

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

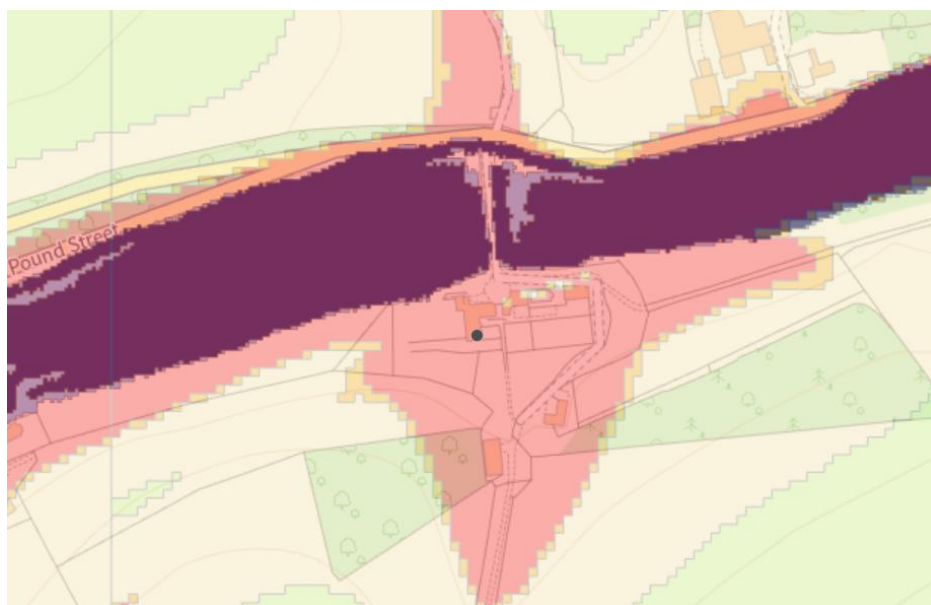
APPLICATION REFERENCE:	PL/2026/00188
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	CHALKWAY HOUSE, EBBESBOURNE WAKE, SALISBURY, SP5 5JB
DEVELOPMENT DESCRIPTION:	1 1/2 storey extension to replace existing single storey extension, additional dormer window to thatched roof and additional masonry flue.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to erect a 1.5 storey extension to replace an existing single storey extension, a proposed additional dormer window and a flue.

