

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09702
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The River House, Shepherds Close, Coombe Bissett, Salisbury, SP5 4LX
DEVELOPMENT DESCRIPTION:	Alteration works to existing dwelling including recladding of walls and roof, single storey extension and internal alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey side extension on the east-facing elevation and the recladding of elements of the north, east, south and west elevations of the existing dwelling. The submitted plans also show the installation of new solar panels on several areas of the roof. A new dormer will replace an existing rooflight on the east elevation and a further dormer is proposed on the west elevation, also replacing a rooflight. The existing conservatory is also to be removed. Other minor alterations to existing windows are also included.

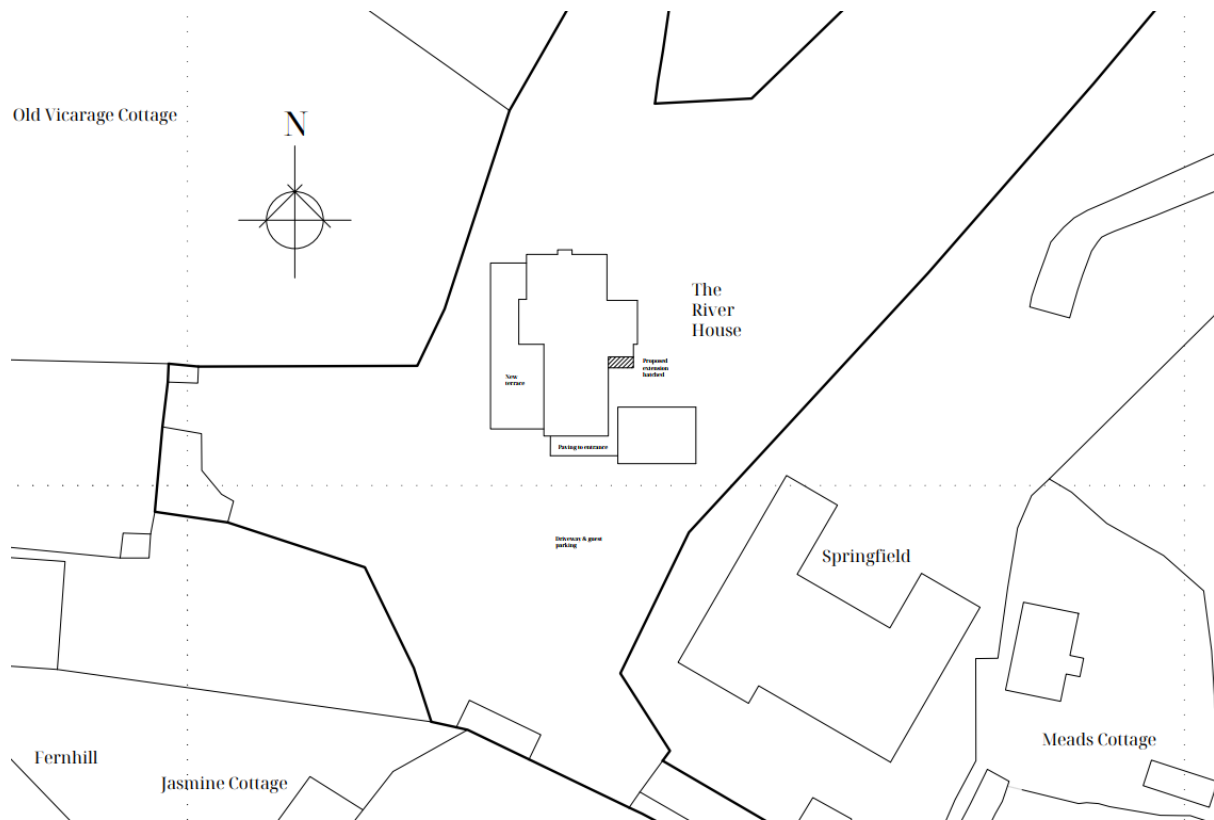
SITE DESCRIPTION/CONTEXT

The site comprises a detached 2 storey dwellinghouse with a large surrounding private garden, the majority of which extends to the north-east, together with a detached double garage. The surrounding properties are all detached dwellings of varying styles. The site is located at the end of Shepherds Close, a narrow access lane serving 6 properties, which is itself accessed from Homington Road.

