

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09724
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Grove Cottage, Nightingale Lane, Wardour, Tisbury, Salisbury, SP3 6RJ
DEVELOPMENT DESCRIPTION:	Erect garage and store
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a garage and a store.

SITE DESCRIPTION/CONTEXT

The application site consists of a detached cottage with the original 1.5 storey 18th Century thatched cottage visible from the street scene and a series of 20th century extensions and additions to the rear of this. In addition to the cottage, the application site consists of several outbuildings on the northern edge of the site. The boundary of Grade II* Wardour Park and Garden lies across the highway to the south of the application site. To the north of the application site lies a field and the open countryside, whereas to the west is Grove Farm House another residential dwelling and on the east is the open countryside with the closest dwelling, Sawmills located approximately 200 metres east of the site.

The site is not located within a conservation area nor is it located within a defined settlement boundary. However, the dwelling has recently been recognised by the LPA as a non-designated heritage asset (NDHA). However, this has not been formally identified as such in either a Local Plan or Local List. Nonetheless, policies and legislation attributable to NDHA's will be taken into consideration below.

The site is within the Cranborne Chase and West Wiltshire Downs national landscape (formerly known as an area of outstanding natural beauty) and lies within a designated Dark Skies area.

The site is in flood zone 1 (i.e. at the lowest risk of flooding) and Council records indicate that it is not at high risk from ground or surface water flooding.

PLANNING HISTORY

S/80/1396: Extension at first floor level - Approved.

S/1983/1455: Extension of existing dwelling - Approved.

S/1988/0115: Porch extension to existing dwelling - Approved.

S/1992/1323: Erection of conservatory - Approved.

PL/2024/07477: Replacement dwelling and outbuilding – Refused and Appealed:
APP/Y3940/W/25/3360421: Dismissed

PL/2025/07914: Demolition of extensions on side and rear of cottage and detached outbuildings. Erect single and two-storey extension. Form new vehicular access and close-up existing access point. - Approved.

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 3: Infrastructure Requirements
- Core Policy 27: Spatial Strategy for the Tisbury Community Area
- Core Policy 41: Sustainable Construction and Low Carbon Energy
- Core Policy 45: Meeting Wiltshire's Housing Needs
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

Salisbury District Local Plan 2011

- C24: Extensions to Buildings
- H30: Replacement Dwellings in the Countryside
- H31: Extensions to existing dwellings in the Countryside

Other:

- The Planning (Listed Building and Conservation Areas) Act 1990
- The Wiltshire Design Guide Supplementary Planning Document ('the WDG SPD') - adopted March 2024
- Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

- Wiltshire's Community Infrastructure Levy: Planning Obligations Supplementary Planning Document
- (Planning Obligations SPD); Wiltshire's Community Infrastructure Levy - Charging Schedule
- (Charging Schedule) and Wiltshire's Community Infrastructure Levy - Regulation 123 List
- Cranborne Chase Partnership Plan 2019-2024
- Tisbury Conservation Area Appraisal and Management Plan
- Tisbury and West Tisbury Neighbourhood Development Plan 2019-2036 (Made November 2019)

CONSULTATION RESPONSES

Conservation Consultation: No Comment.

Archaeology: No Objection

Arboricultural Officer: No Objection subject to development being carried out in accordance with the Arb report.

Tisbury Parish Council: Support. *Tisbury Parish Council supported the application on the grounds that it was compliant with Core 57 of the Wiltshire Core Strategy. However, it would ask that a condition is placed on the Decision Notice to state that the building shall remain ancillary to the dwelling house and not form part of the living accommodation.*

REPRESENTATIONS

No comments were received.

