

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09632
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Malthouse, Teffont, Salisbury, SP3 5QY
DEVELOPMENT DESCRIPTION:	Replacement outbuilding, resizing of existing swimming pool and associated landscape works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a replacement outbuilding within the rear garden, the resizing of the existing swimming pool also located in the rear garden, and associated landscaping works.

The outbuilding is single storey, will function as a pool house, and will replace an existing structure in broadly the same position. The existing swimming pool will be reduced by approximately 1.5m through the infilling of the current pool steps. The associated landscaping includes minor alterations to the sloping bank to accommodate the pool house, replacement steps leading up to the poolside, and retiling of the patio surrounding the pool.

Revised plans were received making minor adjustments to the external elevations of the pool house to address amenity concerns raised during the consultation process relating to noise. This will be discussed in further detail later in this report.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwelling, this being the Grade II listed building known as The Malthouse, with a large rear garden that contains an existing swimming pool and associated pool house. The site lies within the main residential area of the Small Village of Teffont Magna and Teffont Evias as defined by Core Policies 1, 2 and 33 of the Wiltshire Core Strategy.

The immediate surroundings include open fields to the west, three dwelling houses immediately to the south, and further residential properties to the north. The entire site is located within the designated Teffont Magna and Teffont Evias Conservation Area. The Grade II* listed Church of St Edward is also situated in close proximity to the east of the main dwelling.

PLANNING HISTORY

Proposal / Summary
S/1988/1294 - Full planning permission Decision - Refused Date: 12/10/1988 – INSTALLATION OF PART ABOVE GROUND SWIMMING POOL WITH ASSOCIATED ENGINEERING WORKS INCLUDING THE INSTALLATION OF A PUMP HOUSE, ALSO THE INSTALLATION OF A SLIDE TO THE

S/1988/2070 - Full planning permission Decision - Refused Date: 14/12/1988 –
INSTALLATION OF PART BELOW GROUND AND PART ABOVE GROUND DOMESTIC
SWIMMING POOL AND THE ERECTION OF A 6FT. WALL. SIZE OF POOL 16' X 38'

