

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09497
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Willowdown House, Wet Lane, Mere, Warminster, BA12 6BA
DEVELOPMENT DESCRIPTION:	Replacement and enlargement of existing pool house.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey detached pool house with an associated decking area. The building will be located to the north-west of the main dwelling, directly adjacent to the existing swimming pool. This building will replace the existing pool house.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwelling house with an existing swimming pool and pool house set within a large garden area. Neighbouring dwellings and farm buildings are located to the east and south, with no immediate neighbouring dwellings to the north or west. The site lies outside any defined settlement boundary and is located to the south-east of the Local Service Centre of Mere, as defined by Core Policies 1, 2 and 17 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/1987/0911 - Full planning permission Decision - Approve with Conditions Date: 20/7/1987 – PROPOSED EXTENSION TO FORM KITCHEN, ENTRANCE AND 2 BEDROOMS
S/1987/1658 - Full planning permission Decision - Approve with Conditions Date: 24/11/1987 – TWO STOREY EXTENSION TO EXISTING DWELLING
S/2008/0967 - Full planning permission Decision - Approved Date: 21/7/2008 – GLAZED PORCH AND VERANDA

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 17: Mere Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

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

Mere Town Council: No objection – subject to condition – with the following text received:

‘That the pool house remains ancillary to the occupation of Willowdown House and cannot be occupied separately, rented out as self-contained accommodation or sold off separately.’

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.

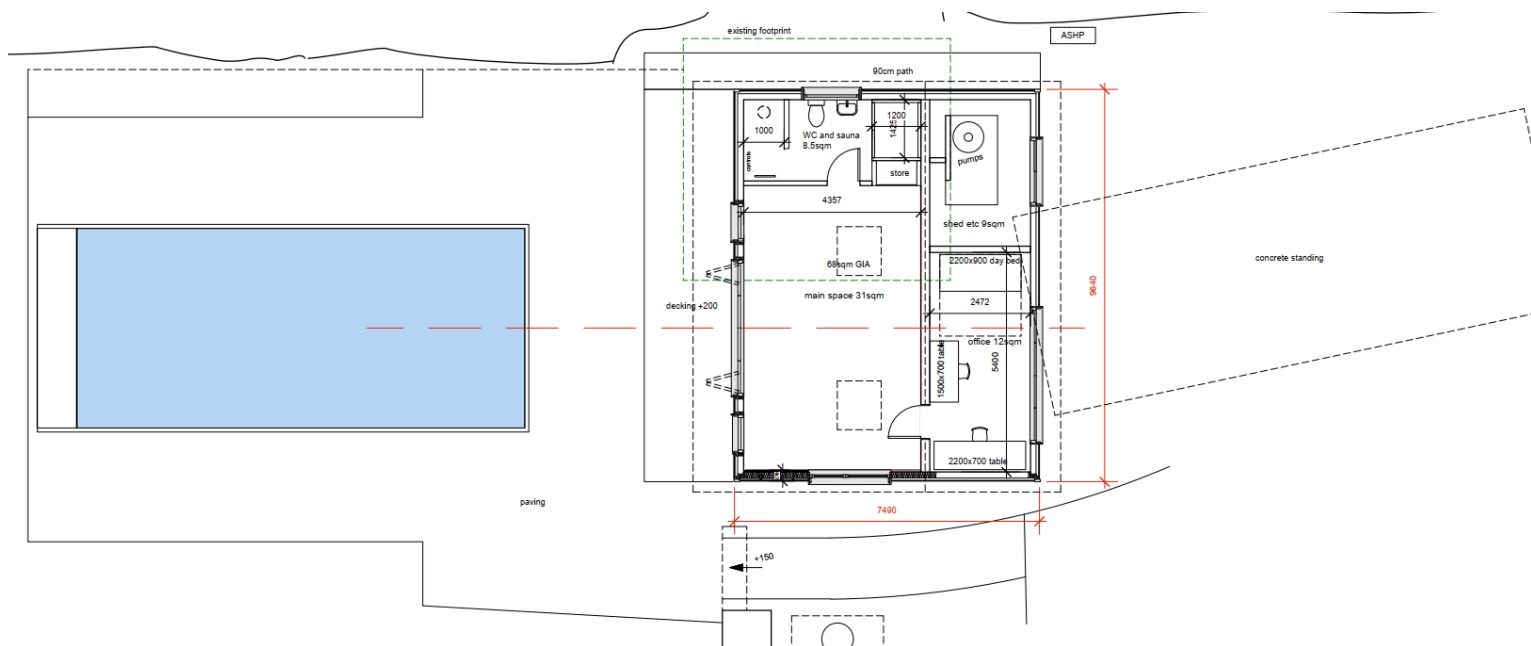
Design and impact upon the character and context of the area

