

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03409
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Little Orchard, 67 Compton Bassett, Calne, SN11 8SW
DESCRIPTION:	Proposed side and rear extension and associated works
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a two-storey side extension and a single-storey rear extension with associated works. The side extension would be partly atop the existing single-storey side extension and extend its footprint to the rear with a two-storey scale; it would have a gabled roof covered with natural and reconstituted stone slates, timber casement windows and render walls. The rear extension would replace existing single-storey extensions; it would have a monopitched standing seam metal roof, rubblestone walls and composite wall cladding.

SITE DESCRIPTION

The application site is a semi-detached dwellinghouse known as Little Orchard, 67 Compton Bassett. It has walls of render, a gabled stone slate roof, timber casement windows, a detached garage, front driveway and rear garden. Its setting is characterised by the immediate rural street scene and Cricket Ground adjacent to the east. It is in open countryside of the small village of Compton Bassett.

Relevant designations and constraints include the site's location within the Compton Bassett Conservation Area, the North Wessex Downs National Landscape (formerly and legally an Area of Outstanding Natural Beauty), and two Public Rights of Way, Bridleway CBAS5 and Footpath CBAS19, at least 30 metres to the northwest. The site lies within Flood Zone 1 and is identified to be at low risk of surface water flooding and a risk of groundwater flooding.

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 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

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

Compton Bassett Neighbourhood Plan – Made May 2016 (CBNP):

- Policy 1
- Policy 3
- Policy 7
- Policy 10

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

North Wessex Downs Management Plan 2025-2030

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)

CONSULTATION RESPONSES

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

Compton Bassett Parish Council – Comment, that the application site is in the AONB, that the site is not on Silver Street as stated on the plans, that the dates for the neighbourhood plan are incorrectly stated in the supporting document (14/06/2026).

Wiltshire Council's Ecology Team – Comment, that the site appears suitable for roosting bats and that the application should be supported by a preliminary roost assessment (16/06/2026).

Wiltshire Council's Conservation Officer – Comment, that the proposal would preserve the character and significance of the cottage as an NDHA and better reveal and enhance the character and appearance of the conservation area, suggesting a condition to control materials (04/08/2026).

Historic England – No comment, advising that advice should be sought from internal specialists (07/07/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 16 June 2026. One letter of representation was made by members of the public (1 x Support). The comments therein are summarised:

- That the plans are in keeping and complementary to the existing structure and the tendency for symmetry throughout the village.

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.

Preliminary matters

The LPA has noted the Parish Council's concern regarding the site's location in the North Wessex Downs National Landscape (AONB), the site is within the AONB and the assessment below has been undertaken on this basis.

The LPA has also had regard to the Parish Council's observation of the address shown on the submitted plans. The LPA is satisfied that the plans are sufficiently accurate to enable the identification of the site and its proposals. Furthermore, the typographical error regarding the neighbourhood plan in the Applicant's submitted details has been noted.

Design and local character and appearance, with particular regard to heritage assets and the National Landscape

CP51, CP57 and CP58 of the Wiltshire Core Strategy (WCS) together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire. This is achieved by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the natural and historic environment by being sympathetic to and conserving landscape character and the special qualities of valued landscapes and heritage assets in a manner appropriate to their significance.

Policy 1 of the CBNP requires development to respect local character. Policy 7 similarly expects development to preserve the character of Compton Bassett's conservation area and its historic buildings. Policy 10 seeks to ensure development conserves the landscape and scenic beauty of the North Wessex Downs National Landscape (NL).

Appendix D of the Wiltshire Design Guide (WDG) expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original

building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

Little Orchard is a semi-detached cottage, part of an asymmetrical pair with adjoining No.66, probably dating to the late 18th or early 19th century. Wiltshire Council's Conservation Officer (CO) identifies it as a non-designated heritage asset (NDHA), the significance of which primarily derives from its architectural interest as a locally distinctive vernacular cottage.

The application site makes a positive contribution to the character and appearance of the Compton Bassett Conservation Area (CBCA) in which it is located, which can primarily be discerned from the combination of its settlement form, its protected and historic buildings, its significance foliage and open spaces, and its landscape setting.

It is a duty under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of CBCA.

The NPPF heritage policies (HE4-HE10) recognise heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their significance. Development proposals affecting heritage assets should be accompanied by sufficient information to understand the significance of the asset, including the contribution made by its setting, and the potential effect of the proposal on that significance.

The CO's advice included that:

The design of the new side two storey cross wing style extension will have matching proportions, design and materials as the neighbouring property that will provide a new balance to the street elevation while the rear contemporary styled addition will provide a more constant and contemporary rear lean-to addition.

This proposal will preserve the character and significance of the existing cottage as a NDHA and will better reveal and enhance the character and appearance of the Conservation Area.

