

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01739
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Stockley Lane, Calne, SN11 0LA
DESCRIPTION:	Single-storey rear and two-storey side extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were submitted on 20 May and 1 June 2026 respectively, these addressing feedback from the Local Planning Authority (LPA) and Highways Authority. It was not necessary to renotify interested parties due to the scale of changes.

The application seeks planning permission for a single-storey rear extension and two-storey side extension. The rear extension has a flat roof and spans the width of the dwellinghouse; it has uPVC fenestration and a roof lantern. The two-storey side extension incorporates a ground-floor flat roofed front garage and a hipped roof first floor. Materials match those found in the existing building.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 10 Stockley Lane. It has walls of brick and render, a gabled tile roof, uPVC fenestration, an attached flat-roofed garage, front driveways and a rear garden. Its setting is characterised by the linear row of post-war period two-storey houses and bungalows, set back behind front driveways, green spaces and foliage, which create a homogenous suburban street scene. It is in the settlement boundary of Calne. Relevant designations and constraints include a nearby Grade II listed building known as The Croft located opposite.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

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)
- 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 BE2: Heritage Assets
- 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

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Calne Town Council – No objection (14/05/2026).

Wiltshire Council's Highways Team – No objection, subject to a condition requiring provision of three on-site car parking spaces (26/05/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 5 May 2026. No letters of representation were made by members of the public.

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, including regard to the listed building

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 provide detailed and illustrated guidance on delivering well-design householder developments.

In respect of rear extensions, the DGC advises that *"[single]-storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension must be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking day light. Gabled, hipped and flat roof styles are generally acceptable"*.

Also of relevance to this proposal, 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 rear extension is a considerable addition with an expansive flat-roof area. However, sited on the rear elevation and constructed from complementary materials, it would read as a subservient addition. Furthermore, it would reference existing single-storey flat-roofed elements of the existing building.

The proposed side extension incorporates a set-back at first floor and its hipped roof would harmonise with the main roof of the dwellinghouse. In terms of its form, scale and materials, it would complement the dwellinghouse as a subservient supporting addition. Furthermore, the additional massing of the flat-roofed garage would not create a dominant level of bulk.

Opposite the site is a Grade II listed building known as The Croft, the significance and special interest of which primarily comprises its architectural and historic interest. The degree of separation and intervening boundary features would ensure the development preserves its setting, to which special regard has been had as required by S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

No objections were made on grounds of design, visual amenity or heritage, and, for the above reasons, it is concluded that the development would not harm the character or appearance of the dwellinghouse or surrounding area, nor the significance of heritage assets. 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 and BE2 of the Calne Neighbourhood Plan and CP57 and CP58 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 nearest neighbouring dwellings to the application site are Nos. 8 and 12 Stockley Lane. No. 12 is a two-storey dwelling of a similar form and scale to the host property, whereas No. 8 is a single-storey dwelling.

The proposed development would result in an increase in the overall massing and bulk of the host dwelling, including the addition of a first-floor element within the side extension.

The side extension would be positioned in close proximity to the boundary with No. 8, located to the north-east. As a consequence, there would be some change to the outlook currently experienced from, and a degree of reduction in light available to, windows serving habitable rooms at that property. However, it is acknowledged that the existing dwelling already imposes a degree of enclosure. Given the retained separation distance and the single-storey nature of No. 8, the development would not give rise to an unacceptable overbearing impact. On balance, it is considered that an acceptable standard of residential amenity would be maintained.

The proposed first-floor windows within the side extension would be located on the front and rear elevations. The front-facing windows would overlook the public street and would not result in harmful overlooking. The rear-facing window would serve an ensuite and would have the potential to introduce overlooking towards the rear garden. However, this can be adequately mitigated through the use of obscure glazing, which can be secured by condition.

The proposed flat roof could facilitate use as an external amenity space, which may lead to unacceptable levels of overlooking. In the absence of controls, this would be detrimental to neighbouring amenity. It is therefore recommended that a condition be imposed to prevent its use as a balcony, terrace, or similar amenity area.

Subject to the imposition of the recommended conditions, the proposal would not result in unacceptable harm to the residential amenity of either the occupants of the host dwelling or neighbouring properties, with particular regard to privacy, outlook, and light. The development is therefore considered to accord with the requirements of Core Policy 57 (criterion vii) of the Wiltshire Core Strategy.

Highway matters

The development would increase the bedroom quantum on site, and the garage would not meet the adopted minimum size standards. Wiltshire Council's Highways Team raised no objection, subject to a condition to secure compliance with adopted parking standards. The applicant has provided a plan demonstrating how parking can be accommodated within the site frontage, which the Highways Team has verbally accepted.

A reworded condition is recommended to ensure the parking area is implemented prior to the extensions being brought into use. Accordingly, the development would not cause unacceptable harm to highway safety and would not conflict with Policy GA1 of the Calne Community Neighbourhood Plan 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.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to conditions that meet the tests. 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. Materials. Received 27 April 2026.

Proposed Plans and Elevations. 26-110-4 Rev C. Received 20 May 2026.

Block and Location Plan. 26-110-1 Rev C. Received 1 June 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 extensions hereby permitted shall not be first brought into use until the parking spaces [3] have been provided in accordance with the approved plans. The parking area shall be consolidated, surfaced and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

5. The window at first-floor in the rear elevation of the 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.

6. The flat roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.