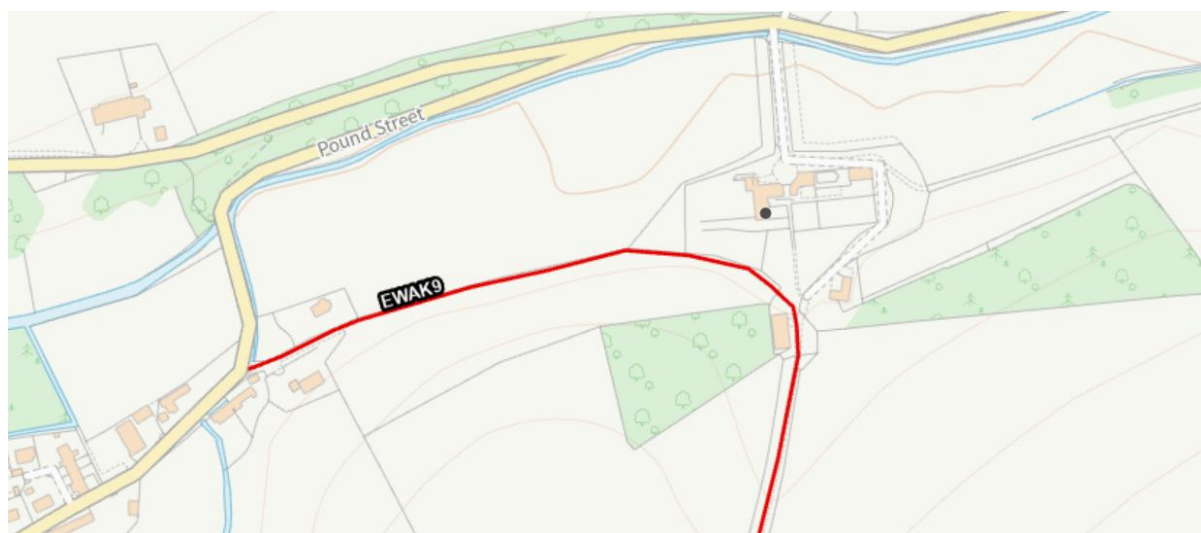
SITE DESCRIPTION/CONTEXT

The site is not located within any defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP33. It is located within the Cranborne Chase and West Wilshire Downs AONB/ National Landscapes, within the Hampshire River Avon Catchment and according to the SFRA it is situated within flood zone 1, however, River Ebble and Flood Zone 2 and 3 starts directly to the front of the host dwelling and along the existing access to the host dwelling from the highway. There is also a high increase in groundwater emergence as demonstrated by the snippet from the strategic flood risk assessment shown below.



The application site consists of a detached dwelling constructed in 2000 in the arts and crafts style as a replacement dwelling to a previous dwelling. The application is bordered by the highway on the north with the open countryside surrounding all sides.

EWAK9, a restricted byway cuts across the southwestern side of the host dwelling accessed from the highway, Pound Street.



PLANNING HISTORY

Reference	Proposal / Summary	Decision
PL/2025/01060	Single Storey rear extension to House, Internal alterations to Annex, additional windows to House, Annex and Garage	Approve with Conditions
PL/2022/01433	Works to extend existing single storey larder offshoot to kitchen	Approve with Conditions
PL/2021/07757	Erection of a greenhouse and associated works.	Approve with Conditions
20/05159/FUL	Curtilage alterations involving change of use of land from agriculture to residential and from residential to agriculture, terracing, landscaping, creation of native tree planting wildlife corridor and associated works (part retrospective).	Refused
20/10665/FUL	Curtilage alterations involving change of use of land from agriculture to residential and from residential to agriculture, terracing, landscaping and associated works (part retrospective)	Approve with Conditions
19/06978/CLP	Certificate of lawfulness for proposed roof extension	Approved
19/02727/FUL	Single Story Rear Extension at Ground Floor Level, Single Story Extension at First Floor Level and Proposed Covering over Existing Swimming Pool.	Approve with Conditions

S/2000/1488	From agricultural land to residential garden replacement barn and stables and new wall alterations to existing farm track and associated excavation work	Approve with Conditions
S/2000/0029	Garden room/orangery/pantry extension to permitted replacement dwellings (s/98/1758)	Approve with Conditions
S/2000/2230	Addition of a swimming pool 11.5 x 6m within garden curtilage	Approve with Conditions
S/2000/0765	Two additional dormer windows on the west elevation of the main house and an additional dormer window on the east elevation of the garage	Approve with Conditions
S/1999/0858	variations to planning permission s/98/1758 - revised roof chimneys and dormer windows	Approved
S/1998/1758	Erection of replacement dwelling	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 33: Spatial Strategy: Wilton Community Area

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 69: Protection of the River Avon SAC

Saved Salisbury District Local Plan Policies

H31 Extensions to Dwellings in the Countryside

Cranborne Chase National Landscape Partnership Plan 2025-2030

CONSULTATION RESPONSES

Ebbesbourne Wake Parish Council: No objection.

Rights of Way: No Objection.

REPRESENTATIONS

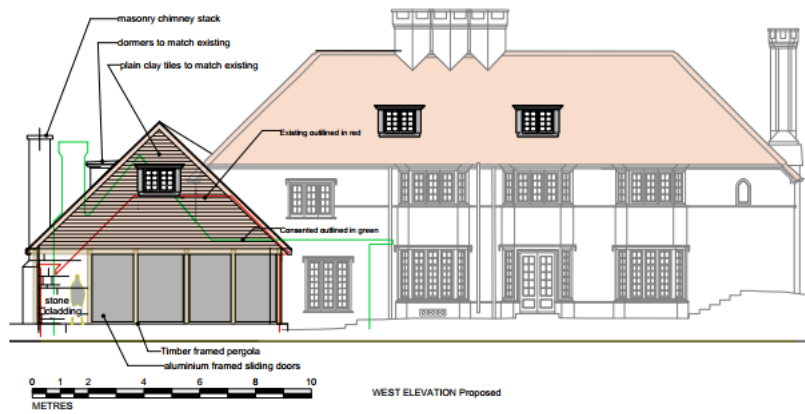
No comments were received.

