

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00695
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 SNOW HILL, HILMARTON, CALNE, SN11 9HU
DEVELOPMENT DESCRIPTION:	Front and Rear Extensions and Associated Works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey extension to the rear of the property measuring approximately 3m high by 3m deep and 6.6m wide with a flat roof and flat roof light. To the front of the property an infill 2No storey extension is proposed with the hipped roof set down approximately 1m from the existing ridge. To the front of the extension an enclosed porch is proposed with steps up.

SITE DESCRIPTION/CONTEXT

4 Snow Hill is a semi-detached property forming one of a small group of similar dwellings set back from Snow Hill. Like its neighbours, the house is set well back from the highway with the main gardens located to the front of the property. The attached 5 Snow Hill has had a substantial 2No storey side extension erected in the recent past.

The application site is not subject to any relevant heritage, ecology or landscape constraints.

PLANNING HISTORY

n/a

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)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish/Town Council: No objection

REPRESENTATIONS

No comments were received.

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 extension to the rear is relatively modest and is not considered to impact on the character or appearance of the area. The extension to the front will infill the western corner of the house with a set down half hipped roof. The attached property, 5 Snow Hill has previous been extended to the side therefore the alteration to the host dwelling will not erode what was previously a balanced appearance of the pair of semis. The extension and small porch appear subservient, and the chosen materials are considered acceptable.

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 proposed extension to the rear is 3m deep with a flat roof and is not considered to result in unacceptable levels of overshadowing nor will it have an overbearing impact on the adjacent

property. No windows are proposed which would directly look the adjacent property. In respect of the extension to the front this will not result in unacceptable levels of overshadowing having regard to the infill nature of the extension. Additional windows are proposed serving the porch and landing however these are not considered to result in unacceptable levels of overlooking given the lack of first floor windows in the side elevation of the adjacent property.

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

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, 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:

VL.2026.02.01

VL.2026.02.02

VL.2026.02.03

VL.2026.02.04

VL.2026.02.05

VL.2026.02.06

VL.2026.02.07

VL.2026.02.08

VL.2026.02.09

Planning statement

Photographs

Received 28.01.26

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