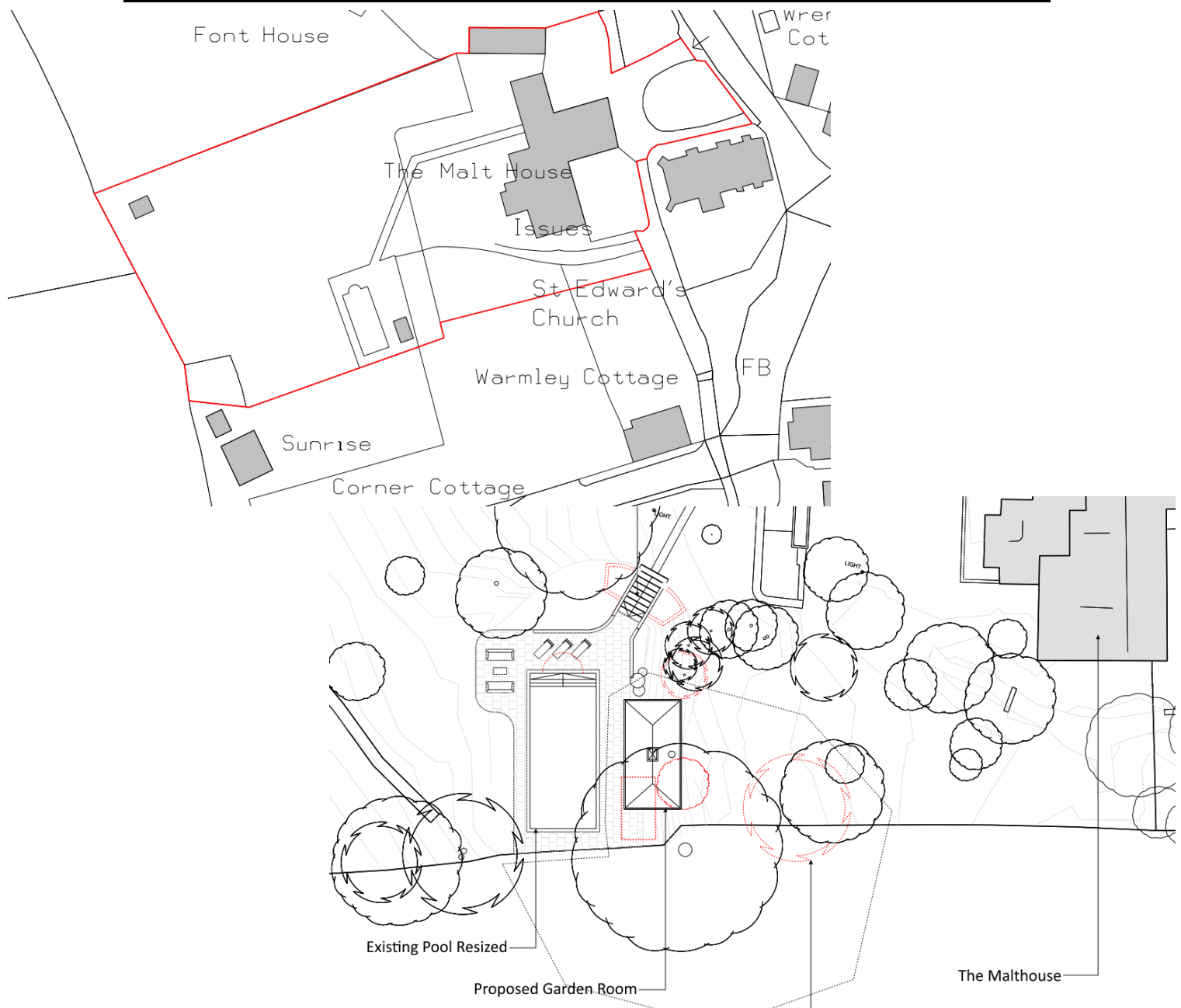
S/1990/0153 - Listed building consent Decision - Approve with Conditions Date:
14/3/1990 – L/B APPLICATION - CONSTRUCTION OF A CONSERVATORY MADE OF
WOOD AND GLASS AND STONE BASE AT THE REAR OF THE HOUSE

S/2000/2153 - Full planning permission Decision - Approve with Conditions Date:
10/1/2001 – DEMOLISH CONSERVATORY ERECT NEW CONSERVATORY AND
PAVILION

S/2000/2154 - Listed building consent Decision - Approve with Conditions Date:
10/1/2001 – INTERNAL AND EXTERNAL ALTERATIONS DEMOLISH AND REBUILD
CONSERVATORY

15/12075/FUL - Full planning permission Decision - Approve with Conditions Date:
3/3/2016 – External alterations to include swapping a blocked and unblocked window,
creation of new window, alter window and door to create larger doorway and extend
conservatory to form new garden room

20/07442/FUL - Full planning permission Decision - Approve with Conditions Date:
4/11/2020 – Construct new timber garden gym



RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 33: Wilton Community Area
- 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

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

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

'No objections to the proposals relating to the pool house. With regard to the impact on trees, some thought and care has been given to minimise the impact. It is clear from the report that the successful retention of the trees in the area depends on the quality of the protective measures following the work and, as advised (see 6.1), an effective way of ensuring this would be to refer to the Arboricultural Method Statement (appendix 3).'

WC Conservation – no objection – an extract of the comment is copied below:

'The pool and replacement building are in a location that is well separated from the house and entirely invisible from the public realm due to the established trees on the southern boundary. I am satisfied that the proposals would preserve the character of the heritage assets affected. It would be prudent to condition (or agree now) the clay tiles to be used, other details of the building are probably sufficient.'

WC Ecology – no objection subject to conditions – a summary of the comment is as follows:

No objection is raised and four conditions and one informative have been suggested.

WC Arboricultural Officer – no objection subject to condition – with the following comment received:

'No objection subject to development being carried out strictly in accordance with the Arb Report.'

