-plan kitchen/dining space with utility; a ground floor window would be interested into the north side elevation as part of this.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 4 Anglesey Mead. It has walls of brick, a gabled tile roof, uPVC fenestration, front driveway and a rear garden. Its setting is characterised by the surrounding residential estate. It is in the settlement boundary of Chippenham. Relevant designations and constraints include Flood Zone 1 and surface water flood risk 1 in 30 and 1 in 100 plus climate change¹.

PLANNING HISTORY

N/93/02155/FUL - TWO STOREY SIDE EXTENSION TO DWELLING EXTENSION (APPROVED 18/01/1994).

N/81/01052/OL - Residential development (Amendment to original permission relating to phasing) (APPROVED WITH CONDITIONS 21/07/1981)

- Condition 20 – restricts extensions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

¹ Flood Map for Planning.

Chippenham Neighbourhood Plan – Made May 2024 (CNP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Chippenham Town Council – No objection (18/09/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Appendix D of the Wiltshire Design Guide (WDG) expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places and advises that substantial weight should be given to compliance with relevant development plan policies when assessing design quality.

The removal of the existing conservatory would be of no detriment to the character or appearance of the area or dwellinghouse. The proposed extension that would replace it has greater mass and bulk, but the design uses scale, forms, materials and details in a way which positively respond to the dwellinghouse and surrounding context, appearing as a subservient addition. The addition of a window to the side elevation would similarly be acceptable.

The development would not harm the character or appearance of the dwellinghouse or surrounding area. Subject to conditions to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of CP57 of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 of the NPPF in so far as they are relevant to achieving well-designed places and assessing design quality. Material considerations would not, therefore, lead to different conclusion.

Residential amenity

Core Policy 57 (vii) of the WCS seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the WDG expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places, including liveability by ensuring their function well over the lifetime of the development. P3 advises that developments should be appropriate for their location taking into account likely effects on living conditions from air, noise and light pollution, among other things.

The closest neighbouring dwellings to the application site are 2 and 6 Anglesey Mead. The site backs onto 8 and 14 Anglesey Mead.

The proposed extension would increase the massing and bulk of the dwellinghouse, but a gap from the boundaries of the curtilage would be maintained. It would also be single-storey scale and, as such, would not appear unduly overbearing or cause a detrimental loss of light to neighbouring property.

The development would introduce additional fenestration, but these would all sit at ground floor level where they would not cause harmful overlooking of neighbouring property. The rooflights are, in any case, also high level.

For the reasons given, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF in so far as they are relevant to design and living conditions. Material considerations would not, therefore, lead to a different conclusion.

Drainage and flood risk

The application site wholly in Flood Zone 1 but an area identified in the Environment Agency's Flood Map for Planning as being at increased risk of flooding from surface water.

The application is not supported by a site-specific Flood Risk Assessment. In absence of such information, it is relevant the PPG² advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues.

In this case, having regard to the nature and scale of the development, and the location of the development in relation to the parts of the site at highest risk, there is considered to be sufficient information for the Local Planning Authority to conclude it would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere

For the reasons given, the development is not considered to conflict with CP67 of the WCS or F4, 7 and 8 of the NPPF.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

² PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

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:

Existing Site Location and Proposed Block Plan. 4153-PL-01. Received 19 August 2026.
Proposed Ground Floor Plan. 4153-PL-11. Received 19 August 2026.
Proposed Elevations and Sections. 4153-PL-14. Received 19 August 2026.

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 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.