

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02292
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Candleford Cottage, Stockley, Calne, SN11 0NT
DEVELOPMENT DESCRIPTION:	Proposed attached single storey extension to form ancillary accommodation to the existing main dwellinghouse
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the erection of a single-storey side extension. The extension is proposed to provide ancillary accommodation to the existing dwellinghouse, comprising a bedroom, bathroom and living room.

The proposed extension would take the form of a lean-to structure with a maximum height of 3.8m and an eaves height of 2.4m. It would measure approximately 3.7m in width and 9.0m in length, and would incorporate two rooflights.

Openings would include double doors on the rear elevation, and a door and window on the front elevation. Materials are proposed to match the existing dwellinghouse, including reconstructed Cotswold stone tiles and uPVC joinery.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwelling known as Candleford Cottage, located within the rural hamlet of Stockley south of Calne. The dwelling is situated within a large plot, constructed of reconstructed Cotswold stone under a pitched roof, with associated domestic outbuildings and a residential curtilage including a large garden area and existing parking.

Its setting is characterised by a small cluster of rural dwellings and agricultural land to the north, south and west of the site. Development within the locality is varied in form and scale, with properties set within generous plots and separated by open land.

The site is situated outside of any defined settlement boundary and lies within open countryside. It is accessed via a rural lane serving the hamlet, which connects to the surrounding road network leading towards Calne.

PLANNING HISTORY

Proposal / Summary
N/09/01617/FUL - Full planning permission Decision - Withdrawn Date: 28/10/2009 – Erection of Detached Garden Store with Hobbies Room Over in Garden

N/10/00675/S73A - Full planning permission Decision - Refused Date: 30/4/2010 – Erection of Detached Garage and Garden Store and Retrospective Field Access Bridge (Part Revision to 10/00084/FUL)
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N/10/02544/S73A - Full planning permission Decision - Approve with Conditions Date: 13/9/2010 – Garage Garden Store and Retrospective Field Access Bridge

N/10/00084/FUL - Full planning permission Decision - Withdrawn Date: 17/2/2010 – Erection of Detached Timber Garage with Storage in Loft (Revision of 09.01617.FUL)

19/03905/FUL - Full planning permission Decision - Refused Date: 12/6/2019 – Convert outbuilding to holiday let

20/02986/FUL - Full planning permission Decision - Refused Date: 29/5/2020 – Conversion of an outbuilding to a holiday let (revised submission)

PL/2021/03893 - Householder planning permission Decision - Approve with Conditions Date: 4/8/2021 – Single storey extension to rear

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development

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

Heddington Parish Council: No adverse comment.

Highways: No objection.

REPRESENTATIONS

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 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.

The proposed development comprises a single-storey side extension which would be visible within the street scene due to its siting on the side elevation of the dwelling. Notwithstanding this, the extension is considered to be acceptable in design terms and would not result in harm to the character or appearance of the area.

The extension is modest in scale and clearly subservient to the host dwelling, adopting a lean-to form with a relatively low eaves height of 2.4m and a maximum height of 3.8m. Its proportions and footprint are consistent with a typical domestic addition and ensure that it does not visually compete with or dominate the existing property. Whilst visible, the limited height and simple form would reduce its overall prominence.

The use of materials to match the existing dwellinghouse, including reconstructed Cotswold stone tiles and uPVC joinery, would ensure a cohesive and sympathetic appearance, allowing the extension to integrate with the host building. Openings are modest and appropriately positioned, further reinforcing the domestic and ancillary nature of the structure.

The surrounding area is characterised by a dispersed pattern of development, with properties set within relatively large plots and without a strong or consistent building line. In this context, the visibility of the extension within the street scene is not considered to be harmful, as it would appear as a typical and proportionate addition within a rural setting. It would not give rise to an incongruous or visually intrusive feature that would detract from the established character of the locality.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy 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.

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.

Loss of Light / Overshadowing

The proposed extension would be single storey, with a modest eaves height of 2.4m and a maximum height of 3.8m, which limits its potential to cause significant loss of light or overshadowing. Whilst the extension would adjoin the boundary with No. 4, its scale and lean-to design are such that any impact would be localised and not result in an unacceptable reduction in daylight or sunlight to habitable rooms or private amenity space.

Loss of Privacy

The proposal includes a door and window on the front elevation and double doors to the rear, with no side-facing windows proposed towards No. 4, except for 2 high-level rooflight. As such, there would be no direct overlooking into neighbouring habitable rooms or private garden areas. The development would therefore maintain an appropriate level of privacy between the properties.

Overbearing Impact

Due to its siting adjacent to No. 4, the extension would be perceptible from that property. However, given its single-storey nature, modest height, and subservient design, it would not appear unduly dominant or overbearing when viewed from neighbouring land. The lean-to form, sloping away from the main dwelling, further reduces its massing and visual impact along the shared boundary.

Overall, whilst the extension would be positioned close to the neighbouring property, it is not considered to result in significant harm to the living conditions of the adjoining occupants at No. 4.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The Highway Officer has raised no objection to the proposal and has reviewed the revised plans, which demonstrate that adequate parking provision can be retained within the site. The application site benefits from a large gravel driveway, providing sufficient space for parking and turning, and the submitted plans indicate that up to eight parking spaces can be accommodated.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety.

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 and documents:

Location Plan; Received 16 April 2026

Proposed Elevation and Ground Floor Layout; DWG No. 0216/26 D; Received 21 May 2026

Existing Elevation and Ground Floor Layout; DWG No. 0216/26 C; Received 16 April 2026

Revised Block Plan; DWG No. 0216/26 D; Received 16 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.