REPRESENTATIONS

One objection was received from an immediate neighbour. A summary of the points raised in the comment is listed below with the full comment available online. Each element of the objection is addressed in this report. An objection was raised on the following points:

- Retaining wall - concern regarding the existing concrete block boundary wall, which is said to be in poor condition and potentially affected by tree roots. The neighbour suggests that repairs to the wall may be necessary before the development proceeds.
- Trees - notes past incidents where trees on The Malthouse land have fallen onto the shared boundary. Uncertain whether the application proposes any tree works to remove or prune defective trees.
- Noise - raises concerns about the location of the proposed pool plant and equipment close to the shared boundary. States that some plant equipment will run continuously and the ventilated plant room door could allow direct noise transmission. Recommends relocating the plant room further from the boundary, or adjusting the internal layout so the shower room is closest to Sunrise.
- Suggests that the use of the pool house should be restricted by condition so it is only used in connection with the associated swimming pool.

ISSUES

- Design and impact upon the character and context of the area, and Cranborne Chase National Landscape
- Amenity
- Listed building and conservation area
- Arboriculture
- Ecology
- Other issues
- Biodiversity Net Gain

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 development, including the replacement pool house, will not be visible from the public realm due to its position within the rear garden and its separation from the public highway. The proposals also constitute a limited change to the existing arrangement, as a pool house is already present on the site and the new structure will occupy broadly the same location.

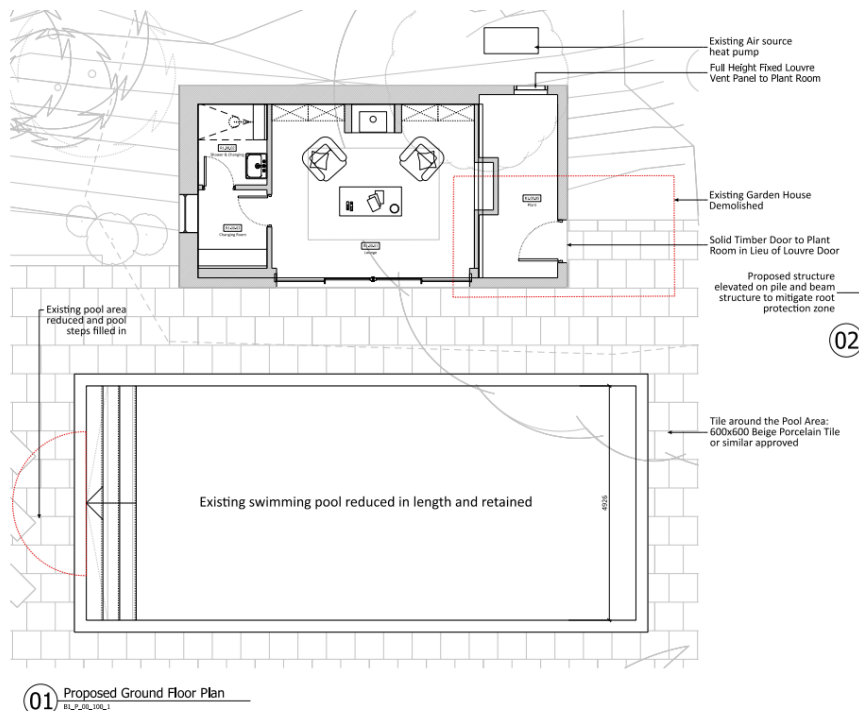
Although the proposed pool house has a footprint approximately twice that of the existing building, it remains single storey in height. As such, the increase in floor area will not result in a dominant or overbearing form in relation to the main dwelling, particularly given the degree of separation between the two buildings. The use of plain clay tiles for the roof, timber-framed glazed doors, and natural timber cladding are all appropriate material choices for an outbuilding in this context. The overall appearance of the new structure represents an improvement on the existing pool house, which is in a deteriorated condition and has no design merit.

The resizing of the swimming pool is a minor alteration that results in no design harm. The replacement of the existing weathered tiles with beige porcelain patio tiles is also considered an appropriate change, with no adverse impact on the character or appearance of the site.