The site lies outside the defined settlement boundary of the Large Village of Coombe Bissett as set out under Core Policies 1, 2 and 23 of the Wiltshire Core Strategy, although it is noted that the red line application boundary abuts the defined settlement boundary. The site is also in proximity to the Grade II listed buildings Frampton Cottage and Palmers Barn at the Croft site, and lies within the Coombe Bissett Conservation Area and the Cranborne Chase National Landscape.

PLANNING HISTORY

Proposal / Summary
S/1988/0462 - Full planning permission Decision - Approve with Conditions Date: 4/5/1988 – EXTENSIONS



RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Coombe Bissett and Homington Neighbourhood Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

S/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Coombe Bissett and Homington Parish Council - no comment – with the following text received:

'The Parish Council have no comment to make on this application.'

WC Highways – no objection

'I refer to the above planning application for alteration works to the existing dwelling including recladding of walls and roof, single storey extension and internal alterations. The existing vehicle access and parking provision is not proposed to be altered and the number of bedrooms is remaining the same. I raise no highway objection.'

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

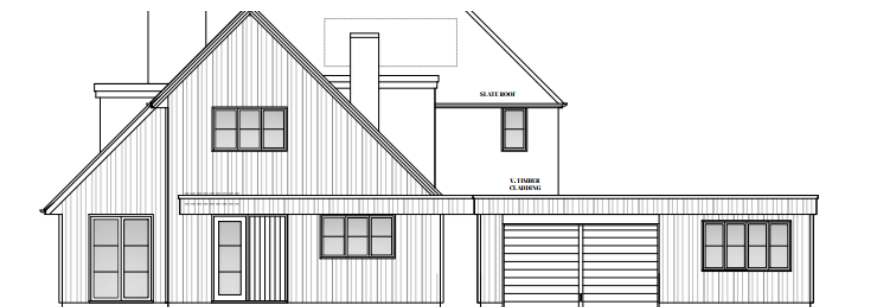
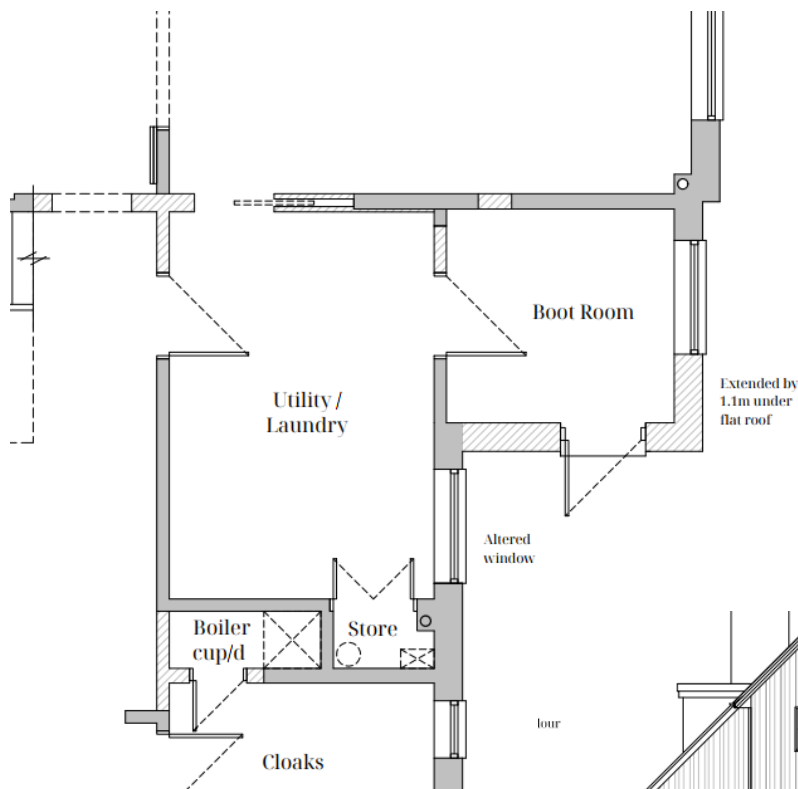
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The site is not visible from the public realm and, as such, the proposed development and alterations to the existing dwelling will have a very limited impact on the character of the surrounding area. The proposed single storey side extension on the east-facing elevation will provide a boot room with a connection to the existing utility room. This represents a minor increase in the overall footprint of the main dwelling and, by reason of its scale, siting and design, will not result in harm to the character or appearance of the dwelling or its immediate surroundings. The extension will be finished in the same vertical timber cladding proposed on the other elevations, allowing it to integrate with the wider alterations to the building.

