

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00703
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Fairway, Calne, SN11 0LE
DESCRIPTION:	Side and rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were submitted on 19 March 2026, these omitting a roof dormer and fences which were deemed unacceptable. The description of development was amended accordingly to reflect the revised scheme but, as the revisions are for a reduced but similar development, it was not deemed necessary to renotify interested parties.

The application seeks planning permission for a side extension and a rear extension. The side extension matches the materials, details and forms of the existing dwellinghouse and measures approx. 3.3m wide, 10.3m deep, and 5.95m max height. The rear extension has a flat roof, brickwork walls and measures approx. 9.95m wide, 3.3m deep, and 3.05m max height.

SITE DESCRIPTION

The application site is a semi-detached bungalow dwelling known as 8 Fairway. It has walls of brick, a gabled tile roof, uPVC fenestration, a front and side lawn with driveway, and a rear garden. The site occupies a corner plot; its setting is characterised by the surrounding homogenous suburban street scenes. It is in the settlement boundary of Calne. There are no relevant land-use designations or constraints.

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 64: Demand Management (CP64)

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

Calne Community Neighbourhood Plan - Made 2025

- Policy BE1: Design Principles for Local Distinctiveness
- Policy GA1: Highway Impact
- Policy GA5: Parking Provision

Calne Community Neighbourhood Plan: Design Guidelines and Codes - Made March 2023

- 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 objection (04/03/2026).

Wiltshire Council's Highways Team –

Comment advising that the application is required to demonstrate three off-street parking spaces due to increase in bedroom quantum and that insufficient information has been provided to demonstrate that the proposed fences would not obstruct visibility to the highway (26/02/2026).

No objection, advising that the omission of the fences removes any requirements for visibility to be demonstrated and that the potential displacement of one vehicle to unrestricted and unallocated on-street parking would not have a severe adverse impact on highway safety (25/03/2026).

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

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 CCNP seeks to ensure that new development demonstrates good design that conserves or enhances Calne's locally distinctive character.

8 Fairway and 30 Charlieu Avenue form a well-balanced pair of mid-century bungalows, and they occupy a corner plot on a central junction of the suburban estate which forms a focal point in the street scene.

The Calne Neighbourhood Plan Design Guidelines and Codes (DC.04.4d) sets out design expectations for housing extensions and conversions in the neighbourhood area. It advises side extensions *"must be set back from the main building and complement its materials and detailing, whilst the roof of the extension must harmonise with that of the original building"*. It advises that single-storey rear extensions *"are generally the easiest way to extend a house and provide extra living space ... Gabled, hipped and flat roof styles are generally acceptable"*.

Appendix D of the Wiltshire Design Guide sets similar expectations 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.

The proposed side extension would continue the build and roof lines of the existing dwellinghouse in matching materials. It would project forward of the building line frontage of Fairway, but similarly to its neighbour on Charlieu Avenue. It would also create an imbalance in the pair of dwellings on this focal point, and the expectation of adopted design guidance is that extensions should appear clearly subservient; however, the extension would not dominate the dwellinghouse by integrating

seamlessly with it and the effect would not be detrimental to the cohesive design of the estate.

The flat-roofed rear extension would contrast with the gabled form of the dwellinghouse, and it would obliterate its rear eaves line. Appendix D of the Wiltshire Design Guide advises that “[w]here a flat roof is appropriate on a single storey extension the roof should relate to original horizontal elements”, which would demonstrably not be the case here. Nonetheless, the effect in this case would not be detrimental to the appearance of the dwelling or local area given it would integrate seamlessly into the side elevation and with matching materials.

The Town Council raise no objection, and no other representations were made concerning design and visual amenity. For the above reasons, and subject to conditions to control delivery of the design to an acceptable standard, the development would not harm the character or appearance of the dwellinghouse or local area. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy BE1 of the Calne 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.

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 neighbouring dwellings most likely to be sensitive to the development are 10 Fairway, 19-25 Fairway (odd) and 30 Charlieu Avenue.

The development would increase the massing and bulk of the dwellinghouse, also introducing loft-storey accommodation with outlook provided by rooflights and a gable end window.

The rear extension has a flat roof and would abut the boundary with No.30. No.30 already has an extension on its side of the boundary and, in this context, the proposed extension would not cause significant overshadowing or appear unduly overbearing or obtrusive. The side extension maintains some distance from neighbours as it faces the street and, accordingly, it would similarly not overshadow or create oppressive living environments for neighbours.

There is a level of mutual overlooking within the design of the estate. The rear-facing rooflights that would be introduced by the loft storey would direct views towards 10 Fairway, but not at a distance that would have an unacceptable impact on the privacy it affords to occupants. The gable end window overlooks the street and its distance from the dwellings 19-25 Fairway (odd) would ensure privacy from habitable rooms is safeguarded.

The rear extension creates a substantial flat-roofed area which could be used as an amenity space, where this would cause an unacceptable overlooking impact. Accordingly, it is necessary to ensure by condition that the flat roof is not used as such.

No representations were made raising matters concerning amenity and, for the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development would increase the bedroom quantum on site to four bedrooms, and adopted minimum parking standards expect a dwellinghouse of that size to provide three off-street parking spaces.

Wiltshire Council's Highways Team raise no objection, as the potential displacement of one vehicle to unrestricted and unallocated on-street parking would not pose a severe risk to the safety of the highway. Furthermore, they confirm the development as revised would not obstruct visibility to the highway.

The development would not harm the safety of the highway and, accordingly, does not conflict with the aims of Policy GA5 of the Calne Neighbourhood Plan or CP64 of the Wiltshire Core Strategy.

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 conditions that meet the tests. 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:

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:

Proposed ground floor plan. 2664/3. Received 2 February 2026.

Location and block plan. 2664/6 Rev B. Received 19 March 2026.

Existing and proposed elevations. 2664/5 Rev A. Received 19 March 2026.

Proposed roofspace plan. 2664/4 Rev A. Received 19 March 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.

4. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.