

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03434
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Chiromawa, Old Road, Studley, Calne, SN11 9NF
DEVELOPMENT DESCRIPTION:	Rear extension with loft conversion and external alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a loft conversion, rear extension and external alterations.

To the rear, north elevation a single storey hipped roof extension is proposed, rendered and tiled to match the host dwelling, linked with a flat roof to the existing rear projection. Further alterations include the repositioning of patio doors and alterations to fenestration. The west side elevations show the 2No existing windows blocked up. The front, southern elevation shows alterations to the front entrance and fenestration. 4No new roof lights are proposed and additional solar panels are also shown.

During the lifecycle of the application new floorplans were provided showing the existing layout.

SITE DESCRIPTION/CONTEXT

The property address is Old Road, Studley however the site lies within the defined settlement boundary for Derry Hill, identified as a large village within the Wiltshire Core Strategy.

The property consists of a 20th century bungalow set back from the road and set within a good sized plot. There are no heritage, ecological or landscape constraints.

PLANNING HISTORY

Proposal / Summary
N/05/00082/FUL - Full planning permission Decision - Approve with Conditions Date: 3/3/2005 – Provision of Dormer Windows
N/13/01340/FUL - Full planning permission Decision - Approve with Conditions Date: 8/7/2013 – Loft Conversion Including Front and Rear Dormers
PL/2026/00731 - Householder planning permission Decision - Withdrawn by Applicant Date: 27/3/2026 – Single-storey rear extension, roof dormer, front porch and external alterations

The 2013 application was not implemented. Application PL/2026/00731 was withdrawn by the application following concerns raised to the box dormer, detailing on the rear extension, the fully glazed porch and the gable end window. This application seeks to overcome these objections by removing the dormer, gable end window and porch from the scheme and simplifying the additions.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Calne Community Neighbourhood Plan

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

Derry Hill and Studley Parish Council: No objection

Highways: No objection

'I do not know how many bedrooms the existing dwelling has because the existing floor plan is the same as the proposed. However the proposed property will benefit from 4 bedrooms requiring the site to provide 3 off street parking spaces, which the existing drive is able to accommodate. The existing vehicle access is not proposed to be altered.

I therefore raise no highway 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 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 extension to the rear of the property is relatively modest and is considered to relate well to the existing built form. The loft conversion includes the insertion of rooflights rather than dormer windows as previously proposed and are considered very minor additions to the existing roof slope, which already has solar panels over a good proportion of it. Similarly, additional roof lights on the front elevation are not considered to harm the character or appearance of the property. Alterations to the positioning of doors and fenestration are considered acceptable in terms of proportions and materials.

The alterations and additions to the dwelling address the concerns raised in relation to the previous application and are considered appropriate within the context of the site and surrounding residential area. Revised existing floor plans were submitted during the course of the application and have been taken into account in the assessment.

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.

The proposed extensions and alterations are not considered to result in any overlooking or overshadowing, given the size of the plot, the orientation of the openings, and the single-storey nature of the extension.

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 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, heritage, or ecology.

The proposal is deemed to accord with the Development Plan, including the Wiltshire Core Strategy and Calne Community Neighbourhood 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:

XXXX.L.101 Proposed location plan
XXXX.L.210 Proposed elevations
XXXX.L.105 Proposed site plan
XXXX.L.110 Proposed Floor Plan

Design and access statement
Received 12.06.26

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