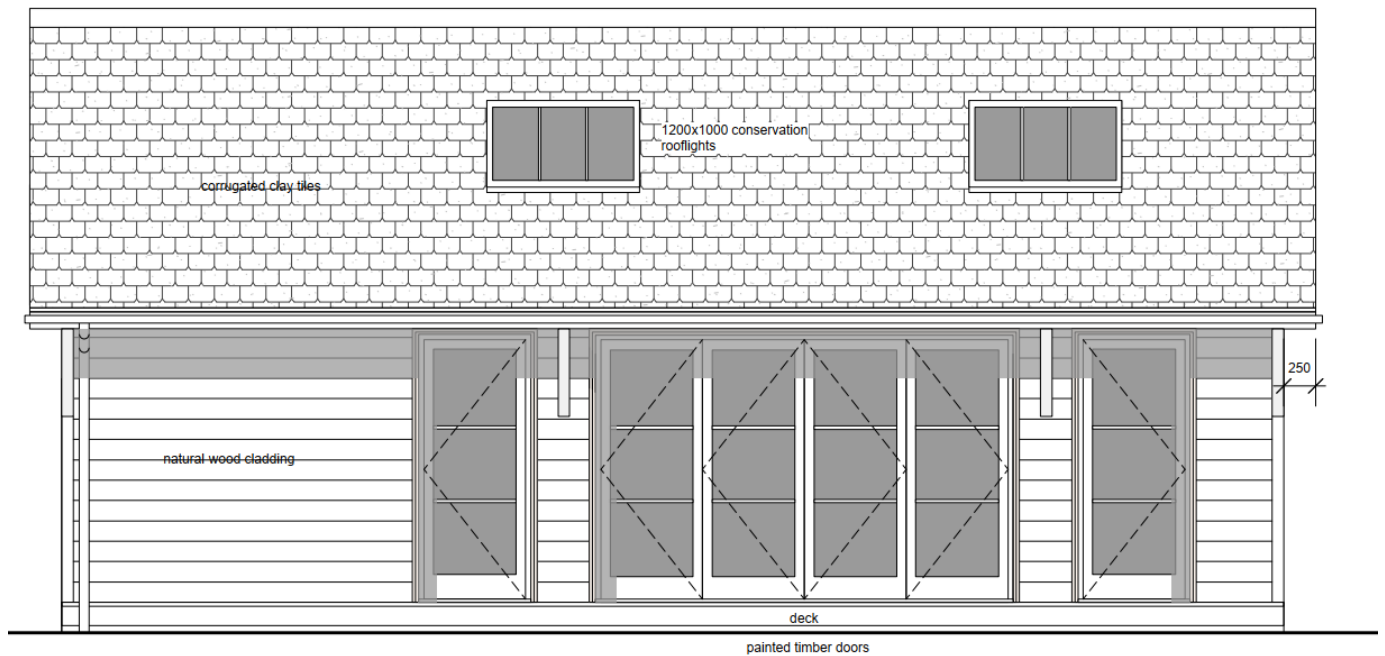
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal comprises a single storey building with a pitched roof, similar in footprint and overall design to the existing pool house, and positioned broadly within the same footprint. Its separation from the main dwelling, together with its single storey form, ensures that it will remain non-dominant and subservient to the main dwelling, resulting in an effect that is comparable to that of the existing pool house.

