

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01320
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	15 Lake View, Calne, SN11 8JA
DEVELOPMENT DESCRIPTION:	Removal of existing garage and construction of new garage with ancillary accommodation and link building. Rear extension to existing main house and internal alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of an existing garage and construction of a new garage (with ancillary accommodation and link building), rear extension to existing main house and internal alterations.

The application is a resubmission following refusal of planning application PL/2025/01495.

SITE DESCRIPTION/CONTEXT

The site comprises a detached, two storey dwelling located on the western end of a private driveway which serves several properties and accessed from a public highway known as Lake View. The site lies within a modern development of similar detached properties designed in an arcadian layout. Whilst there is a mix of designs, size and materials across this estate there is a cohesive whole. Many of the properties within the immediate vicinity of the application are 4/5 bed properties with detached garages.

Set within the settlement boundary of Calne, the whole estate is accessed from the A4 to the north and in an area known as Quemerford.

There are no notable planning constraints or protected designations within nor adjacent to the site.

PLANNING HISTORY

Proposal / Summary
PL/2025/01495 - Householder planning permission Decision - Refuse Date: 27/8/2025 – Removal of existing garage and construction of new annexe with garage and link building. Rear extension to existing main house. Refused
15/07124/FUL - Full planning permission Decision - Approve with Conditions Date: 7/9/2015 – Demolish Existing Garage Outbuilding & Erect Single Storey Side & Rear Extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 50: Biodiversity and Geodiversity;
- Core Policy 61: Transport and New Development;
- Core Policy 64: Demand Management.

Calne Community Neighbourhood Plan – Made February 2018:

- BE1 – Integration and Landscaping;
- BE2 – Design Principles for Local Distinctiveness;
- BE3 – Parking Provision.

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

Calne Town Council: No objection

Exolum Pipeline System Ltd: No objection

The site has been checked and Exolum consider the development would have no impact on the existing gas pipeline. Should the location change Exolum must be notified.

Fisher German LLP: Objection

The development has potential to restrict access to Exolum to the nearby high pressure gas pipeline. Exolum must be contacted to discuss the works and ensure no impact would occur.

WC Highways: No objection

No adverse impacts on highway safety and sufficient parking will be maintained.

REPRESENTATIONS

Three objections were received in response to the public consultation. Matters raised have been summarised as follows:

- Loss of privacy as direct views into neighbouring properties would occur from the habitable roofs within the new garage building;
- Loss of light to neighbouring properties;
- Scale and massing would be overbearing to neighbouring properties creating a sense of enclosure;

- The substantial bulk and massing of the development would appear disproportionately large compared to neighbouring properties;
- Noise and disruption during the construction phase;
- Amendments to previous refusal not sufficient;
- Risk of intensification of use that would further harm neighbouring amenity.

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.

Principle of development

In most cases, the principle of a householder development rarely requires assessment. However, in this case, as the additional living accommodation could have the potential to be occupied independently to the main dwelling some consideration of the broad principle is required.

The proposal would provide living areas, bathroom and potentially kitchen facilities (within the utility room). At ground floor the largest room is shown on plan to be a home gym, but this could easily be repurposed for other use(s), such as a bedroom or living room. The utility room within the link extension connects into the existing kitchen, so is open to the main house, but would have its own external access door and could potentially provide a small kitchen area. However, given the close association of the proposed building with the main house and likely need for future occupiers to rely on the existing kitchen (within the main house) via the internal door, the LPA accepts the accommodation would be ancillary and a condition can be used to ensure this remains the case into the future.

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.

The site is set at the western end of a private driveway which serves a small number of dwellings set parallel to each other and one dwelling to the north. To the west of the application site, and outside the ownership of the applicant, is a wide ditch with mature trees beyond. Due to the shape of the original plot on which these properties were built, the site of No 15 is an unusual shape and benefits from a widening plot on the western boundary, which follows but is not directly adjoining the tree line to the west. The private amenity space is compact and enclosed and to the south of the dwelling, whereas where the detached garage

is located, is part of the more public frontage space where there is informal frontage parking and a wide area in front of the garage.

In terms of the extension to the rear of the site, this extension at approximately 2.5m deep and with a hipped roof is considered acceptable and to accord with design policies and to assimilate comfortably into the site and setting. The property would still retain a suitable size of private amenity space and the matching materials to the host dwelling will help the development integrate into the host dwelling.

As stated above, the replacement garage and link extension were elements of the previous proposal that resulted in a refusal. The proposed scheme has reduced the height and removed a glazed gable feature, replacing with rooflights (see below plan extract comparison).