ASSESSMENT

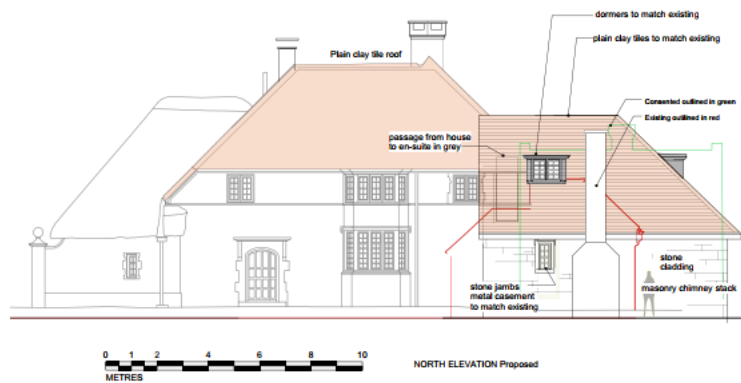
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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.

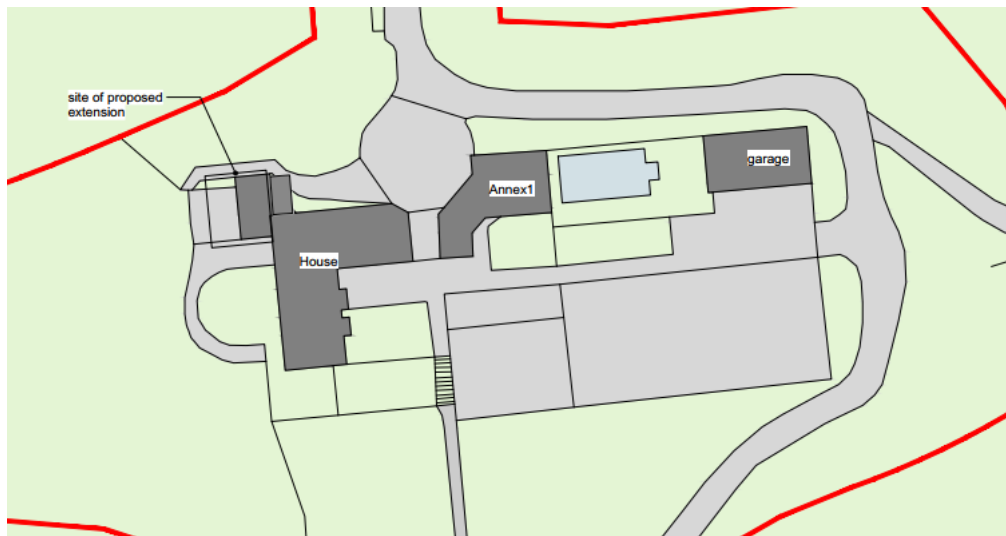


NORTH ELEVATION Existing









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 consists of a detached residential dwelling erected as a replacement dwelling in 2000. It is not a listed dwelling, nor does it lie in a conservation area. The application site consists of the host dwelling, an annex, an external pool, and a garage.

In May 2019, planning permission was granted under ref: 19/02727/FUL for several elements on the site including:

- Roofing in the pool
- Works to the annex, front hall and kitchen
- Replacing the thatched element of the main house with tile and extending the masonry upwards and adding two windows for a larger habitable first floor space under the new roof
- Replacing the pitched roof rear extension with a flat roof garden room
- Extending the larder

Of the above, the new larger pitched roof larder was constructed. On this basis it appears that whilst not all the works approved under the 2019 consent have been undertaken, a material commencement has been made on the implementation of 19/02727/FUL. This permission therefore appears to be extant therefore all approved alterations could theoretically be implemented at any point in the future.

In 2015, planning permission was granted to rotate the existing rear extension and a proposed addition of a new glazed rear extension to the host dwelling. In addition to this, additional windows to the garage, annex and house were sought. This permission remains extant till 08 April 2028.