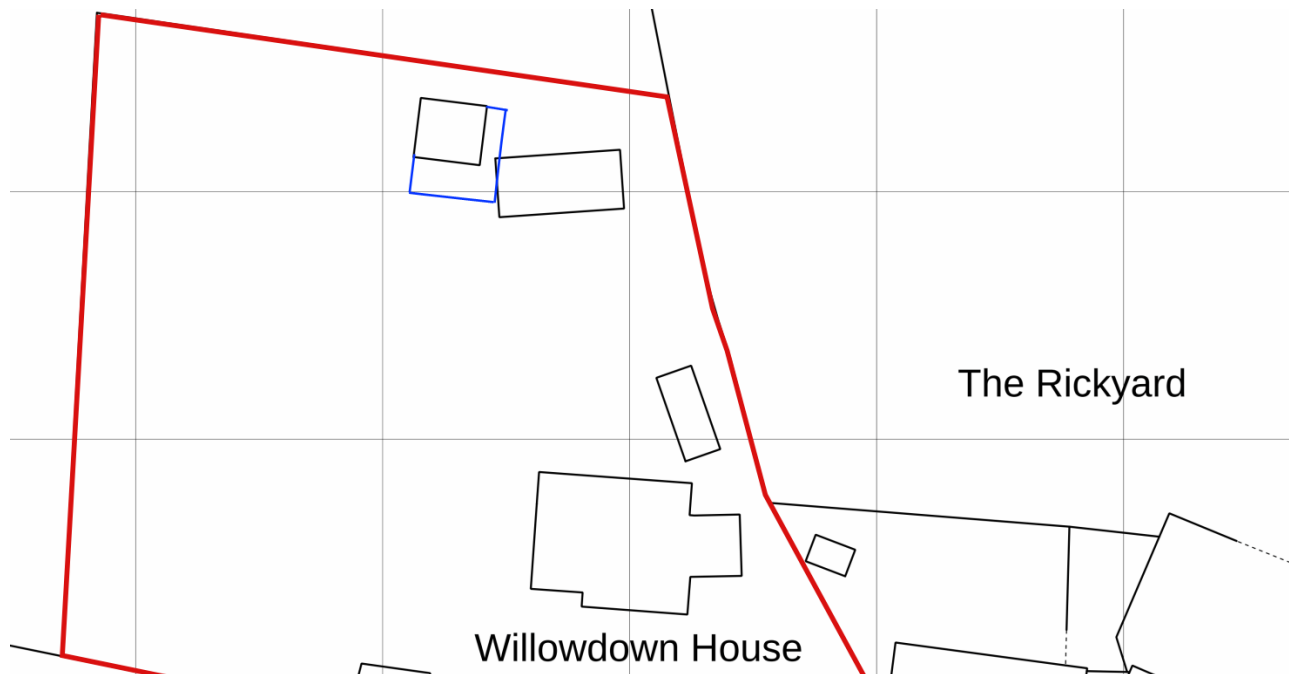
In terms of design, appropriate material choices have been made. The roof will be finished in clay tiles and will incorporate 2 rooflights, with natural timber cladding and painted timber doors proposed for the elevations. Windows are proportionate in scale and positioned to allow adequate levels of daylight into the building.

Overall, the replacement pool house is considered to represent a sympathetic and appropriate form of development that will not result in any material change to the character or appearance of the site or 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.





Poolside Elevation



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.

Given its single storey form and its separation from neighbouring dwellings, the replacement pool house will, by its nature, give rise to a low level of amenity impact. The scale and siting

of the building ensure that it will not result in any overlooking, loss of privacy or sense of enclosure. Due to the absence of nearby residential properties in close proximity, the development will not appear overbearing nor will it cause any overshadowing of neighbouring buildings or structures. From an amenity perspective, the impact of the proposal will be essentially the same as that of the existing pool house and will not result in any additional harm to residential amenity.

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

Ancillary accommodation

Given the layout of the proposed pool house and the inclusion of bathroom facilities, the building has the potential to function as habitable accommodation. It is therefore considered necessary to impose a condition to ensure that the use of the building remains ancillary to the residential use of the main dwelling and forms part of the same planning unit. This condition was also requested by Mere Town Council.

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 or the amenities of neighbouring occupiers.

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:

- Location plan – date received: 03/12/2025
- Application form – date received: 03/12/2025

- Proposed elevations – (ref: EM.007) – date received: 04/12/2025
- Proposed roof plan – (ref: EM.004) – date received: 03/12/2025
- Proposed site plan – (ref: EM.003) – date received: 03/12/2025
- Proposed block plan – date received: 03/12/2025

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.

4. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Willowdown House, and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.