

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

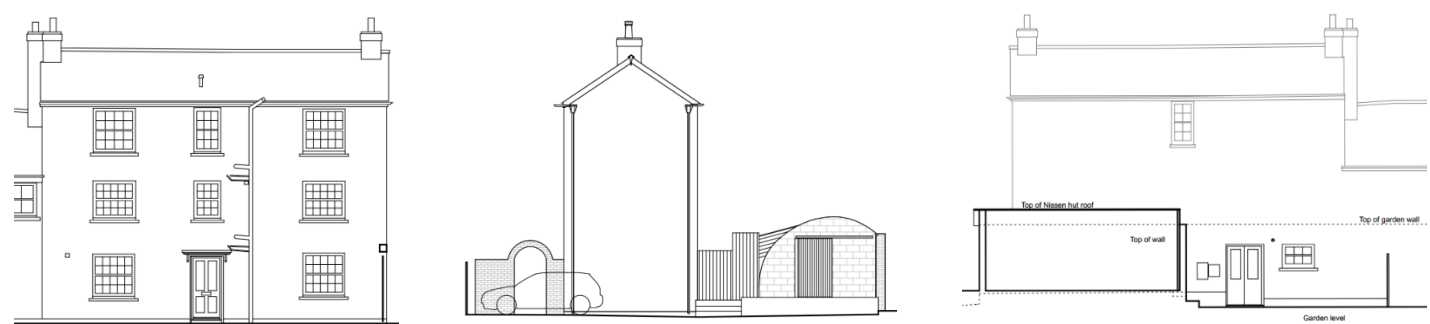
APPLICATION REFERENCE:	PL/2026/04363
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old School House, The Pippin, Calne, SN11 8JQ
DEVELOPMENT DESCRIPTION:	Demolition of old storage sheds and erection of 1.5 storey kitchen and bedroom extension over footprint of demolished sheds with a parking space provision and new main entrance to the house. Other upgrades to original house include a solar array to the roof and internal works converting the current kitchen into a snug.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

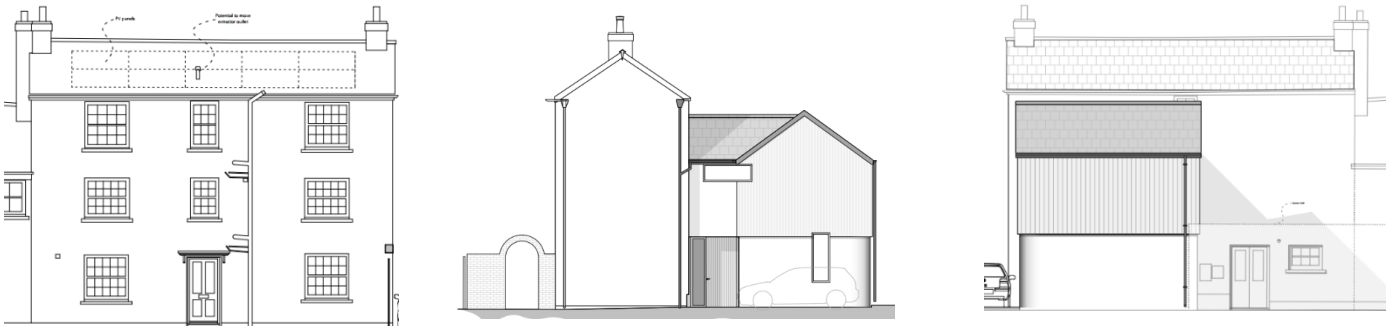
The proposal seeks planning permission for the demolition of existing storage sheds and the erection of a 1.5 storey kitchen and bedroom extension over the footprint of the demolished sheds, with a parking space provision and a new main entrance to the house. Additionally, a solar PV array is proposed to the roof with internal works proposed to convert the existing kitchen into a snug. The application is submitted using Householder application forms.

During the course of the application, revised plans were submitted to address initial concerns on the impact on residential amenity arising from the insertion of the first floor sliding doors and balcony to the west elevation.