This application now proposes to erect a single storey extension with a different footprint and external design than previously approved and extant. This application proposes to erect a half hipped plain clay tile 1.5 storey extension with stone cladding, masonry chimney stacks, stone jambs and metal casement to match existing windows, two dormers to match existing. A proposed dormer window to an existing thatched roof area is also proposed. Alongside this, internal alterations to the host dwelling are also proposed.

Saved Policy H31 introduces 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.*

This application has had several approved and extant applications to the host dwelling over the years. If this application were to be constructed, the 2025 extensions would not be able to be implemented as they are located in similar areas and as such would overlap. While this application proposes a 1.5 storey high extension, this remains subservient to the roof of the principal dwelling. The proposed materials are proposed to match the materials of the host dwelling. The proposed extensions are modest in size in relation to the application site which is substantially sized. The proposed dormer to the thatched roof is similar to an existing eyebrow dormer roof on the annex. 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 site is remote and as shown in the location plan and aerial photograph earlier in this report, the nearest neighbouring property is a considerable distance away. Due to the size,

design, and positioning of the proposals, it is concluded that there would be no harm to the amenity of any neighbours. The proposed development complies with CP57 of the WCS.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

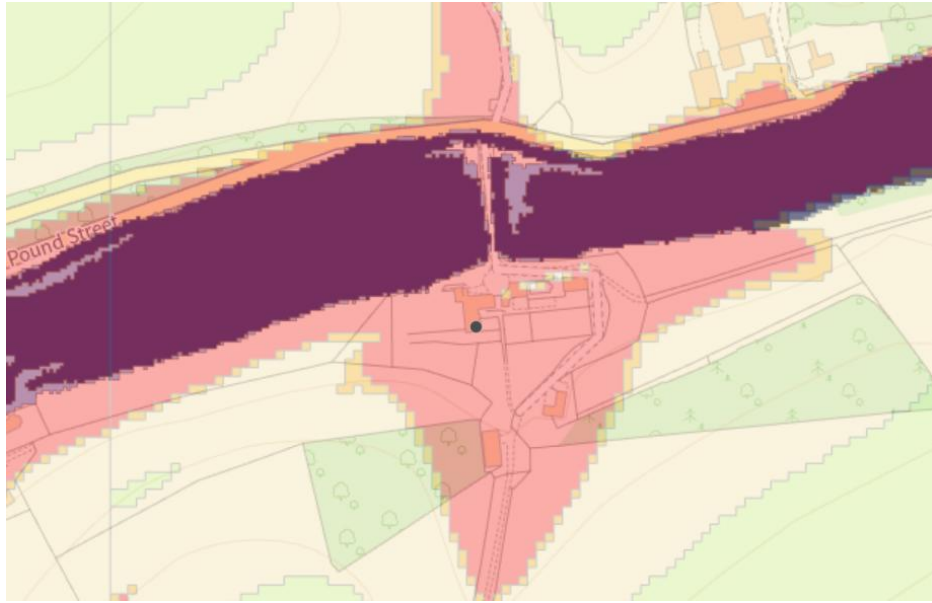
As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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 proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the 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.



Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The host dwelling itself is located within Flood Zone 1 however, River Ebbel and Flood Zone 2 and 3 starts directly to the front of the host dwelling and along the existing access to the host dwelling from the highway. There is also a high increase in groundwater emergence as demonstrated by the snippet from the strategic flood risk assessment shown below. The extensions propose a minimal increase in footprint and is proposed to be erected in an existing area of hardstanding. Therefore, it is not considered that a site-specific flood risk assessment would be necessary for this application and that the extension will increase an flooding or surface water flooding in the area.

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:

Location Plan Received: 12 Jan 2026

Design & Access Statement Received: 12 Jan 2026

Existing & Proposed Site Plan Received: 12 Jan 2026

Proposed Ground Floor Plan Received: 12 Jan 2026

Proposed First Floor Plan Received: 12 Jan 2026

Proposed Extension Sections Received: 12 Jan 2026

Existing & Proposed South Elevations Received: 12 Jan 2026

Existing & Proposed North Elevations Received: 12 Jan 2026

Existing & Proposed West Elevations Received: 12 Jan 2026

Existing & Proposed East Elevations Received: 12 Jan 2026

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 the submitted documents.

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