

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09418
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	High House, Lower Chicksgrove, Tisbury, Salisbury, SP3 6NB
DEVELOPMENT DESCRIPTION:	Demolition and removal of the existing garage structure located at the rear of the property, erection of a detached garden pod structure to be used as a multi-functional leisure space, comprising a golf swing studio, home gymnasium, and games room
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of an outbuilding within the residential garden of High House, a Grade II listed building. The structure will be positioned east of the main dwelling. It will replace an existing dilapidated detached garage, occupying the same location and broadly the same footprint. The building, described as a garden pod in the supporting information, will function as a multi-purpose leisure space, with its primary use understood to accommodate a golf simulator.

SITE DESCRIPTION/CONTEXT

The site comprises the main dwelling, High House, which is a Grade II listed building (listing ref. 1300129, listed in 1987). The property also contains 3 outbuildings: a double garage, a second structure of unknown current use, and a third detached garage that will be replaced by the outbuilding proposed through this application.

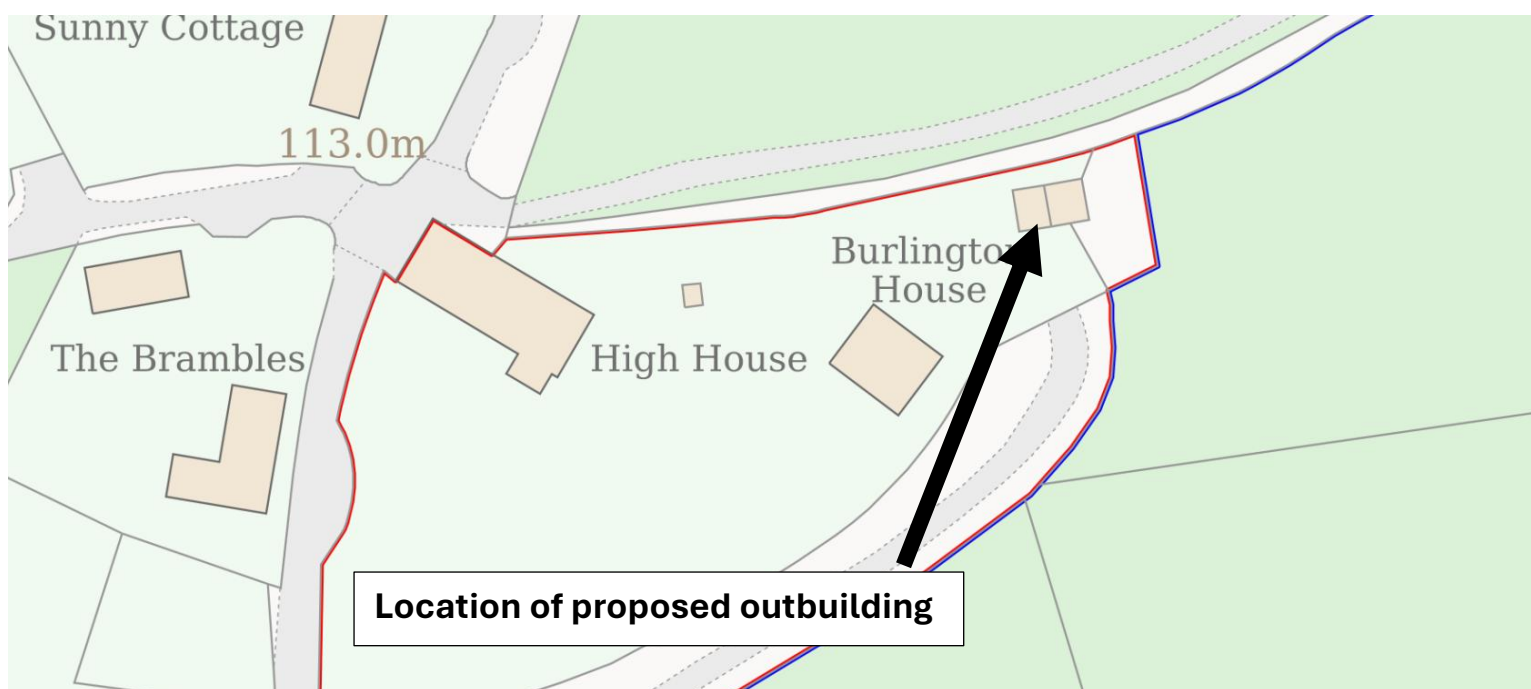
The site lies within the village of Chicksgrove but is located outside any defined settlement boundary as defined by Core Policies 1, 2 and 27 of the Wiltshire Core Strategy.

A large residential garden extends to the east and south of the main dwelling. Farmland lies to the north, and neighbouring dwellings are positioned on the west side of the unclassified highway from which the site is accessed. There are no immediate neighbours directly to the north or south of the site. The site is also located within the Cranborne Chase National Landscape.

