

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01825
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	27 Redhill Close, Derry Hill, Calne, SN11 9NY
DEVELOPMENT DESCRIPTION:	Replacement of conservatory with single-storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL & SITE DESCRIPTION

The proposal seeks planning permission for the replacement of an existing conservatory with a single-storey rear extension at 27 Redhill Close, Derry Hill.

The application site comprises a two-storey detached dwelling located within an established residential area and within the settlement boundary of Derry Hill, which is defined in the Wiltshire Core Strategy as a Large Village.

The dwelling is finished in reconstructed stone and cream render, set beneath brown concrete tiles. The building has UPVC doors, windows and rainwater goods.

The application site is not subject to any specific planning constraints.

PLANNING HISTORY

Proposal / Summary
N/07/00560/FUL - Full planning permission Decision - Approve with Conditions Date: 20/4/2007 – Erection of Two Storey Rear Extension and Lean-To Roof on Front Elevation
N/91/01053/FUL - Full planning permission Decision - Approved Date: 1/7/1991 – ERECTION OF TWO STOREY EXTENSION, SINGLE STOREY EXTENSION AND ALTERATIONS

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Calne Community Neighbourhood Plan 2:

- Policy C3 Retrofitting the Existing Built Environment
- Policy BE1 Design Principles for Local Distinctiveness

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

Derry Hill & Studley Parish Council: No objection

Derry Hill & Studley Parish Council have no objection to this application and note the application will improve the thermal efficiency of the property, therefore meeting policy C3 of CCNP2.

REPRESENTATIONS

The application was publicised by direct neighbour letter. No comments were received at the time of writing.

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 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. Policy BE1 (Design Principles for Local Distinctiveness) of the Calne Community Neighbourhood Plan 2 seeks to ensure that development contributes to the conservation and enhancement of the area's distinctive character, responding positively to the site's context, history, and surroundings.

The proposal involves the replacement of an existing conservatory with a single-storey rear extension to provide an open plan ground floor kitchen, living and dining space. The extension

would be confined to the rear of the property and would not be readily visible from the public realm.

The scale and footprint of the extension remain proportionate to the host dwelling and comfortably within the established plot. The pitched roof form and use of materials to match the existing dwelling would ensure the extension integrates well with the building and reflects the established character of the area.

The surrounding area is characterised by similar residential properties with a variety of rear extensions and alterations. In this context, the proposal would appear consistent with the prevailing pattern of development.

The proposal demonstrates an appropriate response to the character of the site and its surroundings, in accordance with Policy BE1, and incorporates sustainable improvements through enhanced thermal efficiency, as supported by Policy C3 of the Neighbourhood Plan. Overall, the proposal would preserve the character and appearance of the host dwelling and the wider area.

The proposal therefore complies with Core Policy 57 of the Wiltshire Core Strategy, Policies BE1 and C3 of the Calne Community Neighbourhood Plan 2, 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.

Policy BE1 of the Calne Community Neighbourhood Plan 2 also requires that development responds positively to its context and does not exacerbate poor design, including through harmful impacts on living conditions.

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 development proposes the replacement of the existing rear conservatory with a single storey extension with a pitched roof form. The proposed extension would have a ridge height of approximately 4.2m and an eaves height of approximately 2.48m along the boundary with No. 31. By comparison, the existing conservatory has an approximate ridge height of 3.25m and an eaves height of 2.45m. Whilst the extension would be marginally taller and deeper (by approximately 0.44m), the eaves height adjacent to the shared boundary remains broadly comparable. The extension would also extend further across the rear elevation than the existing conservatory.

The relationship between the properties is such that the rear elevation of No. 31 faces the side elevation and rear garden of the application property, with a separation of approximately 3.45m to the boundary. Openings at No. 31 include a three-light window and a glazed door with an adjoining window. The three-light window is orientated such that it is currently situated just beyond the existing conservatory, so this window would have a view of the end of the proposed extension. This is situated behind the existing boundary fence. The door and adjoining window of no 31. currently sit adjacent to the existing conservatory and this is situated behind a shed within the curtilage of No. 31, as well as the boundary wall. It is also noted that the primary private amenity space serving No. 31 is located to the side of the dwelling.

Whilst the proposed extension would introduce a greater overall bulk than the existing conservatory, the scale and massing at the boundary would remain similar. In this context, and taking into account the existing boundary treatments, the shed, and established relationship between the properties, it is not considered that the proposal would result in an unacceptable overbearing effect or material loss of outlook. Furthermore, no objection has been raised by this neighbour.

Given the orientation of the site, with the application property located to the north of No. 31, the development would not give rise to significant loss of light or overshadowing.

No new upper-floor openings are proposed, and the development would not introduce opportunities for overlooking. Existing boundary treatments, including fencing and planting, would continue to provide screening between the properties.

The proposed replacement single storey extension is not considered to cause adverse harm to any adjoining properties.

Overall, by virtue of its scale, siting, and relationship to neighbouring development, the proposal is not considered to result in any unacceptable harm to residential amenity and is therefore compliant with WCS Core Policy 57, CCNP2 Policy BE1, and the relevant provisions of 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 proposal represents a typical domestic extension that would integrate appropriately within the existing residential context without detriment to neighbouring living conditions. The improvement in thermal efficiency of the property also aligns with the sustainability objectives of Policy C3.

The proposal therefore complies with Core Policy 57 of the Wiltshire Core Strategy, Policy BE1 of the Calne Community Neighbourhood Plan 2, and Appendix D of the Wiltshire Design Guide.

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. 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:

Location Plan

Proposed Site Plan P104

Proposed Floor Plan P105

Proposed Elevations P201

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

INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.