The extracts below demonstrate the existing appearance of the property, together with the proposed appearance subject to this application:



(L-R) Existing Front, Side and Rear Elevations



(L-R) Proposed Front, Side and Rear Elevations

There is an existing Nissan hut located within the rear amenity space which abuts the rear boundary wall and is considered to have been constructed during the 1970's, however is in a state of disrepair and dilapidation. The existing shed is constructed with a sinusoidal curved roof which interlocks to allow no crawl spaces for bats or birds. It is proposed to remove the Nissan hut and erect a 1.5 storey extension on the same footprint. The extension would enable the creation of an enlarged and relocated kitchen to the ground floor with utility room and WC, whilst the first floor would create a master bedroom with ensuite with the existing study transformed into a dressing room off of the master suite. No alterations are proposed to the second floor. Additionally, it is proposed to relocate the main entrance door from the south elevation to the east.

The extension would project the full depth of the courtyard amenity space to the rear, and would feature a pitched roof with a gable-end style side elevations, with the east elevation visible on approach to the property given the lack of boundary treatment to the side of the building. The roof of the extension would be lower than the established eaves of the main building, with the position of the extension proposed to only span across half of the rear façade, enabling the retention of the courtyard garden within the boundary.

In terms of construction materials, it is proposed to finish the external walls in roughcast render, with painted white timber cladding at first floor level. The roof would be finished in slate to match the main building with aluminium double glazing. In terms of fenestration, the side (east) elevation would feature a vertical ground floor window with a horizontal window above at first floor. The rear (north) elevation does not feature any fenestration, whilst the other side (west) elevation would feature full-height sliding doors to the master bedroom, recessed from the side wall to create an enclosed balcony. Additionally, a rooflight is proposed to the roof slope on the western elevation which would serve the en-suite to the master bedroom.

Additionally, there is an existing raised concrete plinth directly in-front of the Nissan hut which is proposed to be removed to facilitate the additional proposed parking space. A solar panel array is also proposed on the southern roof slope which broadly covers the roof plane.

SITE DESCRIPTION/CONTEXT

The property known as The Old School House is a three-storey semi-detached property, accessed via the Phelps Parade South Service Yard off of The Pippin in Calne, also within the Calne Conservation Area. On approach, only the side (east) elevation of the property is mainly visible, as the front façade is positioned facing south and is accessed via a security gate with a shared path running in-front of the property which also serves as access to additional properties, whilst the rear amenity space is enclosed by an existing brick wall to the boundary.

The property is a double fronted dwelling with white painted rendered finish, timber sash windows and a slate roof, with an existing Nissan hut within the rear amenity area and highly visible on approach given the lack of an enclosed boundary to the eastern elevation. The property is recessed from the main road, with a modern Churchill Retirement Home located in close proximity. Additionally, the surrounding area outside the residential curtilage serves as parking and delivery access for Iceland together with other business situated on both Phelps Parade and the High Street. The immediate surrounding area displays a varied built form –

partly industrial due to the back of the Iceland supermarket, associated plant and machinery and access areas, with the surrounding buildings being of varying forms and construction materials.



Eastern Elevation with Existing Nissan Hut

The application site is subject to the following planning policy constraints:

- Countryside Character Areas – Avon Vales
- Calne Conservation Area
- Groundwater Emergence - Risk of groundwater flooding to surface and subsurface assets

PLANNING HISTORY – None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 8: Spatial Strategy for the Calne Community Area
- Core Policy 41: Sustainable Construction and Low Carbon Energy
- 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

Calne Community Neighbourhood Plan (2) 2023-2038:

- Policy C1: High Quality, Sustainable Development in the Calne Community Plan Area
- Policy C2: Sustainable Construction and Energy

- Policy C3: Retrofitting the Existing Built Environment
- Policy BE1: Design Principles for Local Distinctiveness
- Policy BE2: Heritage Assets
- Policy GA2: Public Realm
- Policy GA5: Parking Provision

Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Calne Community Neighbourhood Plan – Design Guidelines and Codes

Calne Conservation Area Statement

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

The National Planning Policy Framework (NPPF):

- Section 12: Making effective use of land
 - Policy L2(d)(ii): Making effective use of land
- Section 14: Achieving well designed places
 - Policy DP3: Key Principles for Well-Designed Places
 - Policy DP4: The Design Process
- Section 17: Pollution, public protection and security
 - Policy P3: Living Conditions and Pollution
- Section 20: Conserving and enhancing the historic environment
 - Policy HE4: Securing the conservation of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets

The Planning Practice Guidance

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Heritage Impact
- Highways Impact and Parking
- Drainage and Flood Risk
- Climate Change

CONSULTATION RESPONSES

Calne Town Council: No objection

Wiltshire Council Highways: No objection:

I am minded that subject to the proposed new building being on the footprint of the existing curtilage I am content that there is no highway objection. The applicant

should ensure that any construction is managed to minimise the impact on the users of the parking area , this no not highway so I can not apply a Construction Management Statement .

