

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01783
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	7 Lavender Drive, Calne, SN11 0QJ
DEVELOPMENT DESCRIPTION:	Change of use from a domestic garage to a beauty salon.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site relates to 7 Lavender Drive, a residential property located within the northern area of Calne. The surrounding area is characterised by modern residential development, consisting primarily of detached and semi-detached dwellings with associated private gardens and off-street parking provision.

The host property is a two-storey dwelling with a domestic garage positioned to the side, which currently serves as ancillary residential storage/parking space. The property benefits from a driveway providing off-street parking and is situated within a quiet residential street with no immediate commercial uses in close proximity.

The surrounding land uses are entirely residential in nature, with neighbouring properties of a similar scale, design, and appearance. The site is accessible via Lavender Drive, a local residential road, with connectivity to the wider highway network.

In terms of constraints, the site does not fall within a conservation area and is not subject to any known heritage or ecological designations. There are no listed buildings in the immediate vicinity, and the proposal site is not located within an area identified as being at risk of flooding.

PROPOSAL

The application seeks full planning permission for the change of use of the existing single domestic garage at 7 Lavender Drive to a small-scale beauty salon operating from within the residential curtilage.

The proposal involves only internal alterations to facilitate the use of the space for beauty treatments. These works include the boarding and plastering of the internal walls and ceiling. The existing garage door will be retained externally, preserving the appearance of the property within the street scene, with the internal face to be boarded. No external alterations to the building are proposed.

No additional plumbing is proposed as part of the development. Clients will have access to toilet facilities within the main dwelling.

The business will be operated solely by the applicant, with no additional staff employed. The proposed hours of operation are:

Tuesday: 09:00 – 18:00
Wednesday: 09:00 – 19:00
Thursday: 09:00 – 19:00
Friday: 09:00 – 17:00
Saturday: 08:00 – 16:00
Closed on Sundays and Mondays

Appointments will be managed on a one-to-one basis, with a 15-minute gap between clients to minimise comings and goings and avoid overlap.

The site currently benefits from three off-street parking spaces. As a three-bedroom dwelling, the property requires two parking spaces in accordance with local standards, leaving one additional space available to accommodate visiting clients.

PLANNING HISTORY

No relevant history.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 8 Spatial Strategy for the Calne Community Area
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;

Draft Wiltshire Local Plan Policies

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The said Plan has no material weight for the purposes of the application.

Neighbourhood Plan:

Calne Community Neighbourhood Plan 2, March 2025

- Policy BE1: Design Principles for Local Distinctiveness

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No objection.

WC Public Protection: No objection subject to conditioning hours of operation.

Calne Town Council: Support application pending there is adequate parking and space between appointments are provided.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

No comments were received.

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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment

The application site is located within the settlement of Calne, which is identified as a Market Town under Core Policy 1 (CP1) of the Wiltshire Core Strategy. Market Towns are considered sustainable locations where development that supports local services, facilities, and small-scale employment opportunities is generally acceptable in principle.

The proposal seeks the change of use of part of an existing residential property (a domestic garage) to a small-scale beauty salon. The use would remain ancillary to the host dwelling and operated solely by the occupier. As such, the proposal represents a form of home-based economic activity, which is generally supported where it remains compatible with the residential character of the area.

Core Policy 2 (CP2) supports sustainable development within defined settlements where it contributes to the local economy and does not result in adverse impacts. The proposal would provide a local service within an established residential area, reducing the need for clients to travel further afield and thereby aligning with the principles of sustainable development.

In addition, the proposal is limited in scale, involving no external alterations to the building and no intensification beyond what could reasonably be expected from a residential use. The business model, with one-to-one appointments and a 15-minute gap between clients, ensures that activity levels remain low and compatible with the surrounding residential context.

While the proposal results in the loss of a garage space, sufficient off-street parking remains available to serve the dwelling and accommodate visiting clients, ensuring that the primary residential function of the property is maintained.

Overall, the proposal is considered to represent an appropriate and sustainable form of development within the settlement boundary, making efficient use of existing built form whilst supporting small-scale economic activity.

