

**APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION
OFFICER DELEGATED REPORT**

APPLICATION REFERENCE:	PL/2026/01479
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	293 Quemerford, Calne, SN11 8LB
DESCRIPTION:	Erection of detached double carport
RECOMMENDATION:	REFUSE

PROPOSAL

Changes to the description of development following validation were discussed with the applicant and made purely in the interest of conciseness. The application seeks planning permission for the erection of a detached double carport. The proposed carport is sited in the front garden of the dwellinghouse. It is a part open-framed timber structure, cladding to south and west sides with a mono-pitched bitumen sheet roof. It measures approx. 6m wide, 6m deep, 2.5m max height.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 293 Quemerford. It has walls of render, a gabled slate roof, uPVC fenestration, a deep front garden and driveway and a rear garden. Its setting is characterised by ribbon development, spacious frontages and dense rural foliage. It is in the settlement boundary of Calne. Relevant designations and constraints include a nearby Tree Preservation Order (N/TPO135), access via A-classified highway, two Grade II listed buildings within 150m¹, a public bridleway (CHER29A) and footpath (CALN21), and priority habitat opposite the site.

PLANNING HISTORY

18/03852/FUL - Demolition of existing attached single garage, erecting new single attached garage/workshop. Erecting two storey rear extension (APPROVED WITH CONDITIONS 22/06/2021).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

¹ List entries: Blacklands Park Farmhouse [NHLE: 1261340] and Milestone on South Side Opposite Number 327 Quemerford [NHLE: 1254365].

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

- Policy NE14: Trees, site features and the control of new development

Calne Community Neighbourhood Plan - Made 2025

- Policy BE1: Design Principles for Local Distinctiveness
- Policy BE2: Heritage Assets
- 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

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Calne Town Council – No response received by close of consultation period or at time of case officer recommendation.

Wiltshire Council's Highways Team – No objection (20/03/2026).

Wiltshire Council's Arboricultural Officer – No objections in relation to trees as protected trees are located in the grounds of 2 The Willows which is not adjacent to 293 (10/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. A site notice was displayed on 15 March 2026. Members of the public made one letter(s) of representation (SUPPORT). The comments therein are summarised as follows:

- That the development would further enhance the property and enable for the protection of vehicles parked within it.

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.

Preliminary matters

The applicant has indicated in correspondence that they sought advice from the Planning Portal before submitting this application, but their application form confirms no pre-application advice was sought from the Local Planning Authority (LPA) itself. While the professional opinion of a private company may have been supportive, this cannot prejudice the LPAs decision as the application is required to be assessed on its merits.

Design and local character and appearance

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy BE1 of the CCNP seeks to ensure that new development demonstrates good design that conserves or enhances Calne's locally distinctive character. Policy BE2 seeks to ensure new development preserves or enhances the character, appearance, special interest and setting of the area's heritage assets.

The north side of London Road (A4) through Quemerford is characterised by ribbon development of mostly inter and post-war houses in a mix of styles, unified by being deeply set back into their plots from the road. Although there is some variation in the building line, the linear pattern prevails alongside an attractive spacious frontage. The south side of the road contrasts with its tall and dense foliage enclosing and overshadowing the road.

293 Quemerford adheres to the distinctive settlement form albeit at a point in the street where the spacious frontage is partially enclosed by a loose arrangement of trees and modest fences.

The proposed carport would be sited in the application site's front garden, at the end nearest the road. Appendix D of the Wiltshire Design Guide (WDG) warns that "*[d]etached outbuildings and garages placed in front of houses are not normally acceptable...*", which is likely to be the case where such a building would disrupt the established settlement character of an area, including building lines and open layouts, or where it would appear to dominate the dwellinghouse or street scene.

DC.04.4d of the Calne Neighbourhood Plan Design Guidelines and Codes (DGC) sets out design expectations for householder developments in the neighbourhood area. Although primarily concerned with extensions and alterations, it sets out design principles that can apply

to a range of developments, and that broadly align with the expectations of the WDG, such as respecting the character of the wider street scene and ensuring additions are subordinate (subservient) and not visually dominant.

The half open-framed design of the carport gives it somewhat of a lightweight appearance when viewed in isolation from the wider site and street scene. However, the aesthetic contrast sits uncomfortably with the architectural style of the dwellinghouse. The location of the carport, forward of the building line in the site's spacious open frontage, would be incongruous with, and undermine, the established built form, presenting also as a dominant addition to the street scene. It would disrupt the relatively uniform pattern of built development that is a distinctive characteristic of the wider street scene in the locality of the site.

A small shed was observed at 325 Quemerford, as the applicant has also noted, however no planning history has been found for the structure and its lawfulness unknown by the LPA. Nonetheless, it does not appear indicative of a decisive departure from the established settlement character, emerging at a point where dwellings are also markedly closer to the road.

The applicant has also drawn attention to a car port erected at 69 Quemerford²; however, No.69 is a not insubstantial distance from the application site and the street scene within which it is observed has considerably more variation in building lines and setbacks from the road.

