

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

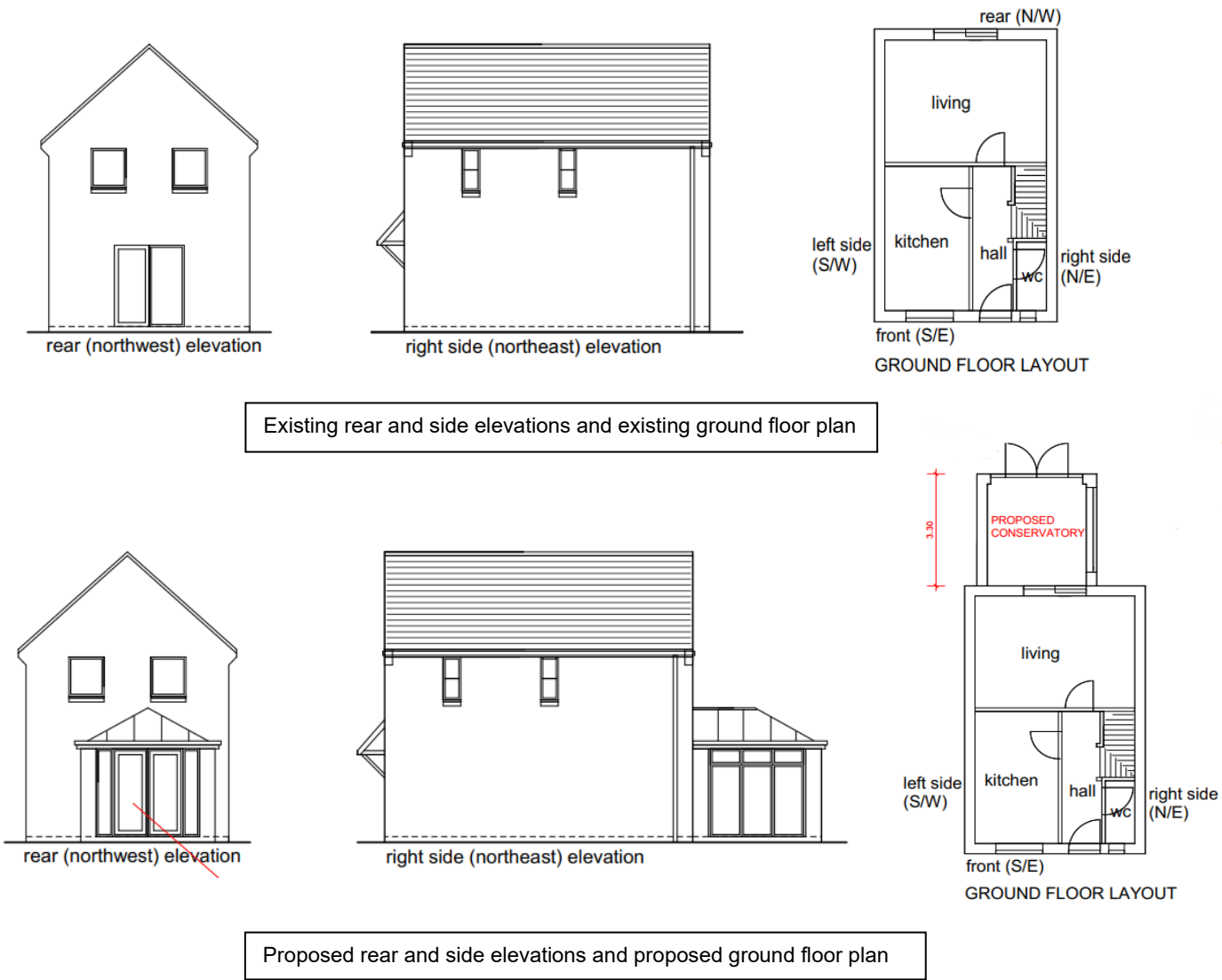
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02154
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	11 Magnolia Rise, Calne, SN11 0QL
DEVELOPMENT DESCRIPTION:	Proposed Rear Conservatory
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed rear conservatory. The application is submitted using Householder application forms.

The extracts below illustrate the existing appearance of the application site, together with the proposed appearance subject to this application:



The proposed conservatory would be erected on the rear elevation, marginally off-centre. The proposed built form would be predominantly glazed to the rear and side (NE) elevations, constructed with a glazed roof featuring grey anthracite rafters. In terms of fenestration, the rear façade would feature double glazed doors with full length sidelights either side with the NE elevation featuring triple full height windows, all finished in anthracite grey. No fenestration is proposed to the SW elevation. The conservatory would feature a pitched roof with the roofline sitting below the first floor windows above, although the appearance would be of a hipped roof when viewed from the side.

