

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09875
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	133 Oxford Road, Calne, SN11 8AQ
DESCRIPTION:	First-floor rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were received on 9 January 2026 as the initial flat-roofed extension was unacceptable. The description was amended accordingly and interested parties were renotified. The application seeks planning permission for a first-floor rear extension, atop an existing single-storey rear extension. The extension has a hipped roof ending in a gable on the party line. It is constructed from materials to match the existing dwellinghouse.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 133 Oxford Road. It has walls of brick to ground floor and render to first floor, a hipped slate roof with terracotta ridges and a shared brick stack, uPVC fenestration, a front driveway and a deep rectangular rear garden. It forms a symmetrical pair with 135 Oxford Street, and its townscape setting is characterised by regularly spaced and stylistically varied inter-war period houses staggered to follow a gently curving and spacious street. It is in the settlement boundary of Calne. Relevant designations and constraints include access from C-classified road, Flood Zone 1 and areas of high-risk surface water flooding (1 in 100 +40% climate change).

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

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)

Calne Community Neighbourhood Plan: Made 2025 (CCNP)

- Policy BE1: Design Principles for Local Distinctiveness

Calne Community Neighbourhood Plan: Design Guidelines and Codes March 2023 (CCNP DGC)

- DC.04: Built Form – 4d. Housing extensions and conversions

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:

Calne Town Council – No responses received at the time of the case officer's recommendation.

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

CP57 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.

Policy BE1 of the Calne Community Neighbourhood Plan seeks to ensure that new development demonstrates good design that conserves or enhances Calne's locally distinctive character.

The Calne Community Neighbourhood Plan Design Guidelines and Codes (DC.04.4d) provides design principles for housing extensions and conversions. In terms of the design of two-storey rear extensions it advises “... *sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch must reflect the original building and sit slightly lower than the main ridge of the building*”.

Appendix D of the Wiltshire Design Guide provides county-wide design expectations for householder extensions and is broadly aligned with the detailed expectations of the Calne Community Neighbourhood Plan Design Guidelines and Codes.

The proposed extension has an unusual roof design, featuring a complementary and hipped roof, detached from the main roof by a valley, and ending in a gable to the party wall line, which is a response required due to the adjoining neighbour's extension. The extension's design uses scale, forms and materials and details that would ensure the extension reads as a subservient addition while borrowing from the architectural style of the existing building.

The development would not harm the character and appearance of the dwellinghouse or local area. Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, it would therefore satisfy the expectations of adopted design guidance and the aims of Policy BE1 of the Calne Community Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) 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.

The Calne NP Design Guidelines and Codes (DC.04.4d) advises that extensions should “*safeguard the privacy and daylight amenity of neighbouring properties*” and that they should retain “*a viable garden area to meet the needs of future occupiers*”.

Appendix D of the Wiltshire Design Guide 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.

The closest neighbouring dwellings to the application site are 131 and 135 Oxford Street.

The proposed extension projects beyond the side of the existing dwellinghouse, and it would project openings deeper into the plot; however, and having regard to the local context and circumstances, it would not materially harm the living conditions enjoyed by occupants of neighbouring land, nor the living conditions that the dwellinghouse affords to its occupants now or in the future.

The development would not harm the amenity enjoyed by neighbouring land or the site itself and therefore satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Drainage and flood risk

Parts of the site are at increased risk of flooding, however, and while the application is not supported by a site-specific flood risk assessment, the development would not materially increase the risk of flooding to the area.

Biodiversity Net Gain (BNG)

The application was validated as a householder planning application, which are 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). The decision notice should include an informative reminding the applicant of the requirements.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to such conditions as meet the tests. It would not conflict the provisions of the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. Therefore, the statutory requirements are met, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:

Block and Location Plans. 25-129-1 REV C. Received 8 January 2026.

Proposed Plans and Elevations. 25-129-2 REV B. Received 8 January 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.

Informatives to the applicant:

4. The applicant is reminded to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.