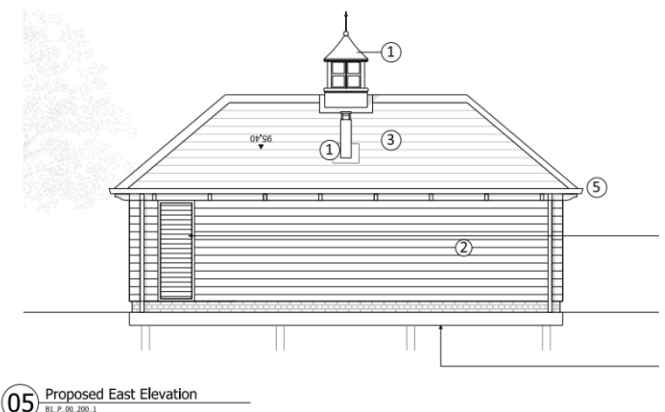
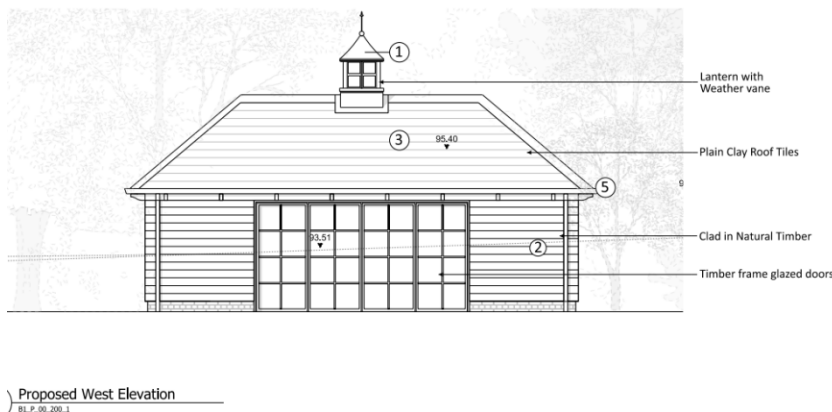
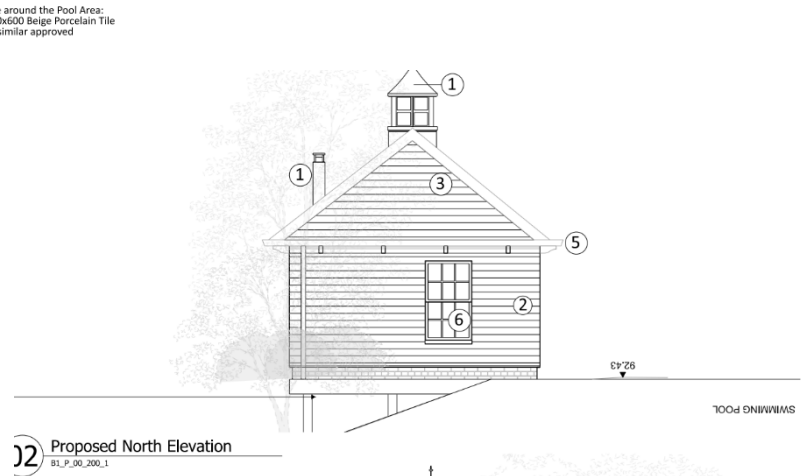
Overall, the proposals result in no design harm to either the character of the main dwelling or the wider area. The development is not visible from the public realm, is suitably distanced from the main dwelling, and introduces a single-storey outbuilding of more coherent design than the existing structure. 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 site lies within the setting of the Cranborne Chase National Landscape; however, the development is contained entirely within an established residential garden where a pool house already exists as part of the domestic arrangement. From a landscape perspective, the proposals therefore represent a replacement of an existing structure rather than the introduction of new built form. The works will not be visible from the wider landscape and the proposal, by virtue of its scale, siting and design, will not harm the special qualities or scenic

character 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.