The surrounding foliage would provide a level of screening to the proposed carport, and the applicant has suggested that they would be willing to accept conditions or a legal agreement to require the maintenance of the foliage. However, even if conditions or a legal agreement could be used, the carport would remain substantially at odds with the established character of the area, and would not make the development wholly acceptable in planning terms.

A short distance from the proposed development are two Grade II listed buildings, a farmhouse and a milestone, the significance and special interest of which, in so far as is relevant, primarily comprises their architectural and historic interest. Their visual and spatial relationship to the road forms part of their setting but, while harm to the character and appearance of the area is identified, the development would not adversely affect how their significance is experienced or appreciated due, in part, to the distances and intervening features involved. Their settings would therefore be preserved, the desirability of which it is a duty to have special regard under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Notwithstanding the statement in the application form (that no trees would be affected by the development), there are also established trees in the immediate vicinity of the development. Wiltshire Council's Arboricultural Officer is satisfied that the development would not affect the TPO tree at 2 The Willows. Furthermore, during the site inspection an area of existing hardstanding was observed indicating the development would involve no further harmful encroachment into root protection areas. Accordingly, it would appear that no unacceptable impact on trees would occur.

² Pursuant to 20/03598/FUL.

Besides the Arboricultural Officer's comment, one representation expressing support for the application on the basis it would enhance the property. However, for the above reasons, the LPA finds the development would harm the character and appearance of the site and surrounding area. Furthermore, it would fail to satisfy the expectations of Appendix D of the WDG or DC.04.4d of the Calne Community Neighbourhood Plan DGC and is contrary to Policy BE1 of the Calne Community Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) emphasise the importance of achieving well-design places and advise that decisions should ensure development is visually attractive as a result of good architecture and being sympathetic to local character, among other things. Paragraph 139 is clear that development that is not well design should be refused, especially where it fails to reflect local design policies and guidance.

The NPPF aligns with the thrust of the development plan and does not lead to a fundamentally different conclusion. Furthermore, while it would not harm the significance of listed buildings or adversely impact significant trees, these are neutral matters in the context of visual amenity considerations. Consequently, a reason for refusal is justified on design and visual amenity grounds due to the harm identified above.

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 291 and 295 Quemerford.

The carport is forward of the building line but some distance from sensitive areas of neighbouring properties, furthermore it is mostly an open-framed single-storey building. It would not lead to significant overshadowing nor introduce opportunities for overlooking, and it would not appear unduly overbearing or obtrusive to neighbours.

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 aims of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development does not alter the site's access to the highway or the ability for vehicles to use it, nor would it conflict with adopted minimum parking standards. No objection was raised by Wiltshire Council's Highways Team, and no unacceptable harm to highway safety can be identified

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.

Other matters

In correspondence, the applicant has indicated that the carport is intended to provide sheltered parking and maintenance space for vehicles used in connection with a young family member's mobile drinks business. They have also indicated that the young family member has protected characteristics, accordingly regard is to be had to the Public Sector Equality Duty (PSED) contained in S149 of the Equality Act 2010 in determining the application.

It is appreciated that sheltered space would make vehicle maintenance and storage more convenient during inclement weather and that starting a business is difficult and not to be discouraged, particularly for the younger generation. However, the additional convenience would attract very limited weight, and there is no evidence that the success of the business is dependent upon a structure the use of which would only be permitted for purposes incidental to the enjoyment of the dwellinghouse.

PLANNING BALANCE AND CONCLUSION

The development is unacceptable in design terms and would harm the character and appearance of the surrounding area, for which conditions cannot be used to make the development acceptable in planning terms. This harm conflicts with the provisions of the development plan, in so far as it seeks to ensure high standards of design and developments that respond positively to the character and appearance of the area, having regard to aims under Policy BE1 of the Calne Community Neighbourhood Plan and Core Policy 57 of the Wiltshire Core Strategy.

Regard has been had to the PSED, however refusing to grant planning permission would be a proportionate response in the context of the harm identified in respect of the matters of acknowledged importance to the public interest.

Other material considerations do not indicate that a decision should be made other than in accordance with the development plan and the proposal should not be supported.

RECOMMENDATION

That planning permission be REFUSED for the following reason(s):

Refusal Reason(s):

1. The proposed carport would be a dominant and incongruous addition prominently located at the front of the site where this would be at odds with the established settlement form and spacious frontages of the street scene, to the detriment of the

character and appearance of the surrounding area. It fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide and DC.04.4d of the Calne Community Neighbourhood Plan Part B Design Guidelines and Codes (Made March 2025) and is found contrary to Policy BE1 of the Calne Community Neighbourhood Plan Part A (Made March 2025), Core Policy 57 (i, iii, vi) of the Wiltshire Core Strategy (January 2015), and paragraphs 131, 135 and 139 of the National Planning Policy Framework (December 2024).