

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02754
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Rochdale Avenue, Calne, SN11 9AX
DESCRIPTION:	Proposed single-storey side extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Plans were received on 19 June 2026 to correct discrepancies and provide a parking plan. The application seeks planning permission for a single-storey side extension. It has walls of brick, a mono-pitched tile roof with hipped corner, uPVC fenestration, and rooflights; it measures approx. 1.7m wide, 8.6m deep, 2.35m eaves, and 3.35m max height. Internally it provides a ground-floor WC and addition kitchen space.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwellinghouse known as 3 Rochdale Avenue. It has walls of brick and render, a gabled tile roof, uPVC fenestration, front driveway and a rear garden. Its setting is characterised by the surrounding homogenous suburban street scene. It is in the settlement boundary of Calne. There are no relevant land-use designations or other constraints.

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 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 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

CONSULTATION RESPONSES

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

Calne Town Council – Support (04/06/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. 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

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

Relevant to this development, the DGC advises that single-storey “*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 extension is not set back from the main building, but its hipped roof canopy to front provides a sense of depth and harmonises with the roof of the existing porch. Its materials and details would also complement the architectural style of the dwellinghouse and, furthermore, it is single-storey and will read as a subservient supporting addition that integrates well into the street scene.

The development would not harm the character or appearance of the dwellinghouse or local area. Subject to the conditions recommended to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of Policy BE1 of the Calne Community 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 WDG 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. DC.04 (4d) of the DGC provides similar expectations.

The closest neighbouring dwellings to the application site are 1 and 5 Rochdale Avenue.

The extension would introduce additional massing and bulk in proximity of the boundary of the curtilage with No.5. However, as a single-storey addition, and as No.5's driveway provides for a suitable gap, it would not appear unduly overbearing nor cause harmful levels of overshadowing.

Rooflights are introduced but these would be high level and would not cause harmful overlooking. When open these could allow noise or odours to emerge, but the character and intensity of such would not be detrimental to the amenity of the surrounding area.

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.

Highway matters

The development would not increase the bedroom quantum but appears to be erected atop land within the dwellinghouse curtilage used, or capable of being used, for parking of vehicles.

The applicant has provided a parking plan which demonstrates that the site frontage could accommodate two parked vehicles.

By email, Wiltshire Council's Highways Team indicate the parking layout is practically difficult to achieve but that there is sufficient evidence to be satisfied that the development would not cause unacceptable harm to highway safety. They have provided an informative where minded to grant planning permission.

For these reasons, the development would not conflict with Policy GA1 of the Calne 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 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:

Location Plan. Received 29 April 2026.

Proposed Floor Plan and Elevations. Received 29 April 2026.

Site Plan. Received 19 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.

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

Informatives to the Applicant:

1. The applicant is advised that parking within the site may require alterations to an existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highwaysstreets> to make an application.