The proposed side extension would not appear subservient as it would not be deferential in height nor set back behind the front elevation. However, it would utilise the footprint of the existing single-storey side extension and has been designed in a style and proportions that nearly mirrors the adjoining neighbouring cottage. Albeit the proposal would considerably increase the size of the original cottage, its effect would complement the existing building and street scene in terms of form, materials and details.

The proposed rear extension has been designed to aesthetically contrast with the main building. Its discrete location and subservient scale would ensure it responds as a complementary contemporary addition and represents an improvement upon the existing rear extensions.

The Local Planning Authority has considered the letter indicating support expressed by one local resident, who considers the development to be complementary to local character. Having taken the above into consideration, the development would not harm the significance of the NDHA nor the character or appearance of the CBCA, having paid special attention to its preservation.

Furthermore, the proposed extensions would cause no further encroachment into the landscape and would not harm the special qualities or natural beauty of the NL or conflict with the duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended).

Although the CO recommended a condition to secure details of external materials, the applicant has provided sufficient details prior to the decision to ensure a high standard of design would be delivered.

Subject to conditions to control delivery of the design to an acceptable standard, the expectations of adopted design guidance would be satisfied together with the requirements of Policy 1, 7 and 10 of the CBNP and CP51, CP57 and CP58 of the WCS.

Residential amenity

Core Policy 57 (vii) of the WCS 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.

The closest neighbouring dwelling to the application site is adjoining 66 Compton Bassett (adjacent to the south) and Chalkstones 68 Compton Bassett (approximately 68 metres to the north). Regard has been had to the support expressed by one local resident, and it can be confirmed that they raise no comments in respect of amenity.

The development would increase the massing and bulk of the dwellinghouse, also introduce additional first-floor fenestration.

The proposed rear single-storey extension would replace existing extensions, maintaining a single-storey scale of built form in proximity of the boundary. Therefore, it would not materially harm the living conditions enjoyed by the adjoining neighbour when compared with the existing extensions.

The proposed side extension would be separated from the boundary with No.66, ensuring it would not appear overbearing or cause a harmful loss of light or outlook. Although it would introduce new first-floor windows, these would not cause harmful overlooking of No.66 and there would be a considerable degree of separation and intervening features between the extension and No.68. Accordingly, the development would safeguard the privacy enjoyed by neighbouring dwellinghouses.

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 WCS.

Ecological matters, including Biodiversity Net Gain (BNG)

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 does not lie within any ecological designations, however, it consists of a building of traditional construction in a rural location in the North Wessex Downs AONB where there is nearby priority habitat. For these reasons, Wiltshire Council's Ecology Team have been consulted. It has been advised that the application site has qualities that make it suitable for roosting bats, where bats are likely to be found in the surrounding landscape.

The applicant submitted a Preliminary Roost Assessment (PRA) by Ellendale Environmental. The conclusions within found no evidence of roosting bats has been identified within the target building, and that it would have negligible roosting potential for bats.

Officers have undertaken a site inspection and can confirm that the loft space is exposed internally, therefore protected species are unlikely to be present. Although the development would impact on the roof of the dwellinghouse, there is a negligible risk of bats being found or adversely impacted. Surrounding habitat is identified as providing optimum foraging and commuting habitat for bat species, but this would not be impacted by the development.

The PRA recommends precautionary working methods, including a toolbox talk, compliance with which can be secured by condition.

The LPA is therefore satisfied with the conclusions and proposed mitigation methods set out within the PRA. In this instance, re-consultation with Wiltshire Council's Ecology Team was not considered necessary.

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.

For the reasons given, the LPA can be reasonably certain that protected species and their habitat would not be adversely affected by the development. The development would not harm local biodiversity or features of importance to nature conservation, and therefore accords with Policy 4 of the CBNP and CP50 of the WCS.

Highway matters

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.

The development would increase the bedroom quantum on site from two to three bedrooms; no alterations are proposed to the site access. The site has a detached garage, whilst its external dimensions are demonstrated on the plans, its internal measurements are unknown. Although there is no certainty that the existing garage would provide sufficient space to meet the adopted minimum size standards, it is clear that the site curtilage can accommodate at least two car parking spaces in accordance with adopted minimum parking standards.

The increase in bedroom quantum would not significantly increase trip generation to the site, nor would an increase in parking provision be expected. The development would not cause unacceptable harm to highway safety and therefore accords with Policy 3 of the CBNP and CP57 (xiv), CP61, CP62 and CP64 of the WCS.

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 and Block Plans. P4835-100. Received 27 May 2026.

Proposed Floor Plans. P4835-104-A. Received 27 May 2026.

Site/Roof Plans. P4835-106-A. Received 27 May 2026.

Preliminary Roost Assessment. by Ellendale Environmental, CIC v1.0 (dated 3 August 2026). Received 3 August 2026.

Proposed Elevations. P4835-105-B. Received 5 August 2026.

Confirmation of Materials and Colours. Received 5 August 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 unless otherwise stated on the approved plans.

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

Informatives to Applicant:

1. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that protected species are encountered during implementation of the development hereby permitted, you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.