

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                                 |                                                               |
|---------------------------------|---------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2026/03792                                                 |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                               |
| <b>SITE ADDRESS:</b>            | 4 Wyvern Avenue, Calne, SN11 8NZ                              |
| <b>DEVELOPMENT DESCRIPTION:</b> | First floor side extension to property above existing garage. |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                    |

## PROPOSAL

The proposal seeks planning permission for an extension to the side of the property over an existing flat roof garage. Plans show a part flat roof part gable extension providing an additional 2No bedrooms. One of the bedrooms in the existing dwelling is to be converted into a bathroom. Materials are to match the existing with brick walls and tiles to the pitched roof and single ply membrane to the flat roof section.

During the lifespan of the application revised plans were submitted relocating the flat roof section of roof to the rear elevation of the extension, with a side gable extension presenting to the front elevation.

## SITE DESCRIPTION/CONTEXT

Located within an established housing estate within the defined settlement of Calne, the application sit consists of a link detached 20th century property within an estate of similar housing types. Throughout the estate there are numerous examples of extensions over the original attached garages.

The site is not subject to any relevant ecological, heritage or landscape constraints.

## PLANNING HISTORY

n/a

## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Calne Community Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

## **CONSULTATION RESPONSES**

Calne Town Council: No objection

## **REPRESENTATIONS**

1 letter of objection has been received from a neighbouring property citing concerns relating to privacy and overlooking due to the elevated nature of the application site in relation to the dwellings to the rear.

## **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 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.

As noted above, properties across the wider estate have been extended in various ways, predominately over the original flat roof garages. The proposed addition is positioned between the existing dwelling and the adjacent property, set back from the front elevation by approximately 0.3m and from the front of the existing garage which it is built over by approximately 1.7m.

The roof form of the extension is part flat roof part pitched to accommodate the span of the roof. Whilst a two-storey flat roof extension is not normally a design approach that is supported, in this instance revised plans have been submitted relocating the flat roof section to the rear of the extension, behind the pitched roof section. Whilst the flat roof section will be visible it will be read against the pitched section behind it, and is positioned back from the rear

elevation adjacent to the flank wall of No 2 Wyvern Close and as such would not be unduly prominent.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

### 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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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.

Comments have been received from occupiers of a property to the rear of the site concerned with the potential for overlooking due to the elevated nature of the application site. Dwellings to the rear of the application site, those at Brook Way are at a lower level as can be clearly seen from Prince Charles Drive which is the access road to the estate.

Notwithstanding this change in levels, the properties are approximately 21m apart and there are numerous windows at the properties of Wyvern Avenue that already have this outlook. An additional window serving a bedroom is therefore not considered to introduce new overlooking resulting in an unacceptable loss of privacy.

As discussed above the extension is positioned between the flank walls of 2 and 4 Wyvern Avenue and as such will not result in an unacceptable level of overshadowing. The extension will bring the side elevation up to the boundary of the property, over the existing attached garage. It is noted that there are windows in the side elevation of 2 Wyvern Close which are understood to serve the landing and a secondary bathroom window. Taking this into account and given the remaining spacing at first floor between the two properties and the existing outlook, it is not considered that the proposal would be deleterious to the living conditions of the occupier in respect of light or overshadowing.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

### 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, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

**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:*

*2614.03.01*

*2614.03.02*

*2614.03.03*

*2614.03.04*

*Received 15.06.26*

*2614.03.06*

*2614.03.07 Rev A*

*2614.03.08 Rev A*

*2614.03.09 Rev A*

*Received 05.10.26*

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