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, however no representations have been 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 character and context of the area

Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy C1 of the Calne Community Neighbourhood Plan states that development proposals in the Calne area should represent high quality and sustainable development, contributing positively to the health and wellbeing of our communities and the environment, will be supported and that development proposals should demonstrate mitigation against, and improved resilience to, the effects of climate change. Policy BE1 states that development that demonstrates good design, contributing to the conservation, enhancement, and extension of positive and distinctive characteristics in the various character areas of the Plan area will be supported. Policy GA2 states that as appropriate to their scale, nature and location, development proposals should consider, assess, and address their impact on the streets, pavements, parking areas and other public spaces and the opportunities provided to improve the quality, accessibility, and safety of the public realm.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. 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.

During the application, a site visit was conducted to observe and assess the application site and surrounding area. Given that the application proposes several elements, each will be discussed in their own merits in the subsections below:

Proposed extension

Whilst increasing bulk and mass, the overall built form of the proposed extension is regarded as proportionate to the main building and its plot. The overall height of the extension would be lower than the existing eaves, thereby respecting the established ridgeline of the main building and enabling the extension to remain subservient. The overall aesthetic of the extension is akin to the existing character and appearance of the building, and the incorporation of matching and sympathetic construction materials further enables the development to align with the main building. The western elevation features louvres in front of the recessed balcony area to screen the sliding doors serving the master bedroom and despite this being divergent from the existing appearance of the dwelling, their inclusion is not considered incongruous. It is acknowledged that the main building is relatively narrow, however being arranged over 3 floors results in a tall and fairly prominent building. Despite the depth of the extension exceeding the total existing depth of the main building, the overall scale, form and footprint of the extension is not considered to overwhelm or dominate the main building.

Given the openness of the application site and its visibility within the service yard on approach, the proposed extension will remain highly visible. This is further enhanced by the lack of boundary treatment to the eastern boundary of the application site. However, the main building is suitably set back from the main road within The Pippin – approximately 63m – and so views directly from the main road would be largely limited. The current condition and appearance of the Nissan hut is poor and it remains largely out of keeping with the current appearance of the surrounding area, therefore its replacement with the extension is welcomed and considered to enhance the character of the area. Furthermore, the relocation of the main entrance from the southern to the eastern elevation helps to simplify the overall arrangement of access to the property.

Solar panels

The proposed solar panel array would be positioned on the southern roof slope of the main dwelling and would occupy a substantial proportion of the roof plane. Owing to the three storey scale of the property, the panels would be situated at a considerable height. Although the panels would cover much of the roof slope, it is not considered to appear overly dominant or visually intrusive, nor would it result in an incongruous feature within the context of the main building.

Parking space and removal of plinth

Whilst the acceptability of the proposed parking space will be discussed in latter sections within this report, in order to facilitate the provision it would be necessary to remove the existing concrete plinth which fronts the Nissan hut. The plinth is not considered an especially

pivotal feature of the site, and its removal is not considered to result in unacceptable visual impact.

Conclusion

Overall, it is considered that the proposed works would represent a subservient and proportionate development which would align and sympathise with the existing character and appearance of the main building. The incorporation of matching and sympathetic construction materials further enables the development to integrate and align with the existing building, with the resulting scale and form of the proposal not considered to overwhelm or dominate the main building or surrounding area beyond. Collectively, the proposed works would not result in a cramped, overdeveloped or incongruous appearance, broadly sympathising with the main building and the wider locality. Therefore, it is considered that 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.

Residential 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.

Policies L2(1)(ii) and P3 of the NPPF require development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. 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 properties in close proximity to the application site are Church View (to which the application site is semi-detached), Orchard Lodge Retirement Home and The Nook (to the SW).

Arguably, the property most sensitive to the proposed development is Church View. The proposed extension would be situated to the left-hand side of the rear façade of the main building, thereby would not be in close proximity to the shared boundary. The extension would introduce additional bulk and mass which would exceed that of the existing Nissan hut, however would be a 1.5 storey extension. It is considered that the distance between the rear boundaries is sufficient to mitigate against any unacceptable loss of light or overbearing effects, as the rear courtyard would still accommodate half of the rear amenity space to enable a degree of visual and physical separation.