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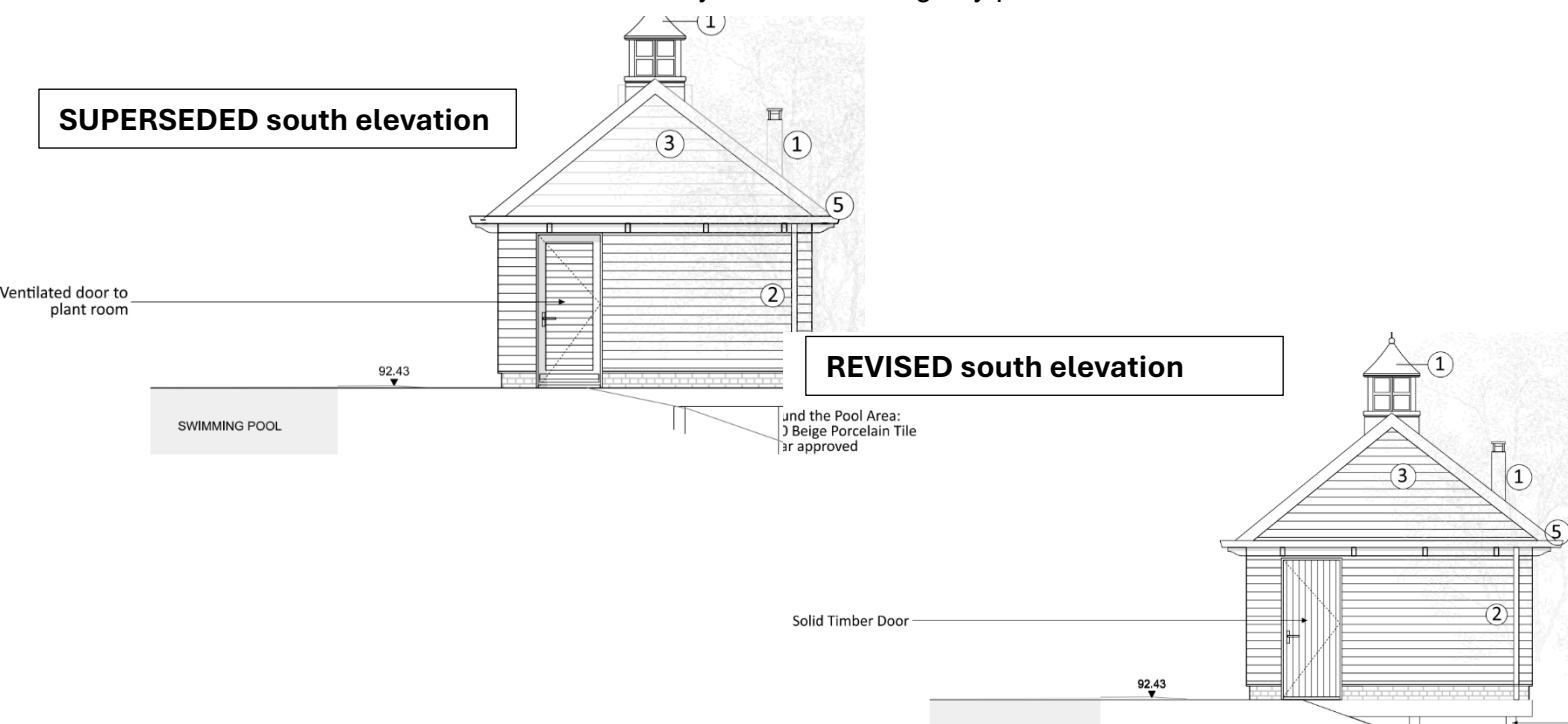
Amenity

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.

One objection was received raising several matters, including concerns relating to residential amenity, with particular reference to potential noise from the plant equipment within the proposed pool house. These concerns were made in the context of both the existing neighbouring dwelling to the south, known as Sunrise, and the extant planning permission for a replacement dwelling approved under reference 19/07144/FUL, for which commencement of development has been confirmed by certificate of lawfulness PL/2021/07962. The approved replacement dwelling at Sunrise would be sited further to the east and therefore closer to the pool area at The Malthouse. The case officer has considered the amenity implications of the proposal in relation to both the existing and the approved replacement dwelling.

In assessing the potential for adverse noise impact from the plant room, it is necessary to recognise the existing, long-established arrangement on the site. The swimming pool and its associated pump room were granted planning permission at appeal in 1989, and this application does not seek permission for a new pool, but rather for a replacement pool house, a reduction in the size of the existing pool, and minor landscaping works. The existing pool house is a deteriorating timber structure located less than 1m from the boundary with Sunrise and is unlikely to provide meaningful acoustic screening. The proposed replacement pool house will be constructed from masonry, offering inherently improved acoustic performance, and is positioned further from the Sunrise boundary than the current structure. These two factors alone are expected to reduce the transmission of noise from the plant equipment compared with the existing arrangement.

