

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08950
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Dean Lodge, Loders Lane, Swallowcliffe, Salisbury, SP3 5PG
DEVELOPMENT DESCRIPTION:	The construction of a single storey double garage, new covered porch, regrading of the driveway and new gated entrance
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for an open porch on the west facing main entrance, a detached single storey double garage positioned to the west and forward of the main dwelling, the regrading of the existing parking area and driveway to accommodate the garage with a limestone chipping finish, and the installation of sliding gates at the site entrance.

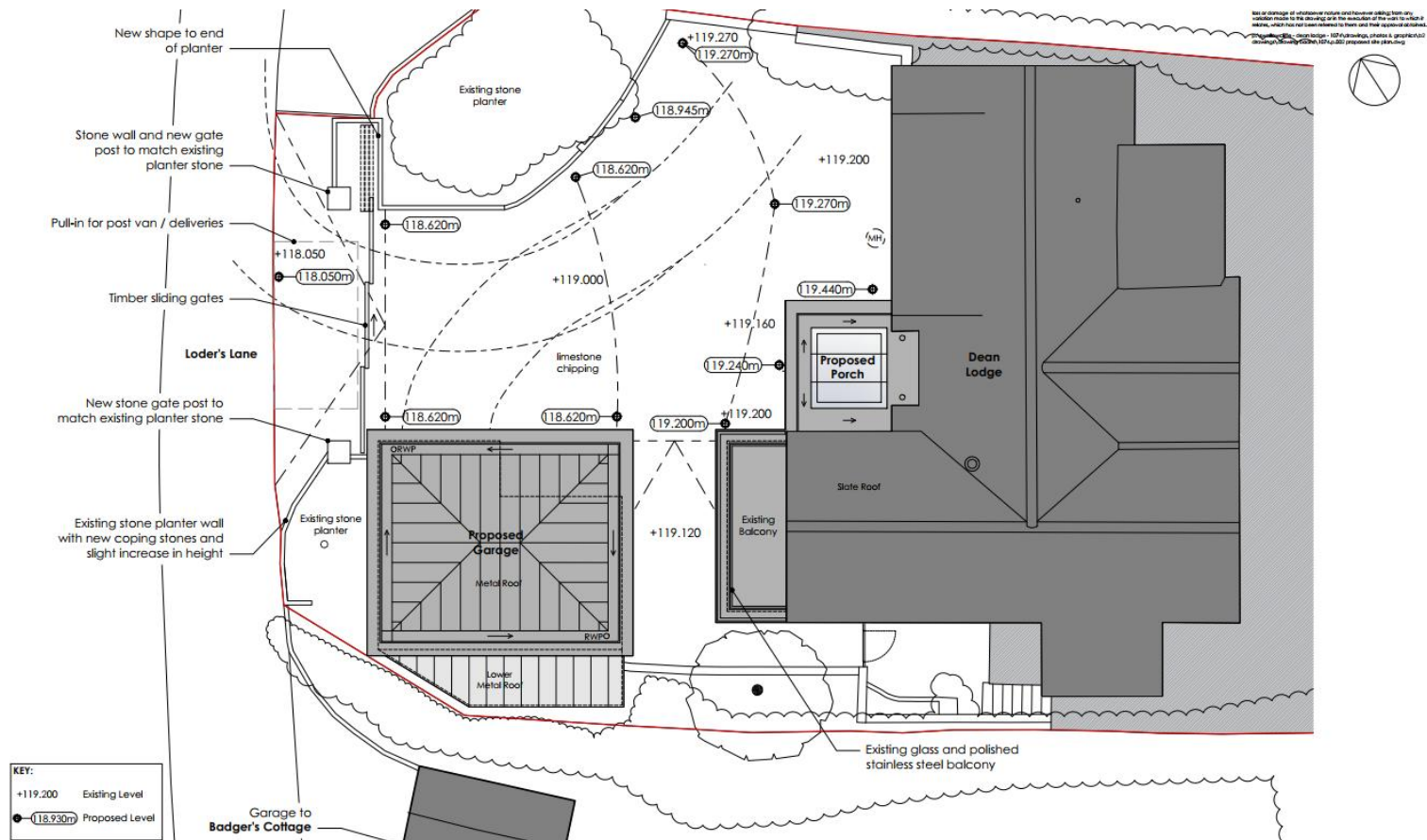
SITE DESCRIPTION/CONTEXT

The site comprises a detached dwellinghouse which was granted planning permission under reference S/2008/2053. The site previously benefited from a detached garage constructed under permission S/1984/0488, alongside a detached dwelling. Both the earlier dwelling and garage were subsequently demolished to facilitate the construction of the current dwelling, and the site has remained without a detached garage since its demolition in 2009.

The site lies outside of any defined settlement boundary and is located to the south of the Small Village of Swallowcliffe as identified by Core Policies 1, 2 and 27 of the Wiltshire Core Strategy. The dwelling is set back from the highway and benefits from a large rear garden and on-site parking, with access taken from the unclassified Loders Lane. The surrounding area is characterised by detached dwellings to the north and south, open fields to the west, and dense tree cover with farmland beyond to the east.

PLANNING HISTORY

Proposal / Summary	
S/1981/0778	Erection of dwelling and garage (outline) approved with conditions on 12 August 1981.
S/1984/0488	Reserved Matters for erection of detached dwelling and garage, approved on 10 May 1984.
S/2008/2053/Ful	Full Planning Consent for the erection of a new dwelling. 10 December 2008.



RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

Swallowcliffe Parish Council: No objection with the following text received:

'No objection'

WC Highways:

'I acknowledge receipt of the revised visibility block plan, which illustrates that the visibility at the site entrance remains as existing. In view of the above, no highway objection is raised.'