However, during the assessment, concerns remained regarding the impact that the fenestration may have on the amenity and living conditions of the occupants of Church View. The extension introduces fenestration at first floor level which does not currently exist in the form of the sliding doors to the master bedroom with a roof light above the en-suite, together with the recessed balcony. In order to mitigate against any unacceptable direct overlooking or loss of privacy, the proposed extension incorporates louvres to the outside of the western wall which, given the degree in which they would be tilted and positioned, would greatly reduce and minimise any direct overlooking from a first floor vantage point across to Church View

whilst still enabling sufficient light to the master bedroom to avoid it being dark or gloomy. Revised plans were submitted during the course of the application to increase the extent of the louvres, with cross sections provided to demonstrate the angle to which they would be tilted. Furthermore, the plans illustrate that the louvres are predominantly horizontal with a section of vertical louvres to the side. The positioning of the horizontal louvres helps to further minimise the potential for direct overlooking. The amended plans directly address the initial concerns regarding overlooking and loss of privacy, and the extent and positioning of the louvres is considered to assist in the development not resulting in unacceptable impact to the residential amenity of the occupants of Church View. Additionally, the proposed solar panels would be largely concealed from view owing to the comparative existing height of the buildings and positioning of the panels.

A section of the Orchard Lodge Retirement Home is in proximity to the application site. During the site visit, it was noted that the side elevation of the Retirement Home does not feature any fenestration, therefore the additional window units proposed to the eastern side wall of the extension would not result in unacceptable overlooking or loss of privacy and whilst the extension is visible to the occupants of the Retirement Home by virtue of its position and lack of boundary treatment, the positioning of the buildings and current separation distances are considered sufficient to avoid overbearing effects or an undue sense of enclosure.

Lastly, whilst the rear extension itself will not be visible to the occupants of The Nook, the proposed solar panels to the rear façade may be visible. Whilst there would be no increase in footprint or mass, visually given the height of the main building, there is the opportunity for the panel array to be visible to The Nook and potentially from the rear gardens of other properties within the vicinity. No details have been provided to confirm the type of solar panel proposed and given the extent of the array and noting the existing height of the building, it is considered necessary to impose a condition to ensure that the chosen panels are of an anti-glare type units to minimise the potential of glare which could impact the residential amenity of properties to the southern boundary and beyond.

Overall, it is considered that the proposed development would not result in unacceptable impact to the amenity of neighbouring occupiers, and would not result in loss of light, unacceptable overlooking or loss of privacy. 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.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policy BE2 of the Calne Community Neighbourhood Plan states that development proposals should preserve and where appropriate enhance the character, appearance, special interest and setting of Conservation Areas and other designated heritage assets, such as listed buildings.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

In proximity to the application site is Grade II listed Zion Baptist Chapel to the east, and 15,16,17 High Street and 19,21 High Street to the west. Additionally, the application site is located within the Calne Conservation Area. Despite being suitably distanced from the thoroughfare along The Pippin, the view towards the site along the Phelps Parade South Service Yard is an image specifically photographed and referenced within the Calne Conservation Statement:



Photographic extract and accompanying plan (orange arrow denotes direction from which photograph was taken)



Specifically referencing Phelps Parade and The Pippin, the Conservation Statement seeks to ensure that new buildings and extensions are designed with respect to the character of Calne.

The application site is distanced approximately 54m from Zion Chapel and over 63m from the entrance to Phelps Parade from The Pippin. As previously mentioned, the application site doesn't feature an eastern boundary treatment, thereby there is a degree of openness to the site. Partial glimpses of the proposed extension would therefore be possible from The Pippin, however given that it is not in an overtly prominent position, it is not considered that the development would appear incongruous within the Conservation Area or unacceptably dominant in scale or form. The site remains relatively discreet, with the overall scale, design and finishing materials aligning and sympathising with the original built form. Upon the site visit, it was noted that within this vicinity there is a varied built form with buildings of varying styles and finishing materials, therefore the extension is considered in-keeping within the locality and would not result in unacceptable visual impact to the Conservation Area.

Additionally, it is considered that there are sufficient separation distances between the application site and the listed buildings within proximity to avoid unacceptable impact to the buildings themselves or their settings, with the development not considered to result in harm to the significance of these heritage assets and how they are observed.