PLANNING HISTORY

Proposal / Summary
S/2009/1949 - Full planning permission Decision - Approve with Conditions Date: 19/2/2010 – NEW ACCESS AND DRIVEWAY/TRACK. CONSTRUCT DETACHED GARAGE, SWIMMING POOL, PLANT ROOM AND GARDEN WALL

S/2000/1109 - Full planning permission Decision - Approve with Conditions Date: 2/8/2000 – ERECTION OF CONSERVATORY
S/2000/1110 - Listed building consent Decision - Approve with Conditions Date: 2/8/2000 – ERECTION OF CONSERVATORY
S/2008/1700 - Full planning permission Decision - Approved Date: 19/11/2008 – ERECT DETACHED STABLE BLOCK
S/2009/1704 - Full planning permission Decision - Approve with Conditions Date: 4/2/2010 – INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSIONS
S/2009/1705 - Listed building consent Decision - Approve with Conditions Date: 4/2/2010 – INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSIONS



RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury 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

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Sutton Mandeville Parish Council - no objection – with the following text received:

'No Objection.'

WC Highways – no objection - with the following text received:

'I refer to the above planning application to which no highway objection is raised.'

WC Conservation – no objection – with the following text received:

'No objection on the basis that I do not consider the proposals will impact on the setting of the listed house or adversely impact on the setting of any other listed buildings. You might consider a condition to cover the use of traditional materials.'

REPRESENTATIONS

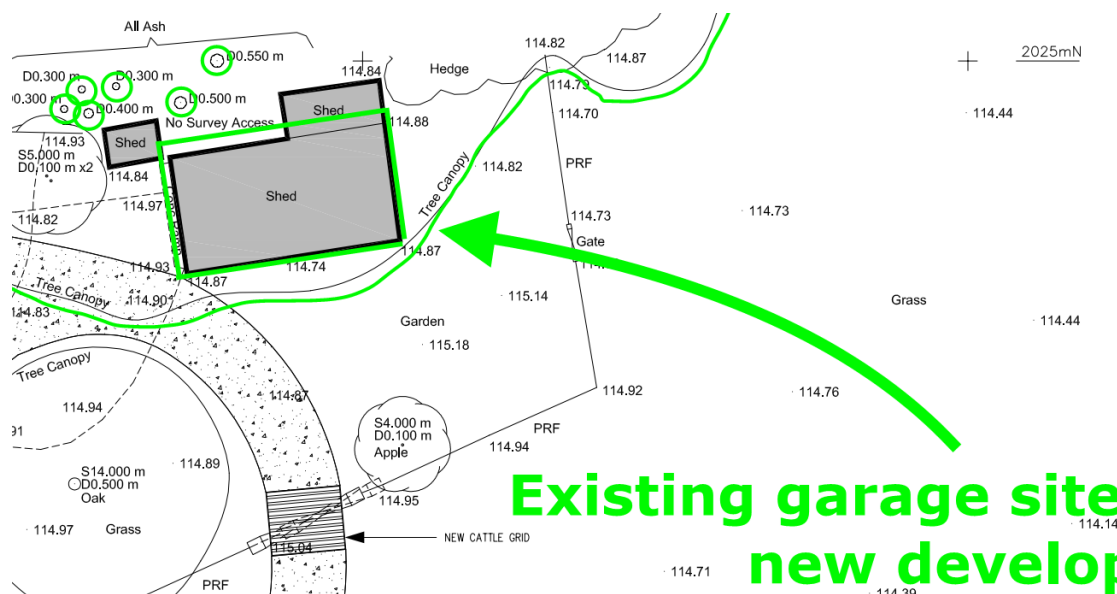
No comments were received.

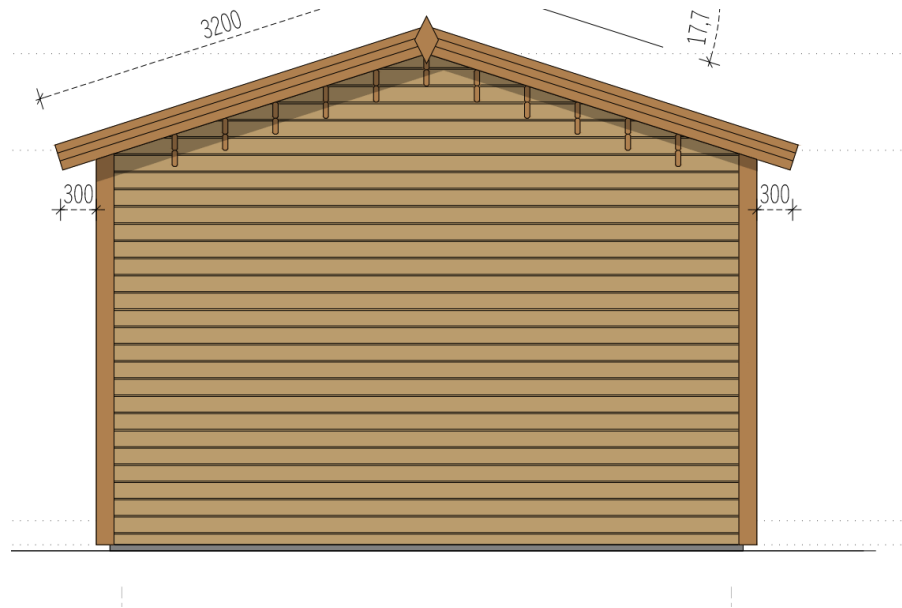
ASSESSMENT

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, and Cranborne Chase National Landscape

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.