ASSESSMENT

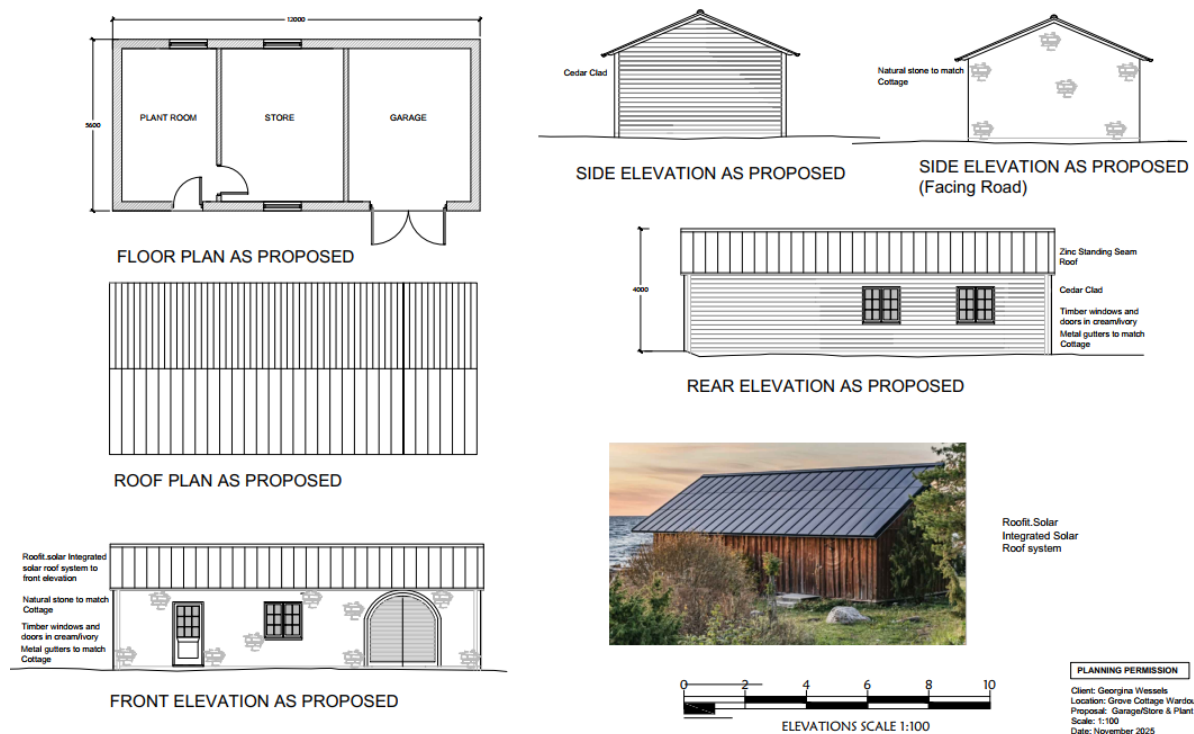
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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, Impact and Assessment of Heritage Significance

This application site has had recent planning approval for the demolition of rear and side extensions to of a 18th Century cottage which is considered a Non-Designated Heritage Asset and the erection of a single and two storey extension to the cottage and a new vehicular access. This application is regarding the proposed erection of a single storey outbuilding for the purpose of a garage, store and plant room incidental to the residential host dwelling. The outbuilding garage measures approximately 12 metres in length, 5.6 metres in width, and 4 metres in height. The materials are proposed to be timber windows with horizontal cedar cladding and a zinc roof. While the application has proposed the outbuilding to be used as a garage, the door to the garage area measures approximately 2.5 metres in width and 1.5 metres in height with the door curving above this height. Only smaller modern vehicles would be able to be accommodated through this door. Nonetheless, the application is for an outbuilding of incidental use to a residential dwelling. The submitted design and access statement has noted that the plant room is proposed to contain a ASHP.



Grove Cottage, Nightingale Lane, Wardour, SP3 6RJ

While the host dwelling is not a listed dwelling. The previous assessment through the recent planning applications and appeals have indicated that the. Planning Practice Guidance (PPG) defines a non-designated heritage asset (NDHA) as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

While the cottage has not been identified as a NDHA through a Local Plan or a Local List, this is not a necessary requirement to be attributed the status of a NDHA. In line with the PPG, the cottage has been identified by the conservation officer as a NDHA through the decision-making process of the previous application.

Specifically in respect of unlisted buildings of historic interest (non-designated heritage assets i.e. NDHAs) it says (paragraph 216):

'The effect of an application (i.e. planning permission) on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Alongside this, the application site lies adjacent to Grade II* Wardour Park and Garden.