REPRESENTATIONS

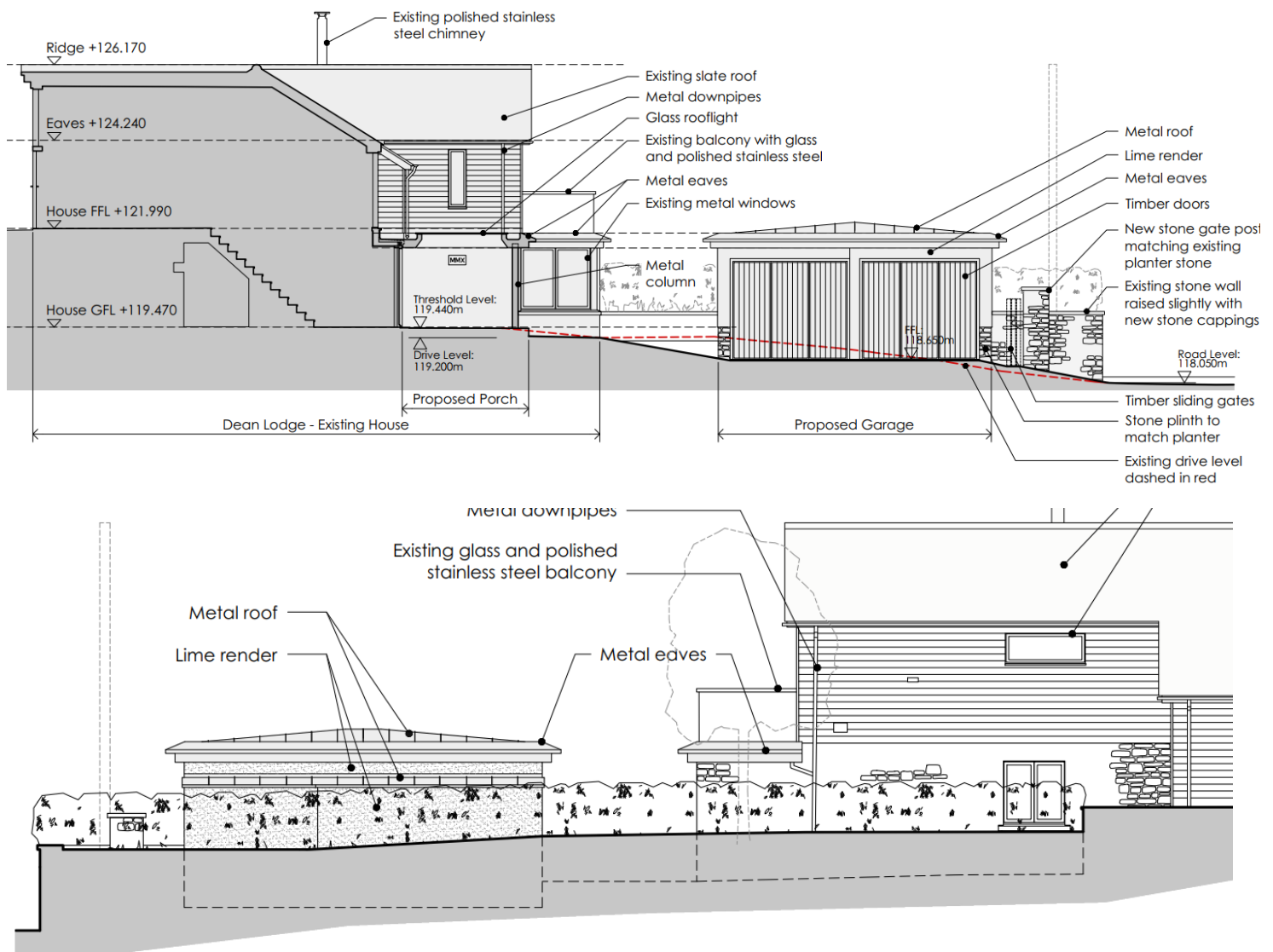
No comments were received.