SITE DESCRIPTION/CONTEXT

The site known as 11 Magnolia Rise is a modern detached two storey dwellinghouse, located within an established residential area in the market town of Calne. The property features a pitched roof with a sloping roof above a front porch, with off road parking and single garage. The building is constructed from stone with stone quoins to the outer edges of the front facade, a tiled pitched roof and UPVC windows and doors. The surrounding area is characterised by semi-detached and detached properties of similar style and appearance, constructed from matching materials.



Front (l) and rear elevations

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

- Countryside Character Area – Avon Vales
- Risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

PLANNING HISTORY

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

Calne Community Neighbourhood Plan 2 2023-38

- Policy BE1: Design Principles for Local Distinctiveness

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Flood Risk

CONSULTATION RESPONSES

Calne Town Council: No objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however 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

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy BE1 of the Calne Community Neighbourhood Plan states that development should demonstrate good design which contributes to the conservation, enhancement and extension of positive and distinctive characteristics in the various character areas of the Plan area, with good design being important for all locations with the highest standards required for development in sensitive locations, including Conservation Areas and the settings of listed buildings.

Section 12 of the NPPF expects a good standard of design, whilst the Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

Overall, the proposal is considered to result in a sympathetic and proportionate addition to the application site. The proposed height and overall bulk and mass is considered compatible with the main dwelling and responds positively to the existing character and appearance of the building, ensuring that the new structure integrates cohesively within the setting rather than appearing dominant or incongruous. The inclusion of the partially hipped roof would enable the conservatory to present as subservient to the main building, whilst the choice of construction materials would enable the proposed works to align and sympathise with the existing building. Additionally, the proposed height of the conservatory would not impede or obscure views from the first floor windows above, nor is it considered that the conservatory would dominate the rear façade.

Therefore it is considered that the proposal is in accordance with WCS Core Policy 57, policy BE1 of the Calne Community Neighbourhood Plan, the Wiltshire Design Guide and section 12 of the NPPF.

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 properties in proximity with the application site are 9 and 15 Magnolia Rise, to the SW and NE respectively, as well as Fraleen Rise to the north (rear of the site).

The property currently benefits from a single garage that is set back from the principal elevation, resulting in the building being partially set in the rear garden. The positioning of the proposed conservatory would not be in closer proximity with the shared boundary with No.15, respecting the existing separation distances. Whilst triple full length windows will feature to the side of the conservatory looking in the direction of the boundary with No.15, the positioning and built form of the garage will effectively obscure the proposed works from No.15, therefore only glimpses would be possible to the conservatory.

With regards to No.9, vantage points to the proposed works may be possible from the rear elevation and rear amenity areas. The positioning of No.9 is at an angle when compared to the application site, thereby the conservatory would be positioned further away from the rear façade of No.9 given the layout of the plots. The conservatory would be a single storey structure of limited height, whilst the existing boundary fence between the properties would effectively conceal the majority of the structure, however the roof may be visible above. The inclusion of a hipped roof would enable a reduction in overall bulk and mass when viewed from No.9, whilst no additional fenestration is proposed to the side of the conservatory adjacent to the boundary with No.9.

Lastly, "Fraleen Rise" is located to the rear of the site. First floor windows already are in situ serving the application site and as such a degree of overlooking is already established. Whilst the built form of the proposed conservatory would reduce the existing separation distances between the properties, the built form would be limited to a single storey structure thereby helping to minimise any overbearing effects given its limited height. The resulting separation distances are considered sufficient to mitigate against any unacceptable overlooking or loss of privacy.

Overall, the proposed development is not considered to result in unacceptable impact on residential amenity to the surrounding properties. Whilst additional fenestration is incorporated within the structure, it is not considered to result in unacceptable increased overlooking or loss of privacy, whilst the built form and positioning of the conservatory would not result in overbearing effects or overshadowing. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Flood risk and drainage

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The site lies within an area identified by mapping as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions. The proposal, however, comprises a modest rear conservatory within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing.

Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site. The detailed drainage scheme is a matter separately considered at the Building Regulations stage. Therefore, the proposal is considered to comply with Core Policy 67 and the relevant provisions within the NPPF.

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

Overall, the proposed works are considered acceptable and would not result in unacceptable visual impact to the main dwelling or its setting. By reason of the scale, design and proposed materials, the conservatory is considered proportionate and sympathetic to the main dwelling, aligning with the existing character and appearance with the main building with the proposed built form and use of compatible construction materials. Additionally, the proposed works are not considered to result in unacceptable impact on residential amenity to neighbouring properties, nor is it considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Calne Community Neighbourhood Plan, 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.

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:

Block Plan received 31.03.26

Location Plan received 31.03.26

Proposed Floor Plan, Proposed Elevations and Proposed Roof Plan received 31.03.26

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