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 proposed outbuilding will replace the existing detached garage, occupying the same position with a marginally larger footprint and remains single storey. As the current structure

already establishes built form in this part of the garden, the resulting change in visual impact will be limited. The proposed dimensions, with a length of 9.6 metres and a width of 3.1 metres, are comparable to the existing building and remain proportionate within the context of the large residential garden.

The existing garage is of no architectural or design merit and is in a deteriorated condition. The proposed outbuilding will provide a more robust structure finished with appropriate materials. The submitted plans indicate timber cladding painted in a stone colour consistent with the main dwelling and the surrounding outbuildings, a metal roof finished in grey, and PVC windows in anthracite grey. These materials are considered suitable for the site and represent an overall improvement compared with the existing breezeblock construction and corrugated cement roofing sheets. 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.

The proposed outbuilding is single-storey and will replace an existing structure in the same position, resulting in no material intensification of built form within the landscape. Existing hedgerow and tree cover to the north already provides effective screening, and the current outbuilding, which is marginally visible, contributes nothing positive to the wider landscape due to its deteriorated condition. When read in the context of the larger 2-storey main dwelling and the other, more substantial outbuildings on the site, the proposed replacement will integrate without creating adverse landscape impact and is not considered to result in harm to the character or qualities of the Cranborne 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.

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 outbuilding will be sited within a large residential garden and will retain generous separation from neighbouring dwellings, which are located on the west side of the unclassified highway. There are no immediate neighbours directly to the north or south of the site, and the dwelling and farm buildings to the east are sufficiently distant to avoid adverse amenity effects. The development replaces an existing single-storey garage in the same position and of a similar overall scale, and from an amenity perspective this represents no material change from the current situation. Given the separation distances, existing boundary vegetation and the domestic nature of the intended use, the proposal will not result in unacceptable levels of noise, overlooking or disturbance and is not considered to harm the amenity of neighbouring occupiers.

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

Highways impact

Wiltshire Council Highways were consulted because the proposal involves removing an existing structure identified as a garage and replacing it with an outbuilding that cannot be used for vehicle parking. However, the case officer's site visit confirms that the existing building has not been used for parking for some time, and it may never have been used as such given the absence of any practical access track. The site will continue to provide sufficient on-site parking following the development, and this position is supported by Wiltshire Council Highways, who raise no objection in their consultation response. 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.



View High House from public highway

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. 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.

The proposals involve the erection of an outbuilding within the curtilage of a Grade II listed building, and the impact on the historic environment therefore requires careful assessment in accordance with the relevant national and local policy framework. The key consideration is whether the development preserves the listed building and its setting, ensuring no adverse impact or harm arises.

The proposed outbuilding will sit approximately 52 metres from the listed building, High House. Views of both buildings together are limited to positions within the residential garden and from footpaths to the north and south, where visibility varies depending on seasonal vegetation. Importantly, there is no view of both structures from the highway through Chicks Grove, which is the principal public viewpoint from which the listed building is appreciated. From this vantage point, the character and appearance of the listed building remain unchanged. It is also relevant that the proposal replaces a dilapidated detached garage that the case officer considers to hold no merit in terms of the setting of the listed building.

WC Conservation were consulted and raised no objection, noting in their response that the proposals will not have an impact on the setting of the listed house. They also suggested that a condition could be considered to secure traditional materials. Due to the modular nature of the outbuilding, traditional construction is not feasible; however, the applicant confirmed, both through the application form and during the site visit, that the external timber walls will be painted in a stone colour to match High House and the two existing outbuildings. This approach provides consistency and visual coherence within the curtilage. Following correspondence with the case officer, WC Conservation confirmed they raise no objection to the use of non-traditional materials and consider the proposed painted finish acceptable. A condition requiring the external wall finish to be implemented accordingly has been added to the decision notice.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the setting of the listed building. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer. 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.

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 heritage or the 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:

- Application form – date received: 01/12/2025
- Proposed foundation plan – date received: 05/12/2025
- Location plan – date received: 05/12/2025
- Proposed roof angle detail – date received: 05/12/2025
- Proposed flooring section – date received: 05/12/2025
- Site plan showing proposed garden pod – date received: 05/12/2025
- Proposed south elevation – date received: 05/12/2025
- Proposed west elevation – date received: 05/12/2025
- Proposed north elevation – date received: 05/12/2025
- Proposed floor plan – date received: 05/12/2025
- Proposed section AA – date received: 05/12/2025
- Proposed east elevation – date received: 05/12/2025

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 High 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.

5. The development hereby permitted shall not be first brought into use until all of the external walls have been finished in a stone colour paint to match that of the main dwelling known as High House.

REASON: In the interests of preserving the character and appearance of the setting of the listed building.