

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00458
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6 Maple Close, Calne, SN11 0QW
DEVELOPMENT DESCRIPTION:	Proposed first floor side extension over existing single storey attached garage and a single storey rear extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first floor extension above an existing and adjoining garage on the northern side elevation of the property, and a single storey, lean-to roof extension to the rear.

The first floor extension would site atop the existing footprint of the garage and raise the ridge to match that of the main dwelling. A gable end detail is proposed at first floor level on the northern end of the front elevation, with a first floor window to the rear, which would match other first floor windows on that elevation. The gable end detail would project forward of the front elevation of the property but no further than an existing single storey projection on that elevation. The gable end roof, due to its limited width, would have its ridge line set significantly lower than the main ridge of the host property.

The lean-to extension to the rear of the property would span the width of the original rear elevation of the property, which includes the garage, but be inset approximately 0.8m from the southern side elevation of the property to the north, which is set on the common boundary with the application site. This element would project approximately 2.5m and have total height of 3.4m.

Matching materials are proposed throughout, and the development would retain the single garage which adjoins the dwelling.

In terms of accommodation, the development would provide for additional habitable accommodation at ground floor level. At first floor level, the quantum of bedrooms would not change, but it would provide for one of those bedrooms to be extended and provide for an en-suite bathroom.

SITE DESCRIPTION/CONTEXT

The site is set within the settlement boundary of Calne but outside and distant from any heritage asset. The property lies within an estate of similar, two storey dwellings which were built as one development. There is a mix of styles, size and materials across the estate, but it presents as one development. Many properties are set within close proximity to each other, but the estate has an arcadian layout with small turnings and cul-de-sacs.

No 6 Maple Close is set on the southern end of such a cul-de-sac where this is pedestrian access (public right of Way CALN11), through to White Horse Way and the Calne leisure centre. The property benefits from a larger garden than neighbouring dwellings and frontage parking accessed across the footpath.

PLANNING HISTORY

Proposal / Summary
N/84/1038/OL - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 6/1/1986 – Outline - residential including means of access
N/87/01151/REM - Reserved Matters Decision - Approve Date: 6/7/1987 – DETAILS OF 71 NO TWO STOREY DWELLINGS GARAGES/ROADS/SEWERSAND ANCILLARY WORKS
N/87/02236/REM - Reserved Matters Decision - Approve with Conditions Date: 19/11/1987 – RESERVED MATTERS - LANDSCAPINGOUTLINE APPLICATION N/84/1038
N/87/0482/D - Full planning permission Decision - Approve Date: 9/6/1987 – Erection of 60 dwellings and garages with associated roads and footpaths (Details of N/84/1038/OL)
N/87/0971/D - Historic apps 1974 to 1983 Decision - Approve Date: 16/6/1987 – Application for approval of reserved matters - landscaping for part of site relating to permission N/84/1038/OL - permitted 06/01/1986

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Calne Community Neighbourhood Plan – Made March 2025

Design Guidelines and Codes

BE1 – Design Principles for Local Distinctiveness

Wiltshire Design Guide:

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Town Council: No objection

REPRESENTATIONS

No comments were received in relation to the proposed development

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.

The proposed development would enlarge the property on the property on the site by way of a first floor extension above the garage and a lean-to extension across the rear.

It is noted that the adopted Wiltshire Design Guide recommends that extensions are subservient to the host dwellings and are either set back or down in height. However, in this instance, it is noted that several similar properties within the estate have had similar development undertaken in the form of a first floor extension above the adjoining garage and which project forward to match the single-storey extension across the front of the dwelling. Whilst there may be individual constraints between each site, it is not considered that a reason for refusal could be upheld in this instance in terms of height and projection.

Furthermore, the site benefits from a plot which is larger than some of the neighbouring properties, being at the southern end of a cul-de-sac and whilst the property is highly visible from the public realm, it would be seen against the backdrop of the dwelling and the wider estate and would not look overly cramped or visually detrimental to the character and appearance of the site.

The matching elevational materials are considered appropriate and would help assimilate the development into the site and setting. A condition to ensure that the development is carried out in accordance with the submitted plans and proposed materials is considered appropriate and necessary in this instance.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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 single-storey development to the rear of the site is not considered to result in overshadowing, loss of outlook or impact on the adjacent neighbouring occupiers to the north. It is noted that the property on that site projects deeper into the site than the proposed development.

In relation to the proposed first floor development above the garage, it is noted that the adjacent dwelling to the north does have a first floor window on its southern side elevation. However, that window is already overshadowed by the existing roof of the garage, is a small window and opaque glazed. It is therefore not considered to be a primary window to a habitable room of bedroom. Therefore, the additional height of the garage is not considered to significantly increase loss of light or outlook in this instance and can be supported.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development, whilst enlarging the property, would not result in an increase in bedrooms and the parking provision is considered acceptable and to meet the needs of the extended property.

However, as a public right of way, CALN11 runs immediately adjacent to the front boundary of the site, it is considered appropriate to append an Informative to any grant of permission

that advises the applicant of their statutory duties in relation to this public asset for retaining clear and unimpeded passage at all times.

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

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 and documents all received on 22 January 2026.

Application Form.

365/101 Site Location Plan, Existing and Proposed Plans.

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.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informative

PROW

The applicant should note that it is a criminal offence to obstruct a public right of way under section 130 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way (CALN11) whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.