Conclusion

The principle of development is considered acceptable. The proposal accords with the spatial strategy set out in Core Policies 1 and 2 of the Wiltshire Core Strategy and represents a sustainable form of development within a Market Town settlement. There are no policy objections in principle, subject to the detailed assessment of material planning considerations set out below.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.

- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

The proposal relates solely to the internal conversion of an existing domestic garage to a beauty salon, with no external alterations proposed to the host dwelling. The existing garage door will be retained, and no changes are proposed to the external appearance, scale, or form of the building.

As such, the development would preserve the established character and appearance of the street scene and the wider residential area. The property would continue to read as a typical dwelling within a modern suburban setting, with no visual indicators of the change of use when viewed from the public realm.

Given the absence of external works, the proposal fully accords with the design principles set out in Core Policy 57, as it would not result in any harm to the built environment or detract from local character. There would be no unacceptable impact on important landscape features, and the proposal does not alter the existing spatial relationships within the site or with neighbouring properties.

The proposal also aligns with Policy BE1 of the Calne Community Neighbourhood Plan, as it maintains the local distinctiveness of the area and integrates seamlessly within the surrounding residential context.

The proposal also aligns with the principles set out in the Wiltshire Design Guide and the Building for a Healthy Life Framework, in that it supports a sustainable pattern of development by enabling home-based working within an established residential area. While the proposal does not directly introduce new design features, it does not conflict with the aims of creating well-functioning and sustainable places.

Overall, the development would have no adverse impact on the character or appearance of the area.

Conclusion

The proposal is considered acceptable in design terms. The absence of external alterations ensures that the character and appearance of the host dwelling and the wider area are preserved. The development accords with Core Policy 57 of the Wiltshire Core Strategy, Section 12 of the NPPF, and Policy BE1 of the Calne Community Neighbourhood Plan 2.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Overlooking / loss of privacy

The proposal involves only internal alterations to the existing garage, with no external changes proposed. As such, there would be no new windows, openings, or alterations that would result in overlooking or any loss of privacy to neighbouring properties. The use of the space as a beauty salon does not introduce any additional overlooking impacts beyond those associated with the existing residential use. Therefore, no unacceptable harm is identified in this regard.

Loss of light / overshadowing

No extensions or external alterations are proposed as part of the development. The scale, height, and footprint of the building remain unchanged. As such, the proposal would not result in any loss of light or overshadowing to neighbouring properties. Therefore, no unacceptable harm is identified in this regard.

Overbearing Impact / Overall sense of enclosure

Given that no external built form changes are proposed, there would be no alteration to the massing or spatial relationship between the application property and neighbouring dwellings. The proposal would not give rise to any unacceptable overbearing impact or increased sense of enclosure.

Noise

The proposal seeks the operation of a small-scale beauty salon within a residential setting, operated solely by the applicant with no additional staff. The nature of the use is low intensity, with clients attending on a one-to-one appointment basis and a 15-minute gap between appointments to minimise overlap and activity.

The proposed hours of operation are limited to daytime and early evening periods, with no operation on Sundays or Mondays. Public Protection Officers have raised no objection to the proposal, subject to a condition restricting the hours of use to those stated.

Given the scale of the business, the nature of the services provided, and the controlled appointment system, it is not considered that the proposal would give rise to unacceptable levels of noise or disturbance that would harm the amenities of neighbouring residents.

Conclusion

The proposal would not result in any unacceptable impacts on the amenity of neighbouring properties or future occupants of the dwelling. The development is therefore considered to comply with Core Policy 57 (Point vii) of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

The site is served by an established residential driveway with capacity for three off-street parking spaces. In accordance with Wiltshire parking standards, a three-bedroom dwelling requires a minimum of two off-street parking spaces. The proposal therefore retains policy-compliant parking provision for the residential use, with one additional space available to accommodate visiting clients.

The business will operate on a strictly appointment-only basis, with a 15-minute gap between clients to prevent overlap and minimise vehicle movements. As such, it is expected that only one client would be present at any given time, resulting in a low level of trip generation that is comparable to a typical residential visitor.