Paragraph 58B of the Planning Act 1990 requires that in considering whether to grant planning permission or permission in principle for the development of land in England which affects a registered park and garden, the LPA must have special regard to the desirability of preserving or enhancing the asset or its setting.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-16 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features 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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

“The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.”

“The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part...”

“While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time.”

“The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance. 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.

CP58 ‘Ensuring the conservation of the historic environment’ requires that “designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.” It is also required that distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant LBC for any works the local planning authority (LPA) [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Salisbury Saved Policy C24 states:

In order to conserve the intrinsic character of the countryside extensions to buildings will only be permitted if they are sympathetic in scale and character with the existing building and surroundings. Additions, i.e. new development which is not necessarily physically linked to the existing building, will be similarly controlled. Extensions and additions must fall within the existing curtilage.

Saved Policy H31 introduces similar controls on the size of extensions to existing houses in order to prevent the creation of, in effect, large new houses in the countryside. When

considering applications for extensions, particular attention will be paid to the size of the proposed extension in relation to the existing dwelling, its design, and whether the proposal will leave sufficient amenity space around the dwelling. The policy states:

H31: In the countryside extensions to existing dwellings will be permitted provided that:

- (i) the extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;*
- (ii) the design of the extension is in keeping with that of the existing dwelling and uses complementary materials; and*
- (iii) the extension would not create, or be capable of creating, a separate dwelling.*

Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The location of the proposed outbuilding is approximately 20 metres from the host dwelling and set back from the 18th century cottage elevation. This application site had previous outbuildings on the northern boundary of the application site, these have proposed to be demolished as part of the previously approved applications. This proposed outbuilding is single storey and has been designed with a simple pitched roof and timber cladding as is common with outbuildings of this nature.

In conclusion, the location, design and scale of the proposed garage is considered appropriate for the application site and allows ample openness to be retained on the plot. Additionally, it is considered that the proposed location of the outbuilding does not have an undue impact on the retained historic cottage. The proposed outbuilding will be conditioned for incidental use associated with the host dwelling as is proposed. The proposed materials are not considered to have adverse impact to the historic cottage. 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.

Loss of Light / Overshadowing & Loss of Privacy

To the north of the application site lies a field and the open countryside, whereas to the west is Grove Farm House another residential dwelling and on the east is the open countryside with the closest dwelling, Sawmills located approximately 200 metres east of the site. The site is relatively isolated with the nearest neighbours a considerable distance away. It is not considered that there would not be any adverse impacts caused by the proposed development would to the 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.

Impact on the character and appearance of the area which is within a national landscape (AONB)

CP51 states development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character and any negative impacts must be mitigated through sensible design and landscape measures. In particular development proposals must demonstrate that the local distinctive character of settlements and their landscape settings have been conserved and where possible enhanced.

CP57 of the WCS requires a high standard of design in all new developments and that development respond positively to the existing townscape and landscape in terms of building layout, built form, height, mass, scale, building line, plot size, design, materials, and streetscape. Information would be required to address these policies.

There is a public bridleway beyond the eastern boundary (TISB48) however due to the presence of trees and other vegetation, the site is not visible from it (particularly at this time of the year).

Similar to the previous planning officer responses, the site currently appears a little unkempt and removal of some of the dilapidated buildings/structures near to the rear boundary is welcomed. Retention of the large trees and other vegetation along the eastern boundary is considered very important and appropriate new tree planting is also encouraged elsewhere within the plot. External lighting is discouraged and should be kept to an absolute minimum. This has been included as a condition in the recommendation notice.

It is noted that the recent appeal considered that the previous proposed development to be contrary to policy in relation to the effect of the proposed development on the character and appearance of the area and landscape character. This application is a householder application for the erection of an outbuilding/garage. It is considered that the proposed outbuilding will not detrimentally impact the character and appearance of the national landscape with open areas retained on the plot.

