

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03210
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	42 Hurricane Drive, Calne, SN11 8GB
DESCRIPTION:	Removal of existing conservatory and erection of single-storey Addroom extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended with the applicant's agreement on 29 June 2026, in the interest of precision. The application seeks planning permission for the removal of an existing conservatory and the construction of a single-storey 'Addroom' extension. An 'Addroom' is a modular household extension product which, in this case, would have walls of painted composite boards, a prefabricated grey tile effect panel roof, and UPVC fenestration. It would measure approx. 4m wide, 3m deep, 2.75m eaves and 3.1m max height. It would provide indoor ground-floor leisure space off the existing kitchen.

SITE DESCRIPTION

The application site is a detached dwellinghouse known as 42 Hurricane Drive. It has walls of brick and render, a gabled tile roof, uPVC fenestration, a detached garage, and surrounding garden land. Its setting is characterised by the surrounding residential estate, which features a homogenous architectural style. It is in the settlement boundary of Calne. Relevant designations and constraints include non-designated heritage features recorded on the Swindon and Wilts HER (Ridge and Furrow, East of Calne MWI72996).

PLANNING HISTORY

PL/2023/04918 - Removal of single storey bay and construction of new single storey extension (APPROVED WITH CONDITIONS 10/08/2023).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Calne Community Neighbourhood Plan: Made 2025 (CCNP)

- Policy BE1: Design Principles for Local Distinctiveness

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 – No response/s received by close of consultation period or at time of case officer recommendation.

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.

The development would see the removal of an existing small conservatory. It would then be replaced by the proposed single-storey 'Addroom' extension.

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.

Both the WDG and DGC emphasise their broad expectation for extensions to respect the architectural style of the dwellinghouse and to not dominate it, by being subordinate/subservient.

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 Addroom extension would be set back from the front and rear facades and would appear subordinate in scale with a mono-pitched form. Although its materials and fenestration pattern would contrast with the architectural style of the dwellinghouse, this is reasonably expected from a modest conservatory-type addition.

It would be well contained within the curtilage, where boundary features and existing built form provide some screening. It would not appear a dominant or incongruous domestic feature within this setting

The development would not harm the character or appearance of the dwellinghouse or local area. Subject to conditions 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 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 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 closest neighbouring dwellings to the application site are 44 Hurricane Drive and 8 and 10 Lightning Road.

The proposed extension would form a modest single-storey addition to the dwellinghouse that would maintain a good degree of separation between it and the boundaries of the curtilage. It would not cause harmful overlooking or reduce the light or outlook of neighbouring dwellinghouses, nor would it appear unduly overbearing or obtrusive.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) 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:

Application Form. Materials. Received 19 May 2026.

Location and Site Plan. 2610.03.01. Received 19 May 2026.

Proposed Ground and First Floor Plan. 2610.03.06. Received 19 May 2026.

Proposed Second Floor Plan and Sections. 2610.03.07. Received 19 May 2026.

Proposed Elevations. 2610.03.08. Received 19 May 2026.

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