ASSESSMENT

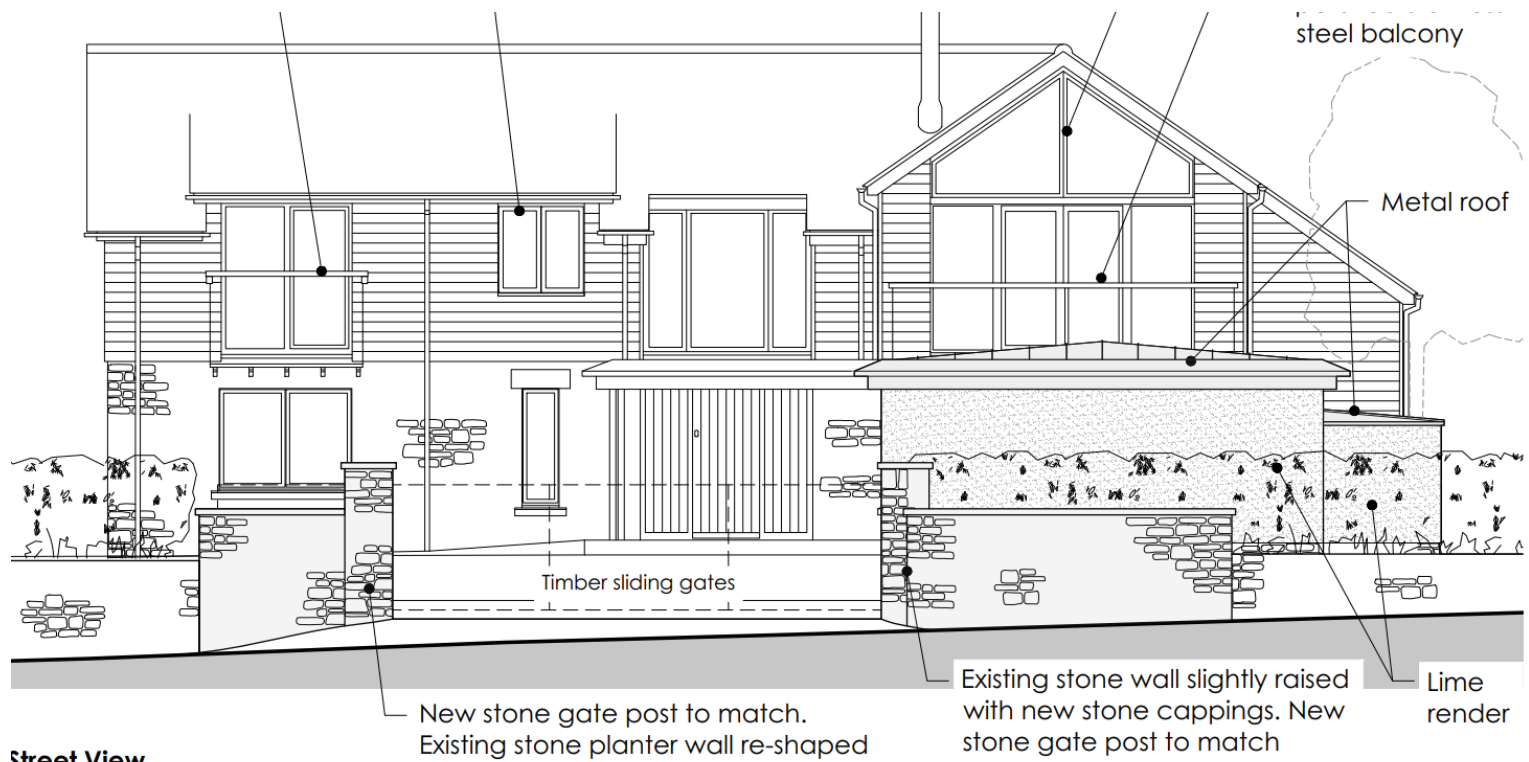
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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.



South West Elevation



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.

The proposed double garage is positioned forward of the north west gable of the dwelling and is single storey with a shallow roof profile. The eaves line aligns with that of the proposed porch and the existing balcony, resulting in a cohesive and subservient relationship with the main dwelling. The low profile of the roof, together with the proposed regrading of the driveway, will prevent any material reduction in natural light to ground floor rooms of the main dwelling. The use of lime render and a metal roof is appropriate and will complement the contemporary design of the host property. Detached garages located forward of the principal elevation are evident within the surrounding area, including at Dean Mead to the north, which features a larger two storey garage, and as such the siting is not uncharacteristic of the locality.

The proposed open porch is modest in scale and extends in line with an existing ground floor projection, thereby limiting any change to the overall built form of the dwelling. The use of metal detailing to the eaves and columns reflects the contemporary appearance of the main dwelling. Its open design reduces visual bulk and, while visible from the public realm, the porch remains set back from the highway and does not appear visually prominent. The proposal represents a minor alteration to the dwelling that will not result in harm to the character of the area.

The proposed sliding entrance gates will be constructed from timber and are designed to retract into a recess within the existing stone boundary wall. The gate piers will be of stone with stone copings to match the existing boundary treatment. The gates therefore represent a proportionate alteration to the site frontage and make use of materials that reflect those already present, ensuring a consistent appearance.

The proposed regrading of the driveway is limited in extent and is necessary to accommodate the garage. The use of limestone chippings as a surface finish is acceptable in design terms and will not result in an incongruous appearance within the setting of the dwelling.

Overall, the proposed garage, porch, access gates and associated driveway works are appropriately scaled, appropriately designed and sympathetic to the character and appearance of the host dwelling and its rural surroundings. The development will result in only minor visual change and will not cause harm to the character of the area or the appearance of the site when viewed from the public realm. 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, loss of privacy and overbearing effects.