Figure 1 - Extract from 2025 refused scheme



Figure 2 - Extract from proposed elevations

The building now proposed would measure to a ridge height of approx. 5.7m with eaves of approx. 2.9m (reduction of 0.6m over the approved scheme in both cases). The removal of the gable projection has also reduced the overall bulk of the roof. Third-party comments in relation to the building not being read as a single-storey structure are noted. It was considered that the previous scheme was poorly proportioned in terms of height and represented an overly

tall structure, relative to the main house. However, the LPA is satisfied the currently proposed scheme would be more akin in proportions to a double garage and, given the reasonably discrete location, away from the public realm the reduced scale and simpler form would not cause unacceptable harm to the street scene. The simpler roof form and lowered height will enable the building to be subservient to the main house.

The link extension, although not a common feature within the wider area, would be small in scale and mostly screened from the wider street scene by existing means of enclosure vegetation and buildings. The link has been revised since the previous refusal to include a parapet roof, as such it would appear taller than the refused scheme. The materials of the link extension would also not match those of the existing house but, along with the increased height this is not considered to be an issue as the link will not be a prominent feature of the overall development. Materials can be secured by condition to match those of the proposed plans.

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.

The previous application included a reason for refusal that related to a harmful impact on neighbouring amenities. The third-party objections relating to perceived harm to neighbouring amenities have been received in response to this revised scheme. The most affected neighbouring property would be at 21 Lake View, the garden of which is shared with the rear elevation of the existing garage. The increase to the built form of the previously refused proposal was considered to have been overbearing to the occupiers of no.21, especially when the proposed garage was viewed from within the adjacent neighbouring garden. The now reduced scheme lowers the overall height of the building and locates it 0.9m into the site (rather than on the intervening boundary). Whilst it would be clearly visible from the neighbouring garden, the lower height and set in from the boundary mean that it would not be experienced as overbearing and outlook from the neighbouring property (particularly the garden) would not be unacceptably harmed.

Third-party comments have suggested that the rooflights would create overlooking to private areas of neighbouring properties. The proposed rooflights would not face directly towards any neighbouring properties and where indirect views may be able to be achieved separation

distances would be sufficient, approx. 37-43 metres to the rear of no.18 Lake View being the most direct view from the proposed windows and 25-28 metres to the rear of no.20 in a much more indirect view. The property to the north, no.8 Lake View, would not experience any harm to their amenities over and above the existing situation.

No unacceptable harm to neighbouring residential amenities has been identified. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision will be maintained in accordance with Wiltshire's adopted parking standards, and access arrangements will not be changed. A garage parking space is proposed as ancillary parking for the main dwelling. To ensure the use of the building is maintained in an ancillary function a condition can reasonably prevent conversion of the garage area into additional living accommodation.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is highly unlikely.

There is a row of trees adjacent to the existing garden (to the northwest) but they are located away from the area of proposed groundworks (foundations) on the opposite side of a drainage ditch. As such, there is no expectation that construction works within the garden would cause harm to the trees.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Other issues

A high-pressure gas pipeline is located within 6m of the front building line of the main house. According to a map provided by Fisher German LLP (on behalf of the pipeline management company Exolum) the pipe runs east to west along the private drive that serves 15-17 Lake View. Additional correspondence directly from Exolum has confirmed that the Applicant has contacted them and, due to the location of the proposed works, it is not expected that any impact on the pipeline would occur.

Exolum note that, should the location of the works change, they must be notified. The LPA is satisfied the planning application in its current design can be granted with no further planning controls necessary.

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 interests of highway safety, heritage, or ecology.

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.

1. Time limit

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. Approved plans

The development hereby approved shall be implemented in accordance with the details of approved plan numbers and documents:

- 2230.03.14 Rev B Proposed Site and Location Plan

- 2230.03.11 Rev D Proposed Elevations
- 2230.03.09 Rev D Proposed First Floor Plan
- 2230.03.10 Rev D Proposed Sections.

REASON: To define the planning permission and in the interests of proper planning.

3. Materials to match plans

The development hereby approved shall be constructed using the external materials as detailed within the approved plans. The development shall be maintained in accordance with the approved plans thereafter.

REASON: To ensure the development is acceptable in terms of visual impact in accordance with the aims of Core Policy 57 of the Wiltshire Core Strategy and policy BE2 of the Calne Community Neighbourhood Plan 2.

4. Ancillary/annexe accommodation

The additional living accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 15 Lake View, Calne, SN11 8JA and at no time shall it be independently occupied as a separate dwelling unit or let out as holiday accommodation.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

5. No garage conversion

The garage hereby permitted shall be kept available at all times for the parking of motor vehicles by the occupants of the associated dwelling and their visitors and for no other purpose.

REASON: To ensure sufficient off-street areas for the parking of vehicles are maintained in accordance with the aims of Core Policies 61 and 64 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.