

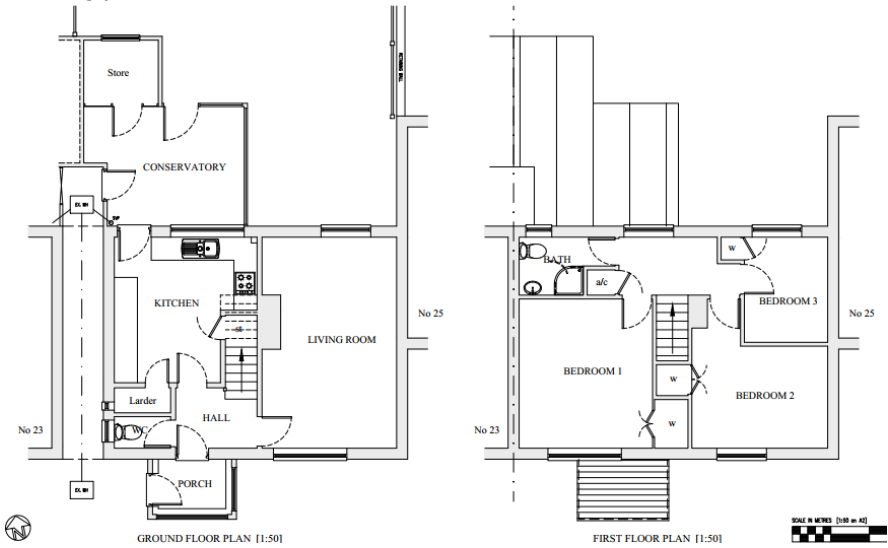
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04097
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	24 Castle Hill Crescent, Mere, Warminster, BA12 6HL
DEVELOPMENT DESCRIPTION:	Demolish Conservatory and construct new rear single storey extension
RECOMMENDATION:	That Planning Permission be GRANTED

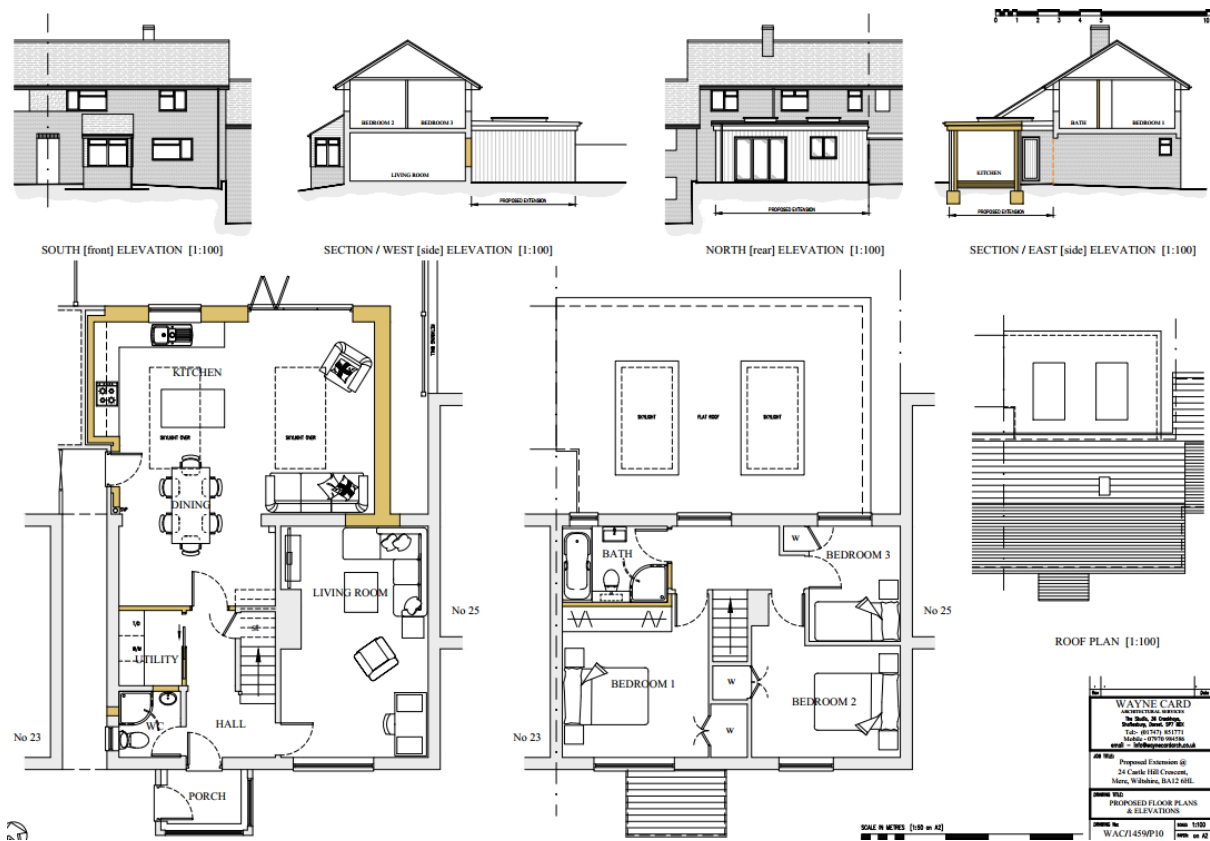
PROPOSAL

The proposal seeks planning permission to demolish an existing conservatory and storeroom and construct a single storey rear extension to create a kitchen/dining room.