The neighbour's objection noted that the initial plans proposed a ventilated door on the south-facing elevation, which is the elevation closest to Sunrise. It was suggested that this ventilation should be repositioned to avoid directing any sound towards the boundary. While the existing lawful situation already includes plant equipment operating very close to the boundary, the case officer considered the representation reasonable and raised the matter with the agent. Revised plans were subsequently submitted to incorporate minor but meaningful adjustments. The access door on the south elevation remains in place but has been amended to a solid, unventilated timber door, with the required ventilation panel relocated to the east elevation. This retains effective heat management for the plant equipment while ensuring that the most sensitive boundary contains no openings. The east-facing ventilation panel is positioned further from both the existing and replacement dwelling at Sunrise and does not face the boundary, further reducing any potential noise transmission.



With regard to noise, it is the case officer's view that the replacement pool house, being of masonry construction and located further from the boundary, will provide improved acoustic containment compared with the existing timber structure. The revised plans also address the specific request raised by the neighbour by ensuring the south elevation contains no ventilation features. The application does not propose an intensification of use, the pool is not increasing in size indeed, it will be marginally reduced, and there is no expectation that the plant equipment will operate at any greater capacity than is already established. General environmental health legislation exists separately from the planning system setting out guidance and limits on noise from such equipment.

In terms of general amenity considerations, the only element of the proposals with potential to give rise to an overbearing or overshadowing effect is the replacement pool house. While the footprint is larger than the existing building, the structure remains single storey and is set further from the Sunrise boundary than the present pool house. The ridge height increase of approximately 1.2m is not of a scale that would create an overbearing relationship or result in a material loss of light. No other neighbouring properties are close enough to be affected. The west-facing glazing serves the pool and garden of The Malthouse and does not result in overlooking of neighbouring land.

Taking all elements into account, the proposal will not result in harm to the living conditions of neighbouring occupants, and adequate regard has been given to both the existing and the approved replacement dwelling at Sunrise. The development therefore accords with Core Policy 57 (criterion vii) of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.



Listed building and conservation area

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.

The site forms part of the curtilage of the Grade II listed The Malthouse and lies in close proximity to the Grade II* listed Church of St Edward. The proposed development is positioned within the established rear garden, at a significant distance from the listed building, and in an area already occupied by a pool and associated outbuilding. Although there is a limited view between the pool area and the listed building, this is filtered by vegetation and the relative positioning of the structures, meaning the pool area makes only a limited contribution to the setting of the listed building.

The conservation officer notes that the pool and replacement building are *'in a location that is well separated from the house and entirely invisible from the public realm due to the established trees on the southern boundary'*. The established boundary planting and the contained garden setting mean the proposals will not appear in views of either The Malthouse or the wider Conservation Area. There is no direct view between the pool area and the listed Church of St Edward, and the proposals will not intrude into the church's setting.

The replacement pool house represents a modest and appropriately scaled structure that reflects a functional ancillary use already established on the site. Its single storey height and domestic form ensure that it will not compete visually with the listed building.

The proposed material palette, plain clay tiles, timber framed glazed doors and natural timber cladding, is consistent with the domestic garden context. The conservation officer confirms that the clay tiles should be secured by condition but otherwise considers the detailing appropriate. The conservation officer's suggestion regarding the use of clay tiles has been secured through a materials condition, and the submitted plans already specify clay tiles for the roof. Given the limited visibility of the structure and its functional role, these materials will sit comfortably within the curtilage without detracting from the architectural or historic interest of The Malthouse.

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 listed buildings. 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.

Arboriculture

The site lies within the curtilage of a listed building and within a conservation area, both of which afford additional protection to the trees present. The proposed development involves operational works within the root protection areas of several of these trees. An arboricultural report was submitted with the application, and the Council's arboricultural officer was consulted and raised no objection, subject to the works being carried out in strict accordance with the recommendations set out in that report. A condition has been imposed to secure this requirement.

