

PL/2026/04951 - Proposed Single Storey New Dwelling at 101 Studley Hill
Proposed Parish Council Response

1. Introduction

This application had previously been granted planning permission twice:

- 18/02685/FUL, granted planning permission in July 2018.
- PL/2021/04798, granted planning permission in July 2021.

Permission has lapsed before commencement, so a new application is required.

The same application was previously submitted in December 2025 under PL/2025/09613 (Planning Application: PL/2025/09613) but withdrawn. The drawings appear to be unchanged from that previous application.

2. Previous Response

The Parish Council submitted the following response to the previous application PL/2025/09613:

Response Type – No Objection – Subject to Condition

The Calne Community Neighbourhood Plan (CCNP) Policy H1 (Housing Within Settlement Boundaries) sets out a presumption of support for infill within defined settlement boundaries, as long as it is proportionate and doesn't cause unacceptable harm. CCNP Policy H6 (Exception Sites and Community Led Housing) includes a presumption of support for self-build approaches.

We consider that the two-bedroom bungalow proposed is broadly proportional to the streetscape and would not have a detrimental effect, so we have no objection to the proposal in principle.

Referring to the CCNP Design Guidelines and Codes, section DC.04.4e on infill development states that *"Infill development needs to reflect the materials and architectural details of the surrounding character areas"*.

It is positive that the front elevation is proposed to be faced in stone, but we note that the proposal would be improved if the design incorporated red brick dressing to corners and window surrounds to echo the architectural detailing on numbers 101 to 104 Studley Hill.

We have three concerns with the application that we believe need to be address:

1. **Visibility.** It is proposed that the ground elevation is lowered to match the level of the existing #101 Studley Hill. It is difficult to see how vehicles pulling out of the driveway would have a clear line of sight up the hill. We ask that the Highways department review the proposal to ensure they are satisfied there will be adequate visibility to ensure the safety of other road users.

2. **Construction Management.** Studley Hill is a narrow single lane country road, with no space for on-street parking or laydown of materials. Given the confined nature of the site, we are worried about the impact on the highway during construction. As a minimum, there must be a requirement for the Applicant to submit a Construction Method Statement for approval by Wiltshire Council prior to commencement, which should set out how clear access along the highway will be maintained during the construction period, including: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; and the storage of plant and materials used in constructing the development.
3. **Retaining Wall.** The plans show a sheet-piled retaining wall, with rendered concrete blockwork facing, along the south-east edge of the new property. We are concerned about the potential impact of ground engineering works on the neighbouring property of #100 Studley Hill (Black Fox). Approval should include a requirement for the Applicant to submit a Construction Method Statement for approval by Wiltshire Council prior to commencement, setting out how the retaining wall will be constructed to avoid unacceptable noise and vibration to #100 Studley Hill (Black Fox) and to ensure that any associated temporary works do not risk undermining the integrity of the neighbouring property's foundations.

Points (2) and (3) above both require the submission of a Construction Method Statement, which has been included as a condition of the previous planning consents (18/02685/FUL and PL/2021/04798). For clarity, we consider that it would be in the interests of all parties if an Outline Construction Method Statement addressing these points was submitted and agreed as part of the application process.

3. Recommendation

It is recommended that the Parish Council submits the same response to application PL/2026/04951.