Arboricultural

The application site consists of several various trees. There are no TPO trees located within the application site nor is the site located within a conservation area. The previous applications included an arboricultural report which highlighted which trees would be affected by the previous larger development. During the course of this application, the arboricultural report was unable to be updated to reflect this reduced development application. A revised report

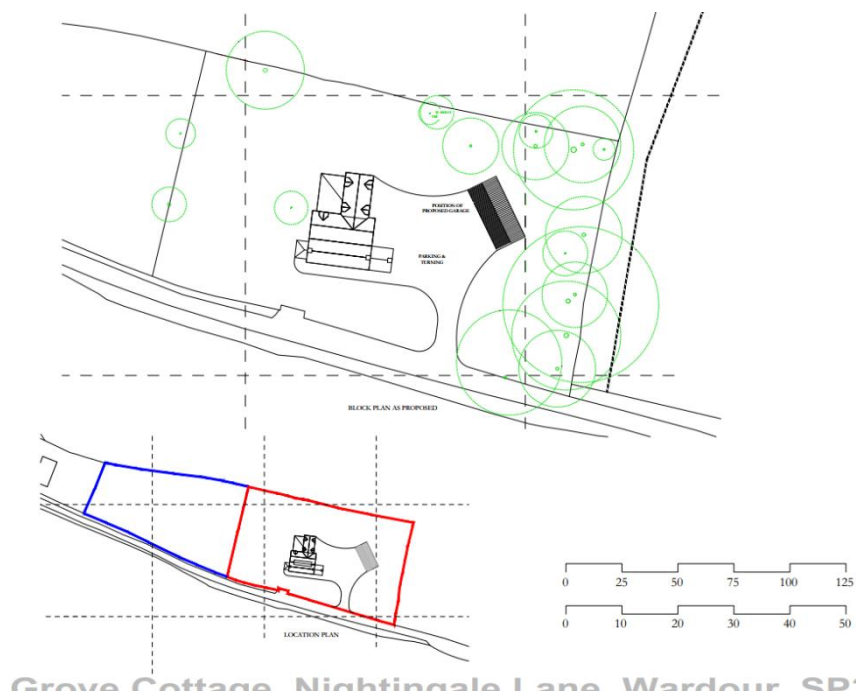
was submitted. The LPA's arb officer has no objections to the revised report, a condition has been included in the recommendation that the development should be done in accordance with the submitted and approved report.

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.

The highways officer was not consulted as part of this application. The proposed outbuilding has noted that it is to be used as a garage, however the size of the curved door is small in height and width, it would be difficult to fit a modern car through this door. However, the application has assessed the proposed development as an outbuilding for incidental use. There are no other highway changes associated with this application. The previous extant application proposed the relocation of the entrance to the site, this has been covered by a separate application to this. This application does not propose any changes to this. 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.



Ecology

This application does not include the submission on an ecological impact assessment. Previous applications identified that existing buildings on the application site contains day roots of bats. As this application is assessing the erection of a new garage, no ecological survey is required. However, the applicant should note that under the terms of the Wildlife and

Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species. This text has also been included in the recommendation notice to make the applicant aware.

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 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:

Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement

Received: 30 January 2026

Proposed Grove Cottage Outbuilding Received: 06 January 2026

Design Access and Heritage Statement Received: 12 December 2025

Block Plan / Location Plan Received: 12 December 2025

Topographical Survey (As Existing, Showing Existing Garage) Drawing No. LDS/18422 TP1

Received: 12 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 and shall match the existing brickwork and roof tiles as the host dwelling.

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

4. The proposed garage hereby approved shall only be used for purposes incidental to the residential use of the dwelling known as Grove Cottage, Nightingale Lane, Wardour, Tisbury, Salisbury, SP3 6RJ and shall not at any time be occupied for overnight accommodation and it shall remain within the same planning unit as the main dwelling of Grove Cottage, Nightingale Lane, Wardour, Tisbury, Salisbury, SP3 6RJ.

REASON: The nature of the proposed works having regard to the reasonable standards of residential amenity, access, parking provision and planning policies pertaining to the area would not permit overnight accommodation.

5. The development, including site clearance, shall be in accordance with the approved Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement received 30th January 2026 and include any necessary fencing, in accordance with the relevant British Standard (BS.5837: 2012). The trees shall be protected in accordance with the approved statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

Informative:

Wildlife and countryside act

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.