

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01928
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Quemerford, Calne, SN11 0AR
DESCRIPTION:	Single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Following discussion with the applicant, the description of development was amended for precision on 7 April 2026, and an amended plan was also submitted to correct the site plan. The application seeks planning permission for a single-storey rear extension. The extension has rendered walls and a mono-pitched tile roof; it measures approx. 5.4m wide, 2.35m deep, 2.4m eaves and 3.3m max height.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwellinghouse known as 3 Quemerford. It formerly comprised part of the adjoining school, built 1867-8¹ in a picturesque Tudor style; it has walls of coursed rubblestone with dressed stone quoins, a gabled tile roof with ornamental bargeboards, casement fenestration in dressed stone surroundings with dripstones, two-storey flat-roofed extension to rear in render, and surrounding gardens. Its setting is characterised by the adjoining school buildings and grounds, foliage of its immediate garden curtilage, and its deep setback appearance in the street scene. It is situated within the defined settlement boundary of Calne. There are no relevant land-use designations or other constraints on the site.

PLANNING HISTORY

The application benefits from pre-application advice under reference ENQ/2026/00225 (Response dated 2 February 2026).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

¹ Orbach, J., Pevnser, N., and Cherry, B. (2021) *The Buildings of England: Wiltshire*. London: Yale University Press, p.518.

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)
None relevant.

Calne Community Neighbourhood Plan: Made 2025 (CCNP)

- Policy BE1: Design Principles for Local Distinctiveness

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).

REPRESENTATIONS

Occupiers of adjoining land were notified of the application. No letters of representation were received.

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

Core Policy 57 of the Wiltshire Core Strategy 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 Calne Community Neighbourhood Plan 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 (p.99-100) provides guidance on design householder extensions. Similarly, the Calne Community Neighbourhood Plan Design Guidelines and Codes (DC.04.4d) provides detailed design principles for housing extensions and conversions. It advises that single-storey rear extensions are generally the easiest way to extend a house and provide extra living space, that they must be set below any first-floor windows, and minimise their effects of neighbouring properties, and could use a variety of roof forms.

The application site has architectural interest, and some historic interest, as a 19th century former attached schoolhouse in a picturesque style. Its rear elevation has been somewhat compromised by an unsympathetic two-storey flat-roofed extension in later years.

The proposed single-storey extension would be of a modest size and subservient scale. The proposed design would utilise forms, materials and details that would complement the existing building, thereby responding well to the building's existing architecture without extending unduly to its massing and bulk.

Having considered the above, 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

Core Policy 57 (vii) of the Wiltshire Core Strategy 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 Calne Community Neighbourhood Plan Design Guidelines and Codes (DC.04.4d) provides similar

guidance to ensure householder developments respond positively to the living conditions of neighbours.

The application site adjoins the Holy Trinity CofE School, and the closest neighbouring dwelling to the application site is Wessington House (5 Quemerford).

The proposed extension is modest in size and scale. It would maintain a sufficient gap between its outer walls and the boundaries of the curtilage. By virtue of the separation distance, and intervening features from neighbouring amenities, the proposed development would not appear unduly overbearing or overshadow neighbouring land. Furthermore, as a single-storey addition, it would not cause harmful overlooking.

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, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) 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.

PLANNING BALANCE AND CONCLUSION

The proposed development is considered to be acceptable in terms of design, scale, relationship with the surrounding area, and impacts on the neighbouring amenities, subject to the recommended conditions. 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 therefore 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 & Certificate. Received 23 March 2026

Proposed Floor Plans. 1904.02.12. Received 23 March 2026.

Proposed Elevations (Southwest and Northwest). 1904.02.14. Received 23 March 2026.

Proposed Elevations (Northeast and Southeast). 1904.02.15. Received 23 March 2026.

Location and Site Plan. 1904.03.01. Received 7 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.