When considering the proposed development as a whole, any potential impact on residential amenity is limited primarily to the proposed garage and porch. The alterations to the driveway are minor in nature, as is the addition of the front gate, and there are no neighbouring properties to the west of the site.

The proposed porch integrates well within the existing built form of the dwelling and is positioned such that it will not be visible from Badger Cottage to the south. It is also sufficiently distanced and small in scale from Dean Mead to the north to prevent any adverse impacts on amenity.

The proposed detached garage will not result in an unacceptable impact on the amenities of Badger Cottage despite its proximity to the shared boundary. The design has been carefully considered to ensure that the building sits comfortably within the landscape and is not visually prominent. The eaves height aligns with the ground floor ceiling level of the main dwelling, and its single storey form ensures that it does not appear overbearing. An appropriate separation distance is maintained between the proposed garage and the neighbouring dwelling. No overlooking or loss of privacy concerns arise as no windows are proposed on the south elevation of the garage which faces towards Badger Cottage.

Due to the relative orientation of the properties, and with Badger Cottage located to the south, the path of the sun from east to west ensures that the proposal will not give rise to overshadowing or loss of daylight. As such, the development will not result in harm to neighbouring residential amenity.

Overall, the proposed development has been carefully designed and sited to avoid any adverse impact on the amenities of neighbouring properties. Owing to its scale, positioning

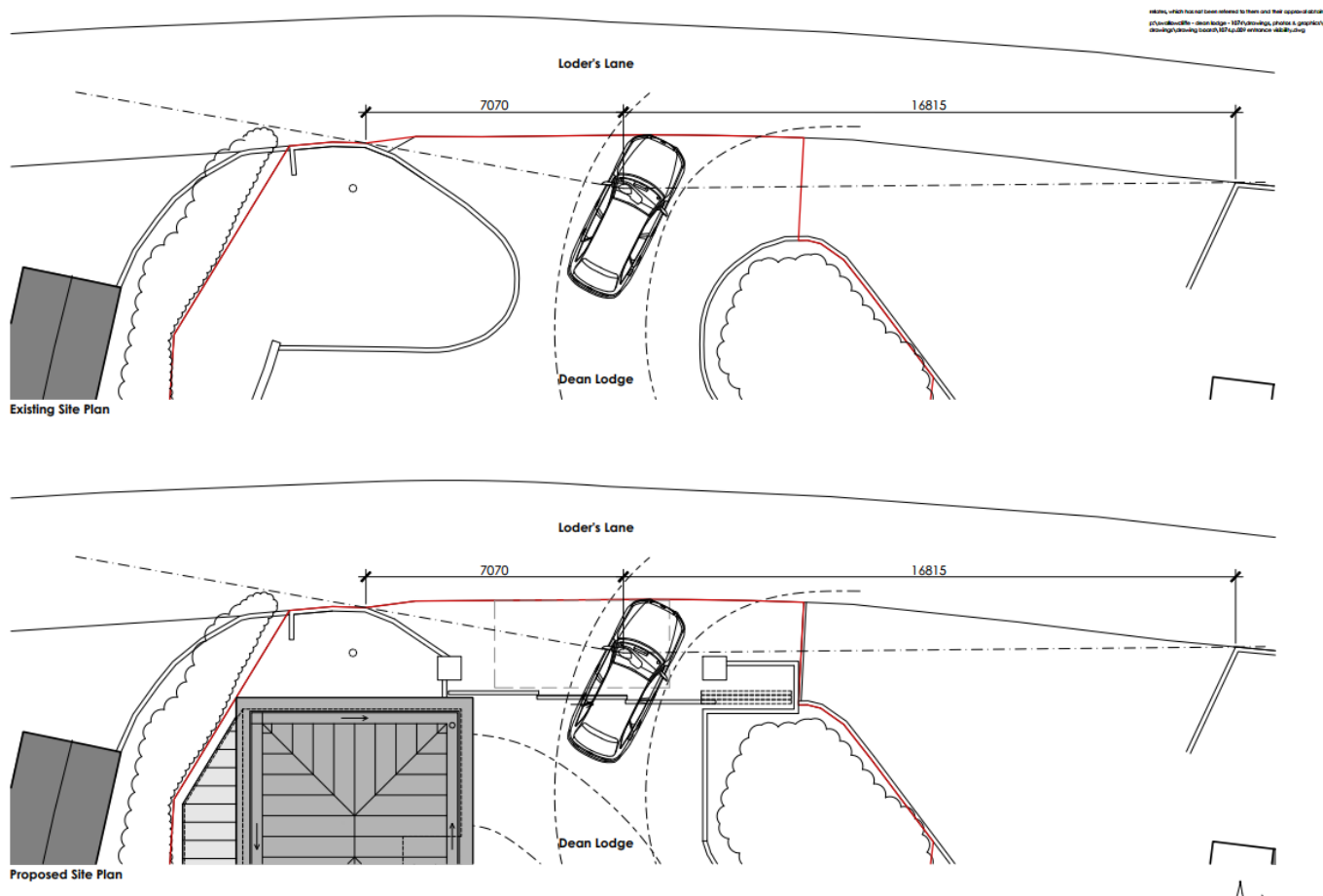
and single storey form, the garage and porch will not appear overbearing, result in overshadowing or lead to a loss of privacy. The minor nature of the driveway works and entrance alterations further ensures that the proposal will not give rise to unacceptable residential amenity impacts. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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. The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