Ecology

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 site lies within the River Avon SAC catchment and the Chilmark Bat SAC buffer. An ecological impact assessment was submitted with the application to provide a proportionate analysis of the potential effects of the proposals on these designations and on protected species. WC Ecology were consulted and raised no objection, subject to four conditions. These comprised a pre-commencement condition requiring agreement of a construction method statement, a condition requiring permission to be sought for any external lighting, a pre-commencement condition to agree the details of bat and bird boxes in accordance with the ecological impact assessment, and a condition securing compliance with the ecological impact assessment and the arboricultural report.

The construction method statement was requested to ensure that waste materials generated during the construction of the pool house do not enter the watercourse, given that the site falls within the River Avon SAC. However, the case officer does not consider this to be a proportionate or necessary requirement. The nearest watercourse is approximately 50 metres to the east of the swimming pool, and it is therefore highly unlikely that any construction waste would enter the stream. When combined with the relatively small scale of the works, the case officer considers that such a condition would not meet the six tests for planning conditions set out in the NPPF, particularly in terms of being necessary and reasonable.

The pre-commencement condition relating to the bat and bird boxes has been included on the decision notice. The condition requiring the approval of details of any external lighting installed on the development has been amended to require external lighting to meet specific standards,

but these details do not need to be agreed by the LPA. The conditions securing compliance with the approved ecological document have been appropriately adjusted. Arboricultural matters have been dealt with via a separate condition.

Taking account of the submitted ecological information, the consultation response from WC Ecology and the conditions imposed to secure appropriate mitigation, the proposals will not result in unacceptable effects on protected species or the relevant designated sites. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Other issues

Two further matters were raised in the neighbour's objection, relating to the condition of a boundary wall and a request for a restriction on the use of the pool house.

Reference was made to a concrete block wall on the boundary between The Malthouse and Sunrise, with concern expressed about its condition and the suggestion that repairs may be necessary before the development commences. No alterations to boundary treatments form part of this application as confirmed with the agent, nor are any shown on the submitted plans. The case officer does not consider the condition of this boundary wall to be material to the assessment of the development sought, and no further information or pre-commencement condition is therefore required. It is noted, however, that any works to boundary walls within the curtilage of The Malthouse may require planning permission and, where applicable, listed building consent.

A request was also made for a condition restricting the pool house to use solely in association with the swimming pool. While such a specific restriction is not considered necessary, the case officer considers it appropriate to impose a condition ensuring that the building will remain ancillary to the main dwelling.

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.

Pre-commencement condition agreement

This recommendation includes a pre-commencement planning condition recommended by WC Ecology. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the agent of the proposed conditions and sought their agreement.

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, trees on site, or the interests of 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 and documents:

- Proposed site section – (ref: B2_P_00_200_001 - P1) – date received: 02/03/2026
- Proposed floor plan and elevations – (ref: B2_P_00_100_001 - P1) – date received: 02/03/2026
- Proposed landscape plan – (ref: B2_P_90_001_001 - P1) – date received: 02/03/2026
- Foundation plan – date received: 04/02/2026
- Tree location plan – (ref: WTP1) – date received: 16/12/2025
- Arboricultural impact and mitigation statement – date received: 16/12/2025
- Proposed site plan – (ref: AL_P_00_001_001 – P0) – date received: 08/12/2025
- Ecological impact assessment – date received: 08/12/2025
- Location plan – ref: X_001_001 – P0) – date received: 08/12/2025

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 plans ref: (B2_P_00_100_001 – P1) and (B2_P_90_001_001 – P1).

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 The Malthouse, 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 be carried out in accordance with the recommendations and methods set out in the approved arboricultural report (ref: WT 112-25-AIA).

REASON: To prevent inappropriate work being undertaken to trees on site.

6. Any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2021. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To ensure appropriate levels of amenity are achieved; to protect the Dark Skies Initiative and to avoid illumination of habitat used by bats.

7. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

8. The development will be carried out in strict accordance with the following document:

- Section 6 paragraphs 6.9 - 6.13 of the ecological impact assessment by Darwin Ecology of October 2025.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informatives

Reptiles

There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Ecology Team (ecologyconsultations@wiltshire.gov.uk).