

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02199
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	195 Oxford Road, Calne, SN11 8AL
DESCRIPTION:	Single-storey front extension, first-floor side extension, and roof alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended for conciseness on 13 April 2026; it was not necessary to renotify interested parties. The application seeks planning permission for a single-storey front extension, a first-floor side extension, and alterations to an existing roof surface on the rear elevation. The front extension has render walls and a shallow dual-pitched roof; it measures approx. 5.15m wide, 3.8m deep, 3.4m max height. The first-floor side extension sits atop the existing garage on north side, has a gabled roof and render walls. The roof alterations seek to change the existing hipped corner to rear of the wrap-around extension into a mono-pitched roof.

SITE DESCRIPTION

The application site is a detached two-storey dwellinghouse known as 195 Oxford Road. It has walls of reconstituted stone and render, a gabled tile roof, uPVC fenestration, an integrated garage, front driveway and a rear garden. Its setting is characterised by the detached and terraced dwellings of various ages and styles, the nearby industrial estate, and foliage of the immediate street scene. It is in the settlement boundary of Calne. Relevant designations and constraints include Flood Zone 1 and access via C-classified highway.

PLANNING HISTORY

19/06794/FUL - Demolition of existing rear extension and side wall of garage. New garage wall and single storey rear extension to be constructed. Existing flat roof to front porch and garage to be replaced with pitched and flat roof (APPROVED WITH CONDITIONS 27/08/2019).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and new development (CP61)

- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

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

Calne Community Neighbourhood Plan: Made 2025 (CCNP)

- Policy BE1: Design Principles for Local Distinctiveness
- Policy GA1: Highway Impact

Calne Community Neighbourhood Plan: Design Guidelines and Codes March 2023 (CCNP DGC)

- 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

CONSULTATION RESPONSES

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

Calne Town Council – No objection (07/05/2026).

Wiltshire Council's Highways Team – No objection, subject to condition requiring that the turning area and parking spaces be completed in accordance with the submitted details prior to the first use of the development (29/04/2026).

Wiltshire Council's Drainage Team – No comment, albeit advising regarding need for compliance with building regulations (13/04/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and site notice was displayed on 20 April 2026. Members of the public made one [1] letter(s) of representation (1 x Object). The comments therein are summarised as follows:

- That the extension would reduce natural light/overshadow 193 Oxford Road, to the detriment of the living conditions it affords its occupants.

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.

Design and local character and appearance

CP57 requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Policy BE1 of the CCNP seeks to ensure that new development demonstrates good design that conserves or enhances Calne's locally distinctive character.

Appendix D of the Wiltshire Design Guide (WDG) provides guidance and expectations for delivering well-designed householder developments. DC.04 (4d) of the Calne Community Neighbourhood Plan: Design Guidelines and Codes (DGC) also provides detailed and illustrated guidance on delivering well-design householder developments. Both the WDG and DGC emphasise their broad expectation for extensions to respect the architectural style of the dwellinghouse and to not dominate it, by being subordinate/subservient.

Relevant to this application, the DGC advises that front extensions “... *are generally not acceptable. If proposed, front extensions must take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge must be below the existing ridge height. The extension must be small in scale, appear subordinate to the main building and must not cover more than 50% of the front elevation*”.

The proposed front extension is small in scale and does not cover more than half the front elevation. While its shallow roof form does not mirror the gable above, there are a mix of roof pitches to reference and its materials and details are complementary. While front extensions “are generally not acceptable”, this one would not appear incongruous among the surrounding area's varied building lines nor its mix of architectural styles, where stone or render in muted colours is a prevailing characteristic. The extension would not dominate the front elevation and, accordingly, is not considered to undermine the architectural integrity of the dwellinghouse or street scene.

Also of relevance, the DGC advises that side extensions “... *must be set back from the main building and complement its materials and detailing, whilst the roof of the extension must harmonise with that of the original building*”.

