

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03224
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	9 Edreds Court, Horsebrook, Calne, SN11 8BA
DESCRIPTION:	Replacement front windows and replacement porch front door.
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for the replacement of windows to the front elevation of the dwellinghouse and the replacement of the door of its front porch. The replacement windows would be white uPVC of similar style to existing windows. The replacement door would be uPVC/composite with wood grain effect.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 9 Edred's Court. It has walls of render with ashlar stone details, a gabled slate roof, timber fenestration (front), an attached side 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, and Flood Zone 1 contiguous with Flood Zone 2 and 3 where groundwater levels are between 0.025m and 0.5m below the ground surface¹ and 1 in 1000 risk of surface water flooding when allowing for climate change². The site is within 20m of the banks of the River Marden (notified as a main river).

PLANNING HISTORY

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

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.

Other relevant planning history:

PL/2026/02822 - External alterations to insert a first-floor side elevation window and to replace fenestration and fascia boards (APPROVED WITH CONDITIONS

¹ Wiltshire Council's Strategic Flood Risk Assessment (2024).

² Flood Map for Planning.

- Relates to 5 Edreds Court – relevant only in so far as it granted permission for uPVC windows and doors.

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.

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)

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

- 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

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 objection (08/09/2026).

Environment Agency – Comment, that they have no comment to make (30/09/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 2 September 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 and nearby listed building

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 can be achieved by, among 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 supports CP57 with expectations for delivering well-designed householder development. In relation to windows, it advises that “[t]he design, position and size of windows and doors on the extension should reflect the design, position and size of the ones used in the main house”. The Calne Community Neighbourhood Plan: Design Guidelines and Codes (CCNP DCG) (DC.04.4d) provides some relevant guidance.

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.

9 Edreds Court is a modern dwellinghouse part of the redevelopment of Maundrells Yard in the early 2000s. It is in Character Area 8 (Horsebrook) of the Calne Conservation Area (CCA) where the published statement describes it as a quiet residential street following the river and

that Maundrells Yard was a former iron foundry. Some interesting facades details of some of the foundry buildings remain.

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 to the front elevation of the dwellinghouse, and the door to side of its porch, in uPVC materials. Albeit plastic, the proposed fenestration would be white and a style closely matching existing fenestration.

The site already has some uPVC fenestration on less sensitive elevations, benefitting from planning permission 15/10270/FUL. From the file, it is understood that heritage objections led to uPVC fenestration being omitted from the front elevation in favour of retaining the timber joinery.

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. The basis for the concerns last time can, therefore, be appreciated.

However, since that time, 8 Edreds Court has been altered with uPVC fenestration with the benefit of planning permission under ref PL/2024/04638. Although each application is taken on its own merits, No.8 is of matching design to No.9 and, therefore, the proposed uPVC fenestration would be observed in that context.

In any case, the dwellinghouse is demonstrably modern and located behind the main street frontage. The loss of its existing timber fenestration is of no consequence, and the proposed replacements would match their colour and style even if not their materials.

The effect of the change to the external appearance of the dwellinghouse, albeit eroding in a small way the originally planned homogeneity of timber fenestration among the residential courtyard group, would not be of a magnitude or nature that would harm the character or appearance of the CCA from which it derives part of its heritage significance.

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 derives from its architectural and historic interest, and the contribution made by its group value with other listed buildings on the Green.

There is some inter- and co-visibility between the site and listed building, however, due to the separation distance and nature of the development, the change in appearance of No.9 would be subtle. It 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. Material considerations would not, therefore, lead to different conclusion.

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 CCNP DCG (DC.04.4d) advises that householder developments should “*safeguard the privacy and daylight amenity of 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 dwellinghouses to the application site are 8 (east) and 10 (south) Edreds Court. To north, the site borders the river Marden. To west, the site borders residential gardens to rear of 13 The Green.

The development would replace existing fenestration in matching styles albeit different materials, without materially changing the size of openings or introducing new openings.

Although the applicant proposes to obscurely glaze some of the windows, where these are understood to serve bathrooms, there appears to be no present control over the glazing of these windows.

In any case, having regard to the orientation of the windows, and the directions in which they would provide views, a condition to secure the obscure glazing of the indicated windows would not be deemed necessary.

For the reasons given, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, thereby satisfying 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. Material considerations would not, therefore, lead to different conclusion.

Flood risk and drainage

The application site is constrained by various flood risk designations, being bordered by the River Marden main river. The application is not supported by a site-specific Flood Risk Assessment.

The Environment Agency were consulted but advised they had no comment to make. The PPG³ advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues. The nature of the development would not suggest otherwise.

For the reasons given, the development would not conflict with C1 and C2 of the CCNP, CP67 of the WCS or F4, 7 and 8 of the NPPF.

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.

³ PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan. Received 19 May 2026.

Application Form. Materials. Received 19 May 2026.

Existing/Proposed East Elevation. Received 6 August 2026.

Existing/Proposed Front Elevation. Received 6 August 2026.

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