Existing plans



Proposed plans and elevations



SITE DESCRIPTION/CONTEXT

The application site is located on the north side of the Local Service Centre of Mere, within the settlement boundary, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and Area) and 17 (Spatial Strategy for the Mere Community Area).



Castle Hill Crescent comprises paired dwellings, that step down the topography of the site from west to east. The north side of Castle Hill Crescent, where No. 24 is located, is a terrace of paired dwellings. They are set back from the road with front gardens, behind the gardens lies 'Castle Hill' and then countryside. Parking is on street. No. 24 forms a pair with No. 23 Castle Hill Crescent (located to the west), sharing the same site level, rear site access and garden store. No. 24 is also attached to No. 25 to the east; this property sits further back from the road and at a lower level. The dwellings in the Crescent have been modified over the years with varying porches and rear extensions.



The application site is within the Mere Conservation Area and Flood Zone 1. There are no ecological constraints.

PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 17: Spatial Strategy for the Mere Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping

- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF) August 2026

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Mere Town Council: Support

Mere Town Council has considered this planning application and is happy to support.

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 Conservation Area

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Polies HE4 to HE9 of the NPPF set out the Government's high-level policies relating to conserving and enhancing the historic environment.

The proposals are to demolish an existing single storey conservatory and part of an external store building on the rear of the property and construct a new single storey extension. The application site lies within the Mere Conservation Area.

The proposed extension would measure 7.18m x 4.94m with a flat roof, eaves height 2.86m. The materials are proposed to be vertical timber cladding and a flat roof. Glazed doors and a window are proposed in the north (rear) elevation, facing towards the garden, two flat roof windows are proposed. The extension would extend beyond the back wall of the property by the same amount as the existing storeroom.

The extension would maintain a gap of approximately 0.9m to the shared boundary with No. 25 (this property is at a lower level). The extension is proposed to be built up to the shared boundary with No. 23 (this property is at the same level as No. 24). There is an existing single storey lean-to store that sits astride the boundary with No.23, the roof appears shared. There is also a shared access to the rear gardens of these two properties from the front. The proposals do not set out how this shared building will be altered to accommodate the proposed extension, but the shared access is maintained. Any matters relating to the ownership of the boundary, access for construction, or works affecting a party wall are civil matters outside the remit of the planning system. The applicant is advised that, where applicable, the provisions of the Party Wall Act 1996 may require a Party Wall Notice to be served on the adjoining owner(s) before works commence. Compliance with the Act remains the responsibility of the applicant.

Whilst the proposal does not reflect the existing buildings character in terms of form or material, it is considered a modest, subservient, single storey addition to a modern dwelling, located at the rear of the property, on a similar footprint to an existing extension and would not be visible from public vantage points or the wider conservation area. The proposal is not considered to harm Conservation Area, it is noted that the site is within a developed residential area, where there are dwellings of differing layouts, form, and external finishes. As such, the proposed materials and form of this extension would be viewed within the setting of neighbouring residential dwellings and private gardens, and would not be visible from the street scene, or impact on visual amenity within the Conservation Area.

Having regard to the above, the proposal complies with the design principles set out in Core Policies 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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.

Policy P3 of the NPPF requires development to contribute positively to the creation of healthy, safe and inclusive places. In particular, Policy P3(b) seeks to ensure that development provides a high standard of amenity for existing and future users and safeguards the reasonable living conditions of neighbouring occupiers. In assessing amenity impacts, regard should be given to matters including privacy, outlook, daylight and sunlight, overbearing impacts, noise and disturbance, and the overall quality of the living environment created by the development.

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 extension has the potential to impact upon the attached neighbouring properties Nos. 23 and 25 Castle Hill Crescent. The proposed extension would be single storey and sit close to the shared boundary with No.25 and adjacent the shared boundary with No.23. The single storey height and scale of the proposed extension, located on a north facing elevation, on a similar footprint to an existing extension, is not considered to materially alter the relationship with the neighbouring properties in terms of the degree of privacy and light to which those properties currently benefit and consequently it is concluded that no harm to the amenities of these properties is demonstrated. No representations have been received. As discussed above, a party wall notice will be required.

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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

There are no changes to parking provision or increase in the number of bedrooms. 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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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.

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:
Site Location Plan WAC/1459/L01, received 30.06.2026
Proposed Block Plan WAC/1459/L02, received 30.06.2026
Proposed Floor Plans & Elevations WAC/1459/P10, received 30.06.2026

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 detailed on the application form and approved plans.

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