Overall, the proposal, by virtue of its scale, design and proposed materials, is considered to preserve the character and appearance of the Calne Conservation Area, the listed buildings in proximity and their settings. It is not considered that the proposed development would result in harm to the significance of the heritage assets and therefore the development is considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as policy BE2 of the Calne Community Neighbourhood Plan and the relevant provisions of the NPPF.

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. Policy GA5 of the Calne Community Neighbourhood Plan states that development proposals should demonstrate a design-led approach to parking provision which respond positively to section Dc.02 2d of the adopted Design Guide.

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 proposes to create an additional parking space facilitated by the removal of the existing concrete plinth which is adjacent to the eastern boundary of the site. The property already benefits from off-road parking with designated parking adjacent to the east elevation, however the created space would be stepped back from the current parking provision but would not impede upon the turning and manoeuvring of vehicles given its proximity to the current parking spaces. No alterations are proposed to the existing access arrangements and the parking provision would still remain sufficient for the number of bedrooms serving the property to accord with the Wiltshire Local Transport Plan.

Wiltshire Council Highways Officers have not objected to the proposals, stating that subject to the proposed new building being on the footprint of the existing curtilage, there is no highway objection. However it is noted that the applicant should consider the neighbouring properties during the construction phase to minimise the impact on the users of the parking area.

Overall, it is considered that the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, policy GA5 of the Calne Community Neighbourhood Plan, the relevant provisions within the NPPF, and the Wiltshire Local Transport Plan.

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

Whilst not located within a flood zone, the mapping system has identified that the site is located in a position whereby there is a risk of groundwater flooding to surface and subsurface assets. The development would be positioned on the footprint of the existing Nissan hut, however would be larger given that the extension would span the depth of the courtyard garden (in comparison to the Nissan hut located in the corner of the plot).

Overall, the proposal comprises a domestic extension within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing. Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate and the development is not expected to increase flood risk on or off the site. Therefore, the proposal is considered to comply with WCS Core Policy 67 and the relevant provisions within the NPPF.

Climate Change

WCS CP41, Policy 1 and Policy 2 are supportive of measures that align with a transition to net zero. As such these policies should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy. Policy C3 of the Calne Community Neighbourhood Plan states that development proposals for retrofitting measures to existing buildings (including for historic buildings) to address climate change will be supported where the impact of the proposals responds positively to the character of the building concerned, including where appropriate its significance as a heritage asset.

The proposed solar panel array would support measures to achieve net zero carbon by providing infrastructure that makes a positive contribution to reducing greenhouse gas emissions in line with national and local sustainability objectives.

The proposed development would make a very modest contribution to net zero goals, but cumulatively with other similar development is critical to the transition to net zero over the coming decades. The proposals would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change.

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

Overall, it is considered that the proposed development would not result in unacceptable visual impact. The extension would create a proportionate and subservient addition which is sympathetic to the existing character and appearance of the main building and its plot. The use of matching materials enables the development to align with the material palette of the main building and would not result in an incongruous or overdeveloped appearance.

Furthermore, the development is not considered to result in unacceptable visual impact to the Calne Conservation Area, nor would it result in harm to the setting of the listed buildings in proximity to the site. Lastly, the development is not considered to result in adverse impacts to the highway or parking provision, with a proportionate approach taken regarding surface water management.

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:

787-3-00 - Location Plan received 13.07.26
787-3-08 – Proposed Site Plan received 13.07.26
787-3-09 – Proposed Roof Plan received 13.07.26
787-3-10 – Proposed Second Floor Plan received 13.07.26
787-3-11C – Proposed First Floor Plan received 11.09.26
787-3-12 – Proposed Ground Floor Plan received 13.07.26
787-3-13 – Proposed South Elevation received 13.07.26
787-3-14 – Proposed East Elevation received 13.07.26
787-3-15 – Proposed North Elevation received 13.07.26
787-3-16C – Proposed West Elevation received 11.09.26
787-3-17 – Proposed Section A-A received 13.07.26
787-3-18 – Proposed Section B-B received 11.09.26
787-3-19 – Proposed Louvre Detail received 11.09.26

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

3. The solar photovoltaic panels forming the roof-mounted solar array on the southern roof slope shall be of a non-reflective/anti-glare finish and shall be installed and retained as such thereafter.

Reason: To safeguard the amenity of neighbouring properties from potential glare and reflection.