

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09618
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Farley Farm, Church Road, Farley, Salisbury, SP5 1AD
DEVELOPMENT DESCRIPTION:	Proposed detached car port and store
RECOMMENDATION:	That Planning Permission be GRANTED

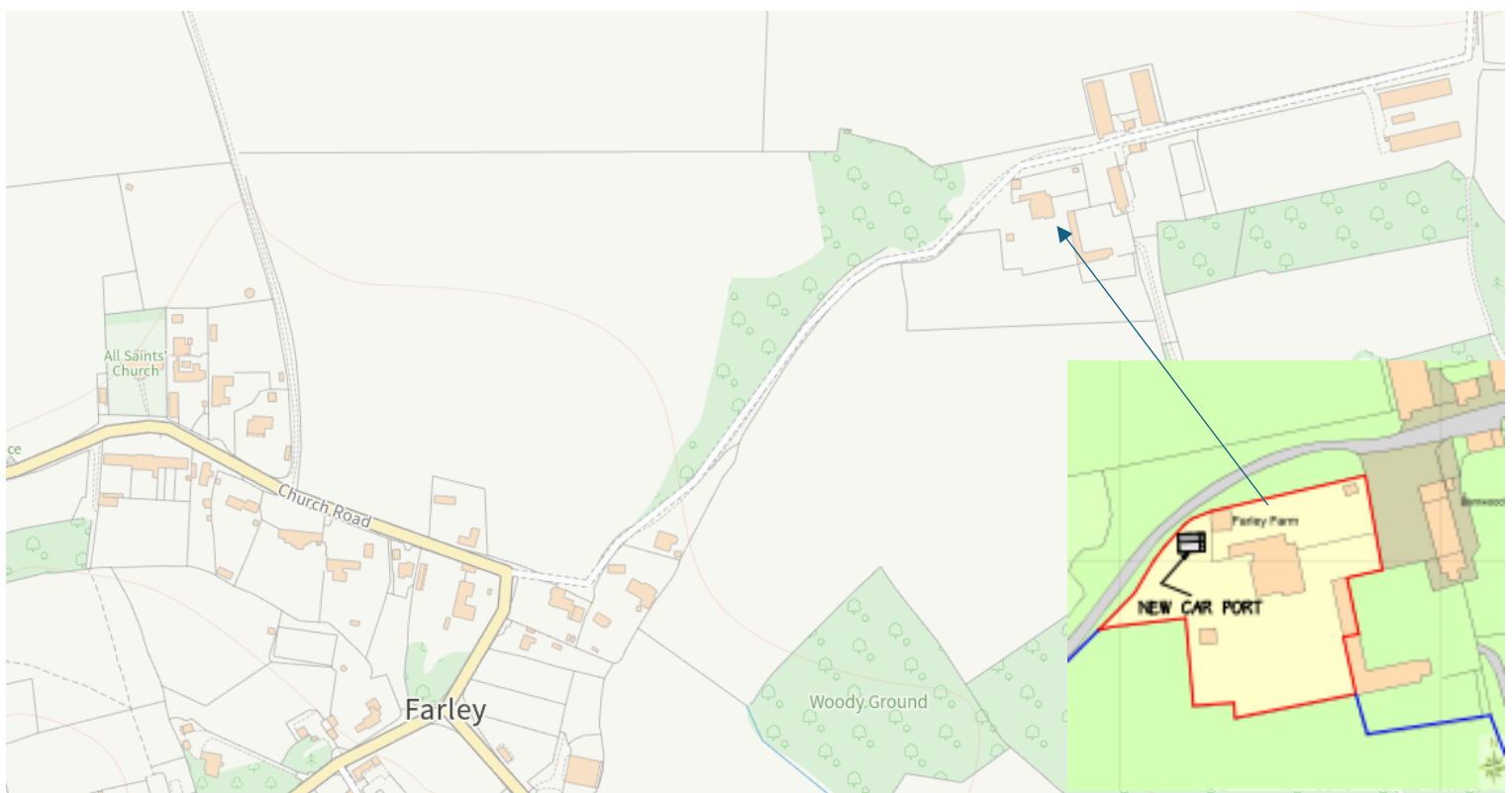
PROPOSAL

The proposal seeks planning permission for a proposed detached car port and store.

SITE DESCRIPTION/CONTEXT

The site is not situated within any defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. It is within the Special Landscape Area defined by saved Salisbury District Local Plan policy C6 and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA). The site is located in Flood Zone1 and is not in the immediate vicinity of any rivers.