WC Highways were consulted on the application due to the proposed installation of an entrance gate onto the public highway. Following the submission of a visibility block plan demonstrating that visibility splays at the site entrance will remain unchanged, WC Highways confirmed that they raise no objection to the proposal.

In conclusion 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, the NPPF, and the Wiltshire Local Transport Plan.



National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposed works represent minor alterations to an existing dwelling within a context of neighbouring residential development and will not result in adverse effects on the landscape character of the Cranborne Chase National Landscape.

No external lighting is specifically shown on the submitted plans, however the Design and Access Statement confirms that any external lighting associated with the porch and garage will be downward facing and recessed within soffits, providing illumination only where necessary for safe access. Lighting of this nature is not expected to give rise to harm to the Dark Skies Reserve designation of the National Landscape. Notwithstanding this, the case officer has included an informative on the decision notice to provide further guidance on the use of proportionate and appropriate external lighting, in accordance with the relevant Environmental Zone standards.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 189 of the NPPF in conserving and enhancing the National Landscape. The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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 and the special qualities of Cranborne Chase National Landscape.

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 the following 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:

- Existing and proposed visibility play – (ref: 1074.P.009) – date received: 10/12/2025
- Proposed north (front) elevations – (ref: 1074.P.007) – date received: 11/11/2025
- Application form – date received: 11/11/2025
- Location plan – date received: 11/11/2025
- Proposed south (rear) elevations – (ref: 1074.P.008) - date received: 11/11/2025
- Proposed site section – (ref: 1074.P.003) - date received: 11/11/2025
- Proposed ground floor plan – (ref: 1074.P.004) - date received: 11/11/2025
- Proposed site plan – (ref: 1074.P.002) - date received: 11/11/2025
- Proposed first floor plan – (ref: 1074.P.005) - date received: 11/11/2025

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

3. Materials used in the development hereby permitted shall be as shown on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives

External Lighting

The site lies within the Cranbourne Chase National Landscape. The area has been designated as an International Dark Sky Reserve. Therefore the applicant should consider before installing any external lighting, the guidance contained on the National Landscapes website for lighting - <https://cranbornechase.org.uk/our-work/dark-night-skies/> Generally any external lighting should be for the purposes of safe access and security and should be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021).