The proposed light grey vertical timber cladding will provide a more uniform and cohesive appearance when compared to the existing mix of brickwork and weathered cladding. The replacement of the worn clay roof tiles with a slate roof, together with the installation of solar panels, will result in a more consistent roofscape. These changes will improve the overall appearance of the dwelling while addressing the condition of existing materials. The proposed dormers on the east and west elevations, along with minor alterations to existing windows, are modest in scale and will not appear visually intrusive.

The proposals include the removal of the existing conservatory and its replacement with a new terrace area. The conservatory makes a limited contribution to the overall design and character of the dwelling and is understood to be in poor condition. Its removal will not result in any adverse design or visual impact and no concerns arise in this regard.

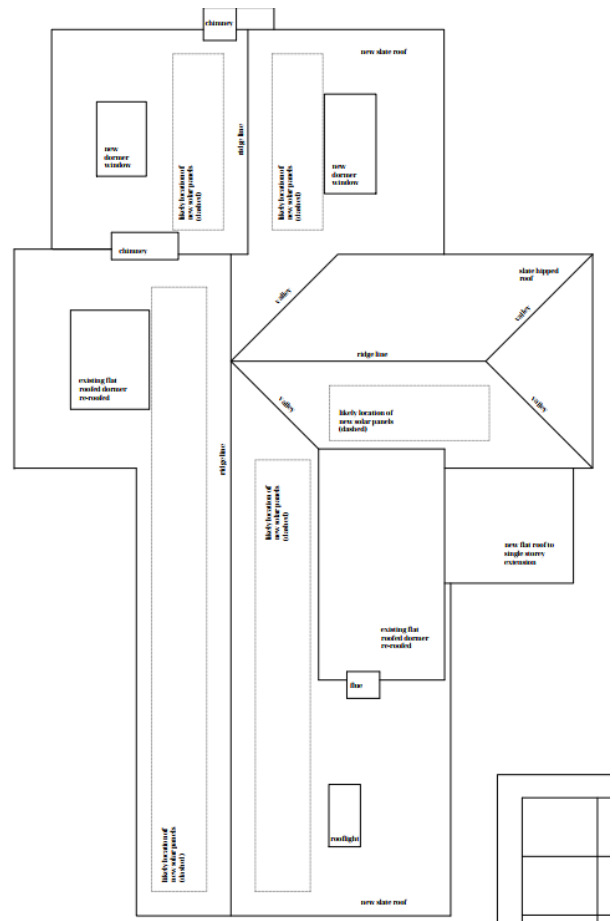
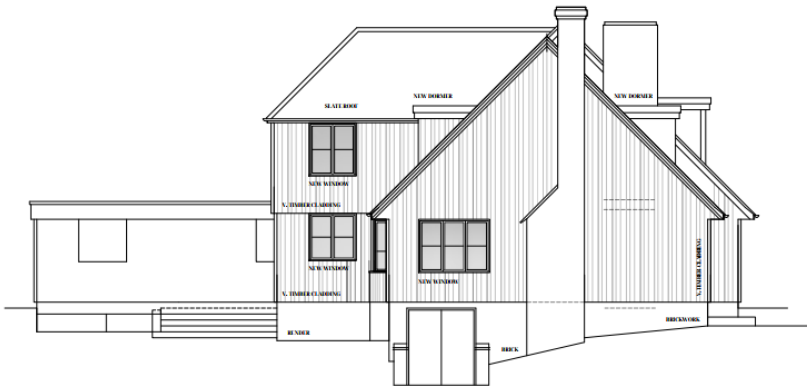
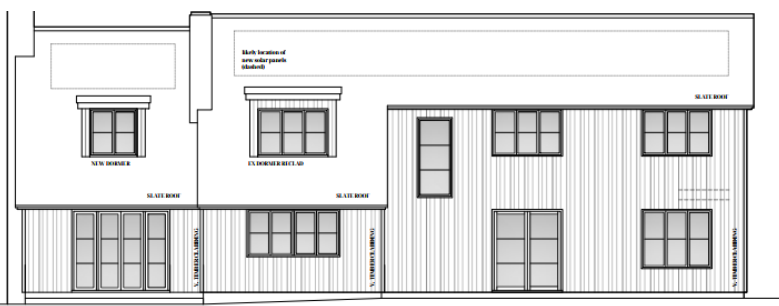
Given the secluded nature of the site at the end of Shepherds Close, the proposed works will not be visible from the public realm and will only be visible by a limited number of neighbouring properties. Taking this into account, along with the scale, design and use of materials, the development will preserve the character and appearance of the existing dwelling and the surrounding area and is considered to raise no design or visual amenity concerns. 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 South Elevation
1:100