The application site is a detached dwellinghouse accessed off an unadopted road off Church Road. The access road directly to the front of the application site is a designated Bridleway with reference: PIFA10. The site is located at the end of a private lane and is surrounded by the open countryside and agricultural buildings.



CONSULTATION RESPONSES

Pitton and Farley Parish Council: No Objection.

Rights of Way: None 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."

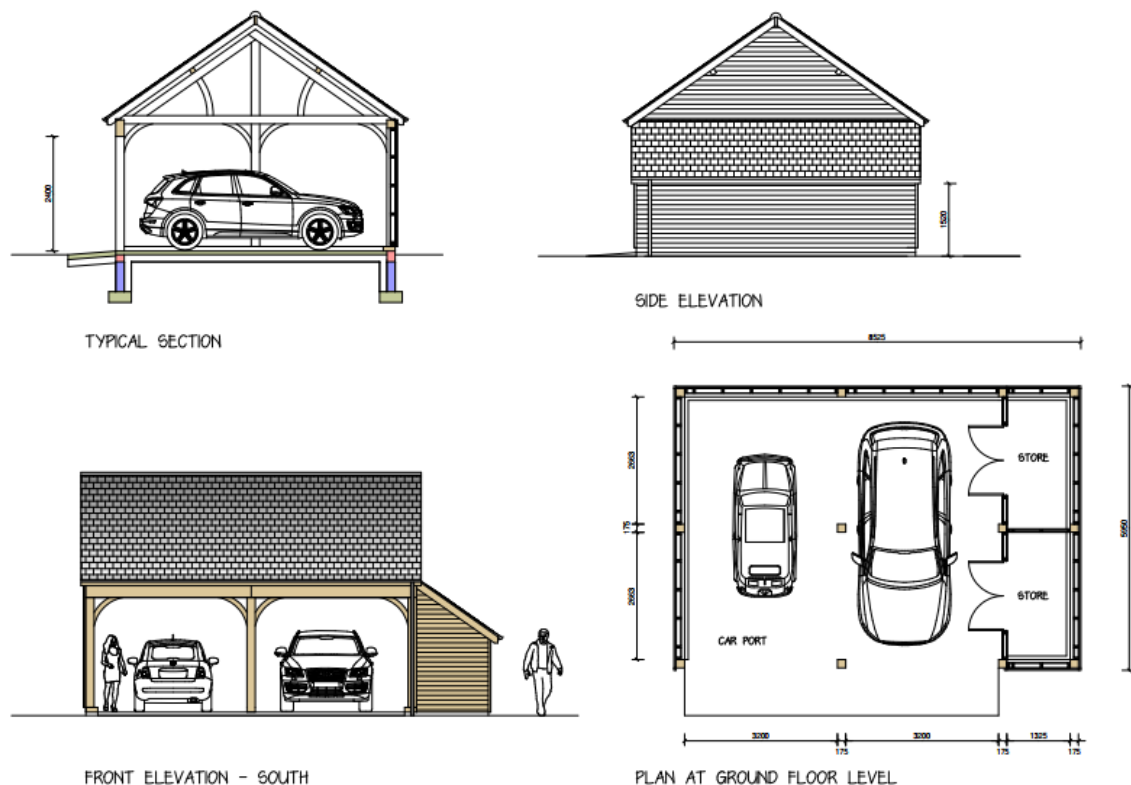
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

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 application site consists of a detached dwelling accessed off an unnamed road in the village of Farley. This application proposes the erection of a single storey car port measuring approximately 8.5 metres in width, 5.9 metres in length and 5 metres in height. The proposed carport is three sided with horizontal timber cladding with timber posts and a pitched clay roof. An attached smaller mono pitched roof to the side is proposed to contain a store. The proposed garage is subservient in scale and footprint to the host dwelling.

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.

The closest neighbour to the application site is Barnwood, located on the east of the site. There are agricultural buildings on the northeast, while on the southeast of the site is an existing barn. Due to the location of the dwelling being far from any nearby residential dwellings, there would not be an impact on existing residential amenity, nor would there be any overlooking. The proposed works are all single storey and have minimal impact on the surroundings.

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.

There is a designated right of way bridleway along the front of the application site which is the access road to the property with reference PIFA10. The proposed works are within the residential curtilage of the site with the right of way bridleway located adjacent to the application site and not affected by the proposed works. The rights of way team were consulted as part of this application, however, no consultation response was received.



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:

Plans as Proposed inc Location and Block Plan Drawing Reference ACg/p/01 Received: 04 December 2025

Proposed Site Plan Drawing Reference: ACf/p/02 Received: 04 December 2025

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form.

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

Informative:

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way PIFA10 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.