The proposed side extension is not set back because it uses an existing side extension beneath it, however, in terms of its materials, detailing and roof form, it complements and harmonises with the existing building. Albeit a substantial increase in massing and bulk, it would read a seamless addition into the architectural composition and would fit into the general street scene.

The alterations associated with the extensions would utilise materials and details that complement the existing building and are therefore acceptable.

No objections were made on grounds of design or visual amenity, and, for the above reasons, it is concluded that the development would not harm the character or appearance of the dwellinghouse or surrounding area. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy BE1 of the Calne Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

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 193 Oxford Road, 1 Charles Court, and 224, 226 and 266 Oxford Road. To north of the site is an industrial estate.

A representation has raised concerns that the proposed front extension would cause a detrimental loss of natural light to 193 Oxford Road, which is a single-storey dwellinghouse. No.193 is set back from the road marginally deeper than the application site, however there is a gap of approx. 6.5m between the side elevations of both dwellinghouses used as a driveway.

The proposed front extension would increase the depth of built form in proximity of the boundary with No.193 but, and particularly as No.193 would be south of it, and a

considerable gap would remain, it would not cause a detrimental loss of natural light or outlook from habitable windows. Furthermore, as a single-storey addition, and while it may be visually undesirable, it would not appear unduly overbearing.

The first-floor extension would add considerable massing and bulk to the dwellinghouse, but this side elevation addresses a road leading to the industrial estate. First-floor openings are introduced on the front and rear elevation of the extension.

The front window would primarily overlook the street and would not be detrimental to the privacy of neighbours opposite. The rear elevation window would directly overlook the rear garden of 1 Charles Court at approx. 12m. Existing overlooking is at more oblique angles and therefore, also as the window serves an ensuite, a condition is recommended to ensure the window is obscurely glazed and its opening restricted, in the interest of residential amenity and privacy.

While the objection is acknowledged, for the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, and subject to recommended conditions, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development increases the bedroom quantum on site, and the site is accessed via a classified road. The applicant has provided a plan to demonstrate that parking and turning would be achieved within the site frontage. Wiltshire Council's Highways Team raise no objection subject to a condition requiring that the parking and turning area is provided in accordance with the details, prior to the first use of the development.

The condition is recommended to ensure impacts on the highway network are acceptable for the life of the development, ensuring it would not cause unacceptable harm to highway safety. Furthermore, it would not conflict with CP57 (xiv), CP61, CP62 or CP64 of the Wiltshire Core Strategy.

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

Although Wiltshire Council's Drainage Team were invited to comment, and responded, the site is in Flood Zone 1 and not in an area identified in the Council's Strategic Flood Risk Assessment as being at increased vulnerability to flooding. There is no reason the development would materially increase flood risk to the area.

PLANNING BALANCE AND CONCLUSION

Subject to recommended conditions, the development would have acceptable effects in respect of matters of acknowledged importance to the public interest. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following 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. Materials. Received 1 April 2026.

Location and Proposed Site Plan. 2604.03.01. Received 1 April 2026.

Proposed Ground Floor Plan. 2604.03.08 Rev A. Received 1 April 2026.

Proposed First Floor Plan. 2604.03.09 Rev A. Received 1 April 2026.

Proposed Sections. 2604.03.10. Received 1 April 2026.

Proposed Elevations - East and South. 2604.03.11 Rev A. Received 1 April 2026.

Proposed Elevations - West and North. 2604.03.12 Rev A. Received 1 April 2026.

Car Parking Plan. 2604.03.14. Received 28 April 2026.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The window in the rear elevation of the first-floor side extension hereby permitted shall be glazed with obscure glass only to an obscurity level of no less than level 3 and fixed with a ventilation stay restricting the opening of the window to no more than 100mm and shall be maintained as such for the life of the development.

REASON: In the interests of residential amenity and privacy.

5. No part of the development hereby permitted shall be first brought into use until the turning area and parking spaces [3] have been completed in accordance with the approved plans. The areas shall be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.