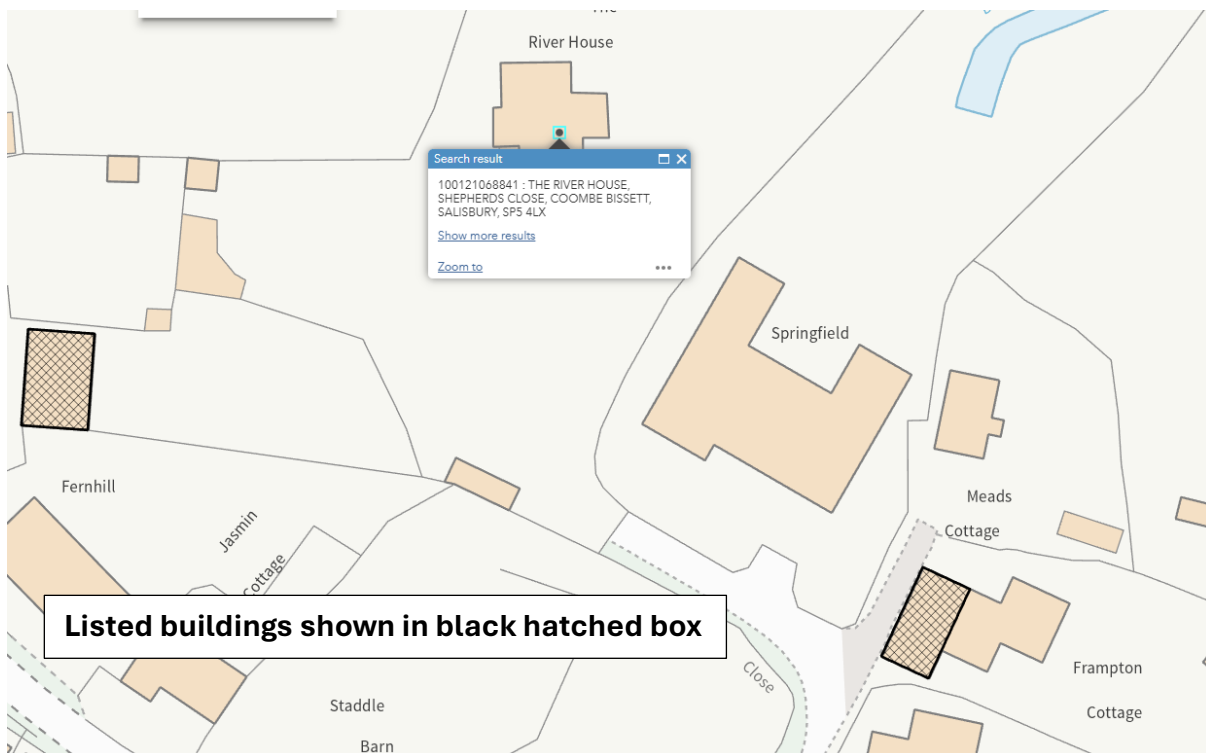
Proposed East Elevation
1:100



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 works are modest in nature and, as such, will not result in any significant impact on residential amenity. The single storey side extension is limited in scale and, given the separation distances to neighbouring dwellings, will not give rise to concerns in terms of overbearing impact, loss of light or loss of outlook. The proposed dormers and minor alterations to existing windows are appropriately positioned and, having regard to the siting of the dwelling within its plot and its relationship with neighbouring properties, will not introduce opportunities for harmful overlooking or a loss of privacy.

In conclusion, the proposed development will preserve the residential amenity of neighbouring occupiers and is considered acceptable in this regard. 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. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. 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 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.

By reason of the separation distances involved, the presence of intervening boundary treatments and the existence of other buildings, there are no meaningful intervisibility relationships between the application site and the nearby Grade II listed buildings, namely Frampton Cottage and Palmers Barn at the Croft site. As a result, the proposed minor alterations will not affect the setting of these designated heritage assets beyond the established presence of The River House itself. The proposals do not introduce new built form or features that would alter the way in which the listed buildings are experienced or appreciated within their surroundings.

The site does not occupy a prominent or publicly visible position within the Coombe Bissett Conservation Area and is located at the secluded end of Shepherds Close. The proposed works will not be visible from the public realm and will only be perceived from a limited number of neighbouring dwellings. Given the modest scale and nature of the alterations, including the recladding, dormers, removal of existing conservatory, and minor changes to openings, the proposals will preserve the character and appearance of the conservation area and will not result in harm to its significance.