The Highway Authority has raised no objection to the proposal, noting that the anticipated level of activity would likely result in only one additional vehicle at any given time. It is acknowledged that this vehicle may occasionally park on the highway; however, it has been concluded that this would have no greater impact than that of a domestic visitor and would not result in a severe residual impact on the local highway network.

There are no changes proposed to access arrangements, and the site already benefits from safe and suitable access for vehicles and pedestrians. Given the small-scale nature of the use, there are no requirements for a Transport Assessment or additional mitigation measures.

With regard to sustainable transport, the site is located within a residential area of Calne, where opportunities exist for walking and cycling for local journeys, in line with the objectives of the Wiltshire Core Strategy and national guidance.

Overall, the proposal would not result in any adverse impact on highway safety, parking provision, or the operation of the local road network.

Conclusion

The proposal is considered acceptable in highways and parking terms. Adequate off-street parking is retained, and the limited scale of the development ensures that there would be no severe impact on the highway network. The development therefore accords with Core Policies 60–64 of the Wiltshire Core Strategy and the relevant transport guidance.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

Given the nature and scale of the development, it is not considered that there would be any impact on protected species, priority habitats, or wider ecological networks. The works are confined entirely within an existing structure and do not involve vegetation clearance, ground disturbance, or alteration to any green or blue infrastructure.

The site is located within an established residential area, and there are no known ecological designations or constraints affecting the property. As such, the proposal would not result in harm to any ecological assets and is consistent with the objectives of Core Policy 50 of the Wiltshire Core Strategy.

In terms of Biodiversity Net Gain (BNG), the proposal is considered to fall within the category of development that does not trigger mandatory BNG requirements. The development comprises solely the internal conversion of an existing structure, with no external alterations, ground disturbance, or impact on existing habitats. As such, the proposal would not result in any measurable loss of biodiversity and is therefore considered exempt from the requirement to deliver Biodiversity Net Gain.

Overall, the proposal represents a negligible ecological impact and does not conflict with local or national policy requirements relating to biodiversity and ecological protection.

Conclusion

The proposal is acceptable in ecological and biodiversity terms. It would not result in harm to ecological assets and complies with Core Policy 50 of the Wiltshire Core Strategy. No further ecological assessment or mitigation measures are considered necessary.

CONCLUSION

The proposed development represents a modest and appropriate form of development that supports small-scale home-based employment within a residential setting. The works are limited to internal alterations and are sensitively contained within the existing building, ensuring that the character and appearance of the host dwelling and surrounding area are preserved.

No significant adverse impacts have been identified in terms of neighbouring amenity, highway safety, or ecology. Any minor impacts associated with the comings and goings of a single

client are considered comparable to a typical residential use and are appropriately managed through the proposed operating arrangements.

Having regard to the relevant Development Plan policies, national planning guidance, and the responses of technical consultees, the proposal is considered acceptable in planning terms and permission is therefore supported, subject to appropriate conditions.

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; Received 24 March 2026
 - Block Plan; Received 23 March 2026
 - Existing Floor Plans and Elevations; Received 19 June 2026
 - Proposed Floor Plans and Elevations; Received 19 June 2026
 - Business Info Statement; Received 19 June 2026
 - Internal and External Photos with labelling; Received 24 March 2026
 - Application Form; Received 17 March 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 be as stated on the application form and in accordance with the details as shown on the plans hereby approved.

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

4. The use hereby permitted shall only take place between the hours of:
 - Tuesday: 09:00 – 18:00
 - Wednesday: 09:00 – 19:00
 - Thursday: 09:00 – 19:00
 - Friday: 09:00 – 17:00
 - Saturday: 08:00 – 16:00
 - Closed on Sundays and Mondays**

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

5. The garage hereby approved for use as a beauty salon shall be used only for purposes ancillary to the residential use of the main dwelling known as 7 Lavendar Drive. The use shall not at any time operate as an independent business unit separate from the

dwellinghouse, and the garage shall be retained at all times within the same planning unit as the main dwelling.

Reason: To ensure that the use remains ancillary to the host dwelling and does not evolve into a separate planning unit or independent commercial premises, which would not be acceptable in this location having regard to residential amenity, parking provision, and relevant planning policies.