

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02822
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 Edreds Court, Horsebrook, Calne, SN11 8BA
DESCRIPTION:	External alterations to insert a first-floor side elevation window and to replace fenestration and fascia boards.
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for external alterations including the insertion of a new first-floor side elevation window, serving a bathroom, and the replacement of all existing fenestration and fascia boards to dwellinghouse and garage in uPVC but in a style to match the existing.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 5 Edreds Court. It has walls of coursed stone, a gabled slate roof, white painted timber fenestration, fascias and soffits, a detached stone garage, and a rear garden. Its setting is characterised by the homogenous architectural style of the immediate courtyard residential development. It is in the settlement boundary of Calne. Relevant designations and constraints include the Calne Conservation Area, the nearby Grade II listed building known as Maundrell House (approximately 32m to the southwest), and Flood Zone 1, with no surface water flood risk and groundwater levels are between 0.025m and 0.5m below the ground surface.

PLANNING HISTORY

PL/2026/03224 - Replacement front windows and replacement porch front door (UNDER CONSIDERATION)

- Relates to 9 Edreds Court and to 15/10270/FUL – relevant only in so far as it seeks replacement of timber front fenestration in uPVC.

PL/2024/04638 - Proposed replacement fenestration (APPROVED WITH CONDITIONS 19/07/2024).

- Relates to 8 Edreds Court – relevant only in so far as it granted permission for uPVC windows and doors.

15/10270/FUL - Replacement Windows and Doors (APPROVED WITH CONDITIONS 08/01/2016)

- Relates to 9 Edreds Court – relevant only in so far as it granted permission for uPVC windows and doors. It is also relevant that the retention of timber fenestration to front elevation was negotiated, approving uPVC replacements to side and rear elevations only.

N/99/02573/FUL - DEMOLITION OF BUILDINGS, ERECTION OF 10 DWELLINGS WITH PARKING AND GARAGES AND ANCILLARY WORKS (APPROVED WITH CONDITIONS 06/04/2000).

- Conditions 7, 8 and 9 restrict permitted development rights, including for extensions and external alterations.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 67: Flood Risk (CP67)

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

None relevant.

Calne Community Neighbourhood Plan 2 – Made March 2025 (CCNP):

- Policy BE1: Design Principles for Local Distinctiveness
- Policy BE2: Heritage Assets

Calne Community Neighbourhood Plan: Design Guidelines and Codes – March 2023 (DGC):

- DC.04.4d: 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

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)

CONSULTATION RESPONSES

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

Calne Town Council – No responses received by close of consultation period or at the time of the case officer's recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 10 July 2026. 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, with particular regard to the conservation area

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 by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy BE1 of the Calne Community Neighbourhood Plan (CCNP) seeks to ensure development demonstrates good design, contributing to the conservation, enhancement and extension of positive and distinctive characteristics of the area having regard to character areas and relevant design guidance.

Policy BE2 of the CCNP seeks to ensure development proposal preserve or enhance the areas designated and non-designated heritage assets and their settings.

Appendix D of the Wiltshire Design Guide 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.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places and advises that substantial weight should be given to compliance with relevant development plan policies when assessing design quality. HE4 to 10 sets out a framework for assessing and securing the conservation of heritage assets.

5 Edreds Court is a modern dwellinghouse constructed as part of the redevelopment of Maundrells Yard in the early 2000s. It lies within Character Area 8 (Horsebrook) of the Calne Conservation Area (CCA). The published CCA statement describes Horsebrook as a quiet residential street following the river and that Maundrells Yard was a former iron foundry. At the time of writing, a number of buildings associated with the former foundry remain, retaining features of architectural and historic interest within their facades.

It is a duty under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the “PLBCA”) to pay special attention to the desirability of preserving or enhancing the character or appearance of the CCA, which can primarily be discerned from the combination of its protected buildings and features, its historic routes, paths, views, boundaries and nodes, its valuable open space and water, and its significant trees and foliage.

The development seeks to replace the existing timber fenestration and fascias of the dwellinghouse and garage with uPVC fenestration and fascias. Albeit the proposed material would be plastic rather than the wood to match the existing, the proposed fenestration would be white and in a faux sash window style similar to the site’s existing fenestration and the prevailing pattern of fenestration within the small courtyard estate.

Plastic uPVC is inferior in quality, longevity and sustainability compared to timber fenestration and details. Its use is discouraged in traditional and historic settings, like the CCA, due to its incongruity with the traditional detailing and materiality that contribute positively to their character and appearance.

In this case, however, the dwellinghouse is demonstrably modern and located behind the main street frontage. The loss of its existing timber fenestration would not be considered harmful, and the proposed replacements would match their colour and style despite the difference in the type of materials. For similar reasons, replacing the existing fascias in uPVC would have a limited effect on the external appearance of the building as they would be a matching size and shape.

The effect of the change to the external appearance of the dwellinghouse, albeit eroding in a small way the homogeneity of the residential courtyard group, would not be of a magnitude or nature that would harm the character or appearance of the CCA.

Within a short distance of the site is a Grade II listed building known as Maundrell House [NHLE: 1247214], at the entrance to Edreds Court. Its significance and special interest primarily derive from its architectural and historic interest, and the contribution made by its group value with other listed buildings on the Green.

There is limited inter- and co-visibility between the site and listed building, due to the separation distance and intervening buildings. The change in appearance would be subtle and would preserve the listed building's setting, to which special regard has been had in exercise of the duty under S66 of the PLBCA.

For the reasons given, the development would not harm the character or appearance of the CCA or the significance of nearby listed buildings through change within their setting. It would not undermine the aims of adopted design guidance nor the requirements of Policies BE1 and BE2 of the CCNP or CP57 and CP58 of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and HE4, 5, 6, 7 and 9 of the NPPF, in so far as they are relevant to achieving well-designed places, assessing design quality and conserving the historic environment, which would not therefore lead to different conclusion.

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.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places, including liveability by ensuring their function well over the lifetime of the development. P3 advises that developments should be appropriate for their location taking into account likely effects on living conditions from air, noise and light pollution, among other things.

The closest neighbouring dwellings to the application site are 1-4 and 6 Edreds Court and 3 Horsebrook.

Replacing the existing fenestration and fascias in matching styles but uPVC would not harm the living conditions enjoyed by occupants of neighbouring land.

The insertion of a window in the south side elevation would primarily overlook a communal parking/driveway area in front of Nos.1-4. At the furthest end, approx. 25m from the application site, there is what appears to also be a small outdoor amenity area in front of No.1.

The areas in front of Nos.1-4 are communal/semi-private where there is already limited privacy. The proposed window would not materially harm the privacy enjoyed by these dwellinghouses.

The proposed new window could be used to achieve angled views towards 3 Horsebrook at a distance of approximately 17m wall-to-wall. However, the outdoor amenity areas of No.3 are enclosed on the west side by a tall brick wall. Having regard to the distance, urban context and intervening features, the proposed window would not harm the privacy of enjoyed by occupants of No.3.

Although the new window would serve a bathroom from which outlook is not usually necessary, and that obscure glazing could be securable by condition, the window would not harm the privacy of neighbouring dwellinghouses. Therefore, such a condition is not considered to be necessary.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy. It would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF, in so far as they are relevant to design and living conditions, which would not therefore lead to different conclusion.

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 1 May 2026.

Window Schedule. Received 1 May 2026.

Existing and Proposed Elevations and Site Plan. AH2026/54 Sheet 1 of 3. Received 7 July 2026.

Proposed Floor Plans and Location Plan. AH2026/54 Sheet 2 of 3. Received 7 July 2026.

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