The proposed roof-mounted solar panels, despite their elevated position, will not be visible from the public realm, do not front a highway and will be read in the context of the existing dwelling. As such, they will not detract from the character or appearance of the conservation area and raise no heritage or visual amenity concerns.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the nearby listed buildings. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 176, 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 site lies within the Cranborne Chase National Landscape and inline with the policies above great weight is given to the impact on the unique qualities of the landscape and the International Dark Sky Reserve.

It's important to recognise that the site is also located within a built-up residential area on the boundary of the defined Large Village of Coombe Bissett, where the character of the landscape is already influenced by existing development. The proposed works comprise minor alterations to an existing dwelling, contained within the existing residential curtilage, and will not introduce additional built form that would materially alter the established landscape character. In relation to light pollution and the Dark Sky Reserve designation, the proposed works relate to an existing dwelling and are minor in nature. As such, the alterations will not give rise to an increase in light emissions that would adversely affect the designation. The proposals include the replacement of 2 existing rooflights with dormer structures and the removal of an existing conservatory with a glazed roof. Taken together, these changes are likely to reduce the potential for light escape from the building when compared to the existing arrangement.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of Cranborne and Chase National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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, the character of the conservation area, setting of nearby listed buildings and 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 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:

- Proposed plans and elevations – (ref: TRH 20-A) – date received: 16/12/2025
- Location plan – date received: 11/12/2025

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 approved plan 'proposed plans and elevations' (ref: TRH 20-A)

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