

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09639
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hill View, Boreland Hill, Upper Woodford, Salisbury, SP4 6PE
DEVELOPMENT DESCRIPTION:	Erection of a Timber Orangery
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey timber orangery on the north facing rear elevation of the existing dwelling.

SITE DESCRIPTION/CONTEXT

Hill View is a detached dwellinghouse set within a large rear garden and is accessed from an unnamed road. The site lies outside any defined settlement boundary as set out by Core Policies 1, 2 and 4 of the Wiltshire Core Strategy, although it is located within the village of Upper Woodford. The site lies in close proximity to two Grade II listed buildings, these being Boreland House and Front Railings (ref: 1130990) and Shepherd's Close and Front Railings (ref: 1284039).



PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

Woodford Parish Council: No comment received.

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.

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 extension will result in a notable increase in the overall footprint of the existing dwelling. However, due to its rear positioning, single storey form and overall scale, it will remain visually subservient to the main dwelling and will not dominate it. The extension will not project further north or west than the furthest respective elevations of the existing dwelling and, being sited to the rear, it will not be visible from the public realm.

The base of the extension will be constructed of flint and brick with timber windows and doors, providing a contrasting yet complementary appearance posing no harm to the character of the site. The proposal will also incorporate two roof lanterns set within the flat roof, with their highest point aligning with the bottom of the first floor windows.

As such, the proposal is considered to preserve the character and appearance of the existing dwelling and its setting. 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.



PROPOSED REAR ELEVATION
Scale 1:100

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.

Due to its single storey form and its separation from neighbouring dwellings, the proposed extension will not result in any unacceptable impact on residential amenity. The extension will be positioned at a sufficient distance from neighbouring properties to avoid any overbearing effect, loss of outlook or sense of enclosure. Furthermore, the extension is sited in a recessed position, nestled within the footprint of the existing dwelling, which significantly limits its visibility from surrounding properties. As a result, the proposal is unlikely to be visible from neighbouring dwellings.

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

Heritage impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The site lies in close proximity to two Grade II listed buildings, namely Boreland House and Front Railings (ref: 1130990) and Shepherd's Close and Front Railings (ref: 1284039). In accordance with national and local policy, the impact of the proposal has therefore been considered with regard to the setting of these heritage assets.

Given the separation distances involved, the presence of the existing dwelling and intervening buildings, it is highly unlikely that there will be any direct intervisibility between the proposed extension and either listed building. The proposed extension will not introduce any additional harm to the setting of the listed buildings beyond that already established by the presence of Hill View itself.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the setting of the nearby listed buildings. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 the nearby heritage assets.

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:

- Block plan – (ref: 13249/03) – date received: 09/12/2025
- Proposed elevations and floor plans - (ref: 13249/02) – date received: 09/12/2025

- Site location plan – (ref: 13249/04) – date received: 09/12/2025
- Application form – date received: 09/12/2025

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.