

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01592
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Farthings, 1B Marsh Lane, Cherhill, Calne, SN11 8XT
DEVELOPMENT DESCRIPTION:	Proposed porch to front elevation.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks householder planning permission for the proposed porch to the front elevation of the residential dwelling known as The Farthings. The proposed porch would replace an existing entrance canopy.

The proposed porch would be mostly glazed, comprising a glass roof, half walled brickwork to match the existing bricks on the property, and frames of light oak uPVC.

SITE DESCRIPTION/CONTEXT

The application site relates to the large detached two storey dwelling known as The Farthings in Cherhill, identified as a Small Village in the Wiltshire Core Strategy. The surrounding properties in the vicinity are characterised by a variation of architecture.

The existing dwelling features external walls of red bricks, concrete tiles and wooden framed windows.

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

- North Wessex Downs National Landscape (Area of Outstanding Natural Beauty)
- Flood Zone 1 in fluvial flooding
- Negligible risk of surface water and groundwater flooding

PLANNING HISTORY

Proposal / Summary
PL/2021/09318 - Householder planning permission Decision - Approve with Conditions Date: 22/11/2021 – First Floor Extension over Existing Garage
N/10/03361/FUL - Full planning permission Decision - Approved Date: 12/10/2010 – Conservatory
N/12/01203/FUL - Full planning permission Decision - Approve with Conditions Date: 28/6/2012 – First Floor Extension Over Existing Garage

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

North Wessex Downs National Landscape Management Plan 2025-2030

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

Cherhill Parish 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.

Whilst the proposed front porch would be positioned on the front elevation of the host dwelling where it would be entirely exposed to views from the public realm, the proposed scale, overall design, form, and materials are considered to be in keeping with the overall character and appearance of the host dwelling. The matching external materials, and glazed effect, would provide an appearance that is lightweight. As such, it is not considered that the proposed development would result in any harm to the character and appearance of the site and its surrounding areas.

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 minor scale of the proposed development, it is not considered that the neighbouring occupiers would experience any loss of light, overshadowing, loss of privacy, and overbearing impacts.

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

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The site lies within the North Wessex Downs National Landscape, however, given the proposed development would be within residential curtilage, and considering the proposal, regarding its scale, siting, and design, it is not considered to harm the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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 National Landscape.

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 & Certificate; received 9 March 2026

Location Plan; received 9 March 2026

Block Plan; received 9 March 2026

Proposed Elevations, Ground Floor and Roof Plans; dated 22.02.2026; received 9 March 2026

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

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.

Party Wall Act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their

control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.