

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04561
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	28 Lickhill Road, Calne, SN11 9DE
DEVELOPMENT DESCRIPTION:	First Floor extension to side of house and alterations to current rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a first-floor extension over the existing garage to the side of the property to provide an additional bedroom. Plans show the extension measuring approximately 4.1 by 4.4m with a height to eaves of approximately 4.6m and a height to ridge of approximately 7.3m. Chosen materials include render to match the lower section of garage with clay tiles to the roof. Alterations are proposed to the roof of the rear of the garage, behind the new extension, introducing a new flat roof with roof light over.

SITE DESCRIPTION/CONTEXT

28 Lickhill Road is a two-storey detached property located within the defined settlement framework for Calne. The property benefits from off street parking to the front, a generously sized rear garden with well-established boundary treatments. The existing attached garage is positioned along the boundary with No 30, a detached chalet bungalow.

The property lies within FZ1 and is not subject to any specific ecological, landscape or heritage constraints that relate to this application.

PLANNING HISTORY

Proposal / Summary
N/07/01266/FUL - Full planning permission Decision - Approve with Conditions Date: 5/7/2007 – First Floor Extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

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

Calne Community Neighbourhood Plan 2

- Policy BE1 – Design and local distinctiveness

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Calne Town Council: No objection

REPRESENTATIONS

1 letter of support was received and one comment.

No objection was raised however it was requested that consideration be given to the impact the development will have on the ability of the occupier of No 30 to site solar panels on their south facing roof slope in the future.

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 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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The proposed extension would be set down from the main ridge line of the host property, with a hipped roof and utilising complementary materials. With the presence of similar examples of side extensions in the vicinity, the scale and design of the extension would be considered appropriate to the dwelling and its setting.

The proposed development is considered to respond positively to the character and appearance of the existing dwelling, the street scene and the wider area, taking account of local context and distinctiveness.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and 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 National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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 development would be limited to the northern side of the property therefore it would be the occupiers of No 30 who the development would have the potential to experience the greatest impact. In terms of overlooking, no side-facing windows are proposed and, given the orientation of the property and existing front and rear windows at first floor, it is not considered that the development would result in unacceptable additional levels of overlooking. It is further noted that the extension would be positioned to the side of the adjacent property and extend for approximately 4.5m along the shared boundary. Whilst the extension would introduce additional built form, the proposed eaves height would be lower than that of a full two-storey structure and, when considered alongside the hipped roof design, would reduce the perceived massing and bulk of the addition. As such, it is not considered that the proposal would result in an unacceptably overbearing impact or excessive overshadowing of the neighbouring dwelling or its private amenity space.

Comments have been received which raises concerns regarding the proposed development's potential to restrict the future installation or effectiveness of solar panels on the roof of No 30 in the future.

The inspector recorded that the courts in *McLennan, R v Medway Council & Anor* [2019] established that overshadowing of solar panels is a material planning consideration with regard to the part they play in addressing climate change, and that even individual microgeneration schemes are in the public interest as discussed in the NPPF. Furthermore, climate change is a recognised concern of Wiltshire Council, following its declaration of a Climate Emergency in 2019. However, there are no solar panels currently installed on the roof slope of No 30 and no evidence has been provided to demonstrate a committed scheme for their installation. As such, any assessment of the impact of the development on future solar energy generation can only be speculative.

The application must be determined on the basis of the development and the circumstances that presently exist. In the absence of any installed or approved solar panel array, only limited weight can be afforded to the potential effect of the proposal on hypothetical future renewable energy infrastructure. Consequently, it is not considered to weigh significantly against the proposal.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and 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, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

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:

2608 – P01 Proposed Ground Floor Plan
2608 – P02 Proposed First Floor Plan
2608 – P11 Proposed Front and Rear Elevations
2608 – P12 Proposed Side Elevation
2608 – Location Plan
2608 – Site Plan
Received 21.07.26

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