

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01102
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Edinburgh Road, Trenchard Avenue, Calne, SN11 8QT
DEVELOPMENT DESCRIPTION:	Single Storey Pitched Roof Side, Front and Rear Extension incorporating Garage, Store and Porch
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey pitched-roof extension wrapping around the front, side and rear of the existing two storey detached dwelling. The works include the removal of the existing detached garage—currently conjoined to the neighbouring garage at No. 6. The extension would provide a replacement garage space and store with a glazed infill porch to the front.

The proposed extension would be single storey in scale and is stated to utilise matching red brickwork and concrete roof tiles to reflect the character and material palette of the host property.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached two storey dwelling located within the Lower Compton residential estate, approximately 500 metres east of the Calne Settlement Boundary, within an area defined as open countryside. The surrounding dwellings are similarly detached, two-storey brick-built properties with concrete tiled roofs and white uPVC fenestration, forming a consistent residential character. The site benefits from a large rear garden and currently contains a detached garage linked to the neighbouring garage. The wider area is characterised by the edge of settlement setting, with open countryside, farmland, hedgerows, and tree belts providing expansive rural views. The Council's sFRA identifies no risk of ground or surface water flooding on the site.

A similar extension has been granted for similar development (reference PL/2026/02049) on the adjacent property 6 Edinburgh Road. No.6 and the application property currently share a detached garage building.

PLANNING HISTORY

None relevant to the application site.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50 – Ecology
- Core Policy 67 – Drainage and flooding

Calne Community Neighbourhood Plan 2

- Policy BE1 – Design and local distinctiveness

Wiltshire and Calne Community design guides

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Cherhill Parish Council: No objection. Extract below, with full comment available on file:

'6 and 7 Edinburgh Road. These two applications are very similar in that they propose to demolish a garage block between the two dwellings (number 6 and 7) and replace them with a garage extension attached to each house. Whilst some features of the development are different with each house, the overall shape / outline will be the same. It is proposed for the construction work to be carried out at the same time. Setting – The proposed developments are within the Calne Community Neighbourhood Plan (CCNP2) area (Lower Compton character area) but is NOT within the North Wessex Downs National Landscape.'

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 appearance

The proposed extension is modest in scale and presents as a reasonably simple, single storey addition that sits comfortably below the massing of the host dwelling, maintaining a clearly subordinate relationship to the main two storey form. Its length and width is not considered excessive and is considered a visual improvement to the existing flat roof garage.

Materials are proposed to match the host property, preserving the existing aesthetic and integrating the works with the established character of the dwelling.

As identified in the comments of the Parish Council, the extension is not dissimilar to previous permission in the locality. Indeed, in this instance, the proposal represents a form of development that is appropriate to the locality and will not adversely impact upon the character and appearance of the area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, policy BE1 to the Calne Community Neighbourhood Plan², as well as the Wiltshire and Calne design guides.

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 proposal is single storey in nature, and as such any windows would be at ground floor level, facing either into the applicant's own private garden, their front garden or toward existing boundary treatments, avoiding any opportunity for harmful overlooking.

Along the elevation closest to the shared boundary, the wall height would be approximately 2.3 metres, with the pitched roof rising away from the boundary to around 4.8 metres; this ensures the structure sits only marginally above the existing boundary line and would not result in an overbearing impact. The host dwelling lies northeast of the neighbouring property, and there is a substantial separation to the dwellings to the north and it is not considered that there would be any significant overshadowing. Overall, the scale, positioning and orientation of the extension ensure no material harm to neighbouring residential amenity.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and the Calne and Wiltshire design guides.

Other matters

The application does not propose the introduction of any additional bedrooms to the property and retains the existing parking quantum. It is therefore considered that there is no highway or transportation concerns present with the proposal, and it is otherwise considered acceptable.

The proposal falls within the scope of Core Policy 50, which seeks to ensure development avoids and reduces harm to sensitive habitats and species; however, the application is a simple householder extension within an established residential plot, where existing built form and maintained garden areas significantly limit the likelihood of ecological impact. Householder applications are exempt from mandatory Biodiversity Net Gain requirements under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990 (as amended), and no ecological designations or constraints have been identified in relation to the site. As such, the development is not considered to give rise to any adverse ecological effects.

The site lies within Flood Zone 1, where the risk of fluvial flooding is lowest, and the Council's SFRA confirms there is no identified risk of surface water or groundwater flooding. In accordance with Core Policy 67, the development is required to ensure that surface water can be managed safely without increasing flood risk elsewhere; given the small scale of the proposal and its location within an established residential plot, there is no evidence to suggest this cannot be achieved through normal building scale drainage measures. Paragraph 176 of the NPPF confirms that householder development under 250 m² is exempt from the sequential and exception tests, and as such the proposal is considered acceptable in flood risk terms.

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 Calne Community Neighbourhood Plan², 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.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location plan, existing site plans floor plans and elevations (01)

Proposed site plan, floor plans and elevations (02)

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