

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04000
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Studley Gardens, Studley, Calne, SN11 9FR
DEVELOPMENT DESCRIPTION:	Single Storey Extension to Rear of Property Infill Sides of Front Canopy
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey extension to the rear of the property, sited as an infill between the garage and the existing kitchen diner, forming an additional sitting room. The rear elevation of the extension would follow the existing rear building line. Bi-fold doors would be to the rear, overlooking the rear garden, with an internal linking door through to the garage. The proposed extension would have a flat roof, with a roof lantern. The proposed external materials include recon stone for the walls, EDPM single-ply membrane for the roof, and uPVC for the fenestration.

SITE DESCRIPTION/CONTEXT

The application site relates to an existing dwelling within a relatively new housing estate, known as Studley Gardens, on the north side of the A4 (immediately opposite Derry Hill) at Studley. Studley Gardens consists of a mix of detached and semi-detached properties with broadly consistent spacing, plot size and relationship with the road frontage. The properties are constructed of reconstituted stone, pantile roofs, and a mix of dry-stone wall, estate railing, and close-boarded fencing for boundary treatments.

No. 7 Studley Gardens is a corner plot with its front elevation facing a shared subsidiary road within the development that serves several other properties, and its side (south) elevation visible from the A4, with a strip of wildflowers and a tree adjacent to its southern fence.

The road network within the development is private and has not been offered for adoption by Wiltshire Council.

Based on the latest national flood mapping data updated by the Environment Agency in 2025, the site lies within Flood Zone 1 for fluvial flooding and is identified as being at negligible risk of surface water flooding. According to the Council's Strategic Flood Risk Assessment in 2024, the site is identified to be at negligible risk of groundwater flooding. The site is not within or close to any conservation, ecological, or landscape designations.

PLANNING HISTORY

Proposal / Summary

15/10457/OUT - Outline Planning Decision - Approve with Conditions Date: 2/8/2016 – Residential Development of 53 Dwellings Including Access, Car Parking, Landscaping and Associated Infrastructure.

16/10774/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 30/1/2017 – Residential Development of 53 Dwellings Including Access, Car Parking, Landscaping and Associated Infrastructure (Pre-application Request for Reserved Matters Submission 15/10457/OUT)

17/03035/REM - Reserved Matters Decision - Approve with Conditions Date: 2/11/2017 – Erection of 53 no. Dwellings with Public Open Space and Associated Infrastructure, Approval of Reserved Matters (scale, layout, external appearance and landscaping) to be Conjunction with Outline Application 15/10457/OUT

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Calne Community Neighbourhood Plan (CCNP):

- Policy BE1: Design Principles for Local Distinctiveness

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 & Studley Parish Council: No objection

REPRESENTATIONS

One comment has been received from the public consultation which is summarised as follows:

- No objection, subject to maintaining shared driveway access and minimising construction-related disturbance.

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 (WCS) seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Policy BE1 of the Calne Community Neighbourhood Plan (CCNP) supports the above and further requires proposals to apply the principles under the Calne area design guidelines and codes.

The proposed extension would be single-storey, positioned between the existing garage and two-storey elements of the main dwelling. As a result, any public views would be largely obscured. It is therefore considered subordinate in terms of scale and form and would not visually dominate the existing character of the building.

Furthermore, the proposed external wall materials and uPVC doors would match the existing, reflecting the visual appearance of the existing property. Whilst the roof material would be different, it would not detract from the building's existing character.

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.

Given the nature of the single-storey extension, being formed within the existing rear elevation building line, and its distance from the neighbouring boundary reflecting that existing and the surrounding boundary treatment, it is not considered that the proposal would result in any unacceptable harm with regard to overshadowing, overlooking or overbearing effects. The

placement of the proposal would also be infill between the garage and kitchen and thus not project into the rear garden; as such, existing and future occupiers would not experience a loss of private amenity that would result in harm.

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

Other issues

Concerns regarding construction traffic, noise and the condition of the shared private drive are noted. Given the limited scale and duration of the proposed works, these matters do not warrant a Construction Management Statement and any issues relating to the private access would be a civil matter between the affected parties.

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 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.

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:

Block and Location Plan; 26/115/1; received 24 June 2026

Proposed Floor Plans & Elevations; 26/115/4; received 24 June 2026

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

