

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09794
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Clevancy House, Clevancy, Hilmarton, Calne, SN11 8ST
DEVELOPMENT DESCRIPTION:	Proposed loft conversion to create additional bedroom, ensuite and gym and fenestration alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for Proposed loft conversion to create additional bedroom, ensuite and gym and fenestration alterations. The proposal includes the creation of 5 dormers, a small window, and a Juliet balcony.

Following concerns raised by the Council's Ecologist, one set of additional details have been submitted to address these concerns.

SITE DESCRIPTION/CONTEXT

The application site relates to a large detached dwelling known as Clevancy House, situated within the open countryside approximately 1.7 miles to the east of Hilmarton. The surrounding area has an established rural setting with adjacent dwellings being a mixture of detached older cottages and modern dwellings situated within spacious plots.

The dwelling features a large roof slope of concrete roof tiles, and cream buff bricks for the external walls. There are two dormers on the front facing elevation.

The application site is subject to the following planning policy constraints:

- Within area of archeological potential
- Approximately 38 metres from the identified boundary of the North Wessex Downs National Landscape and AONB to the southeast
- Public Rights of Way Footpath HILM3 approximately 3.5 metres to the south

PLANNING HISTORY

Proposal / Summary
None relevant.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- 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)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Below is a summary of the consultee responses received. Full comments are available online.

Hilmarton Parish Council: No objection

Ecology (initial consultation): Comment

Ecology (re-consultation): No objections subject to conditions

- Requiring strict accordance with bat mitigation

Highways: No objections

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 proposal includes the addition of two dormers on the roofslope on the front elevation, three dormers on the rear, and the addition of some fenestration at first floor level, and internal configurations to facilitate a loft conversion to provide more ancillary habitable rooms and indoor amenity space for the occupiers of the host dwelling.

These proposed works are considered generally in harmony with the existing dwelling. Whilst there is an addition of a Juliet balcony on the northwest (side) elevation, this would face the associated private garden space and it would be mostly obscured by the trees and hedgerows along the southwestern boundary fronting the public highway.

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.

Given the spacious plot and the distance of the dwelling from neighbouring amenity spaces and dwellings, it is not considered that the proposal would result in any unacceptable harm with regards to loss of light, overshadowing, loss of privacy, and overbearing effects.

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 proposal would result in an additional bedroom. The Council's Highway Authority has assessed the proposal and consider the residential curtilage has sufficient space for additional off-street parking to accommodate the additional bedroom. Therefore, no objections are raised.

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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application has been accompanied by a Preliminary Bat Roost Assessment (PBRA) and a Proposed Loft Roost Plan. The PBRA identifies a maternity roost for Natterer's bats, which are classed as of high conservation importance. The proposal would result in the loss of the loft area, however, mitigation measures have been proposed. The Council's Ecologist has assessed the proposal and considers the proposed mitigation measures to be sufficient and appropriate. It is reasonable to impose a compliance condition to ensure these are implemented as approved.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Other issues

N/A

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.

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:

Application form and Certificate; received 17 December 2025
Proposed Location and Site Plan; 2564/02; received 17 December 2025
Proposed Sections; 2564/05; received 17 December 2025
Proposed Floor Plans and Elevations; 2564/04; received 17 December 2025
Proposed Loft Roost Plan; 2564/03; received 13 February 2026

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

3. The development will be carried out in strict accordance with the bat mitigation set out in the following document:

Preliminary Roost Assessment for Bats and Nesting Birds and Nocturnal Bat Survey Report (Cotswold Environmental, September 2025)

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

INFORMATIVE NOTES:

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.