

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

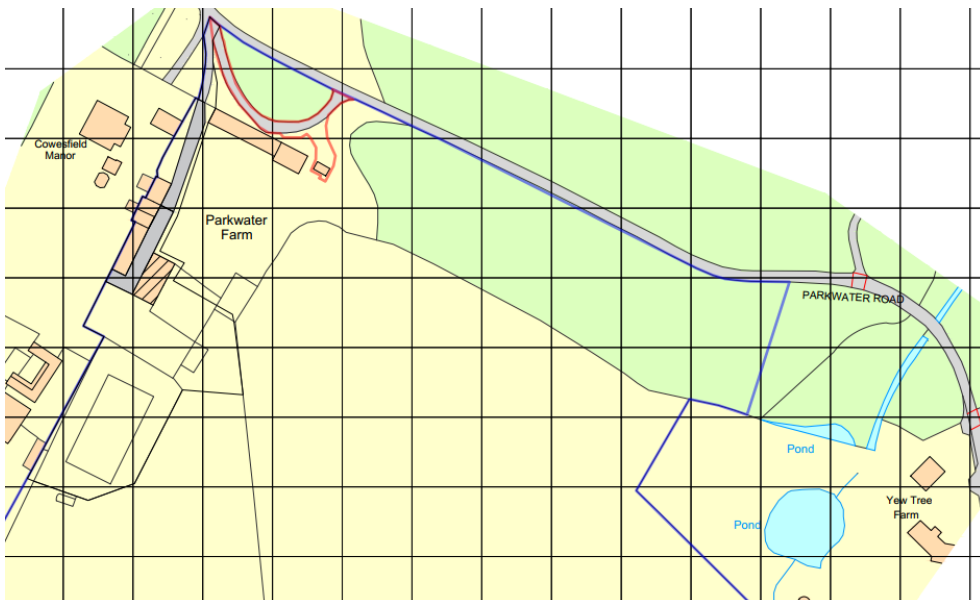
APPLICATION REFERENCE:	PL/2026/00469
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, SP5 2QS
DEVELOPMENT DESCRIPTION:	Replace incidental timber garden outbuilding with an incidental timber clad garage, landscaping, improvements to access and relocate oil tank.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to replace a timber garden outbuilding with a timber clad garage, landscaping, improvements to access and relocate an existing oil tank.

SITE DESCRIPTION/CONTEXT

The application site consists of a host dwelling south of the unallocated access track with extensive grounds south of the host dwelling. It does not lie within a settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is located within the River Test Catchment and the Mottisfont Bat SAC 7.5km buffer and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site and is located within a Special Landscape Area . The New Forest National Park boundary is located approximately 0.55 km to the south of the host dwelling.



PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/81/0073	Conversion of existing store to form playroom and bedroom annexe.	Approve with Conditions
S/81/0281	Formation of lake at Parkwater Farm	Approve with Conditions
S/82/0256	Proposed single storey extension to form conservatory, utility room and cloakroom.	Approve with Conditions
S/82/0821	Conversion of pig pens to form open fronted car port.	Approve with Conditions
S/82/1049	Proposed extension to form utility room and conservatory	Approve with Conditions
S/1986/1602	ERECTION OF FENCE AROUND TENNIS COURT	Approve with Conditions
S/1988/1031	EXTENSION TO PROVIDE STORE AND FUEL AREA	Approve with Conditions
S/2002/0436	FIRST FLOOR RESIDENTIAL EXTENSION	Approve with Conditions
S/2011/0820	Single storey side extension for kitchen/family/snug room following part demolition of existing kitchen	Approve with Conditions
S/2010/1867	Single storey rear extension including raising ridge height of kitchen/family room	Approve with Conditions
PL/2025/00767	Prior Approval for Conversion of 155.6 sqm (gross external area) agricultural barn to C3 dwelling with mezzanine (225.6 sqm GEA).	Approve with Conditions
PL/2026/00473	Replace Class Q Barn with a self-build house, car parking, EV charging, landscaping, removal of c.650 sqm tarmac/fenced tennis court and re-wilding all that Previously Developed Land (PDL), pre-packaged treatment works (PPTW) and drainage field, nutrient	Under Consultation

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

Core Policy 24: New Forest National Park

Core Policy 57: Ensuring High Quality Design and Place Shaping

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Salisbury Neighbourhood Development Plan 2020 to 2038

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

CONSULTATION RESPONSES

Highways Officer: No Objection

Ecology: No Objection

Arboriculture Officer: No Objection

Whiteparish Parish Council: No Comment.

REPRESENTATIONS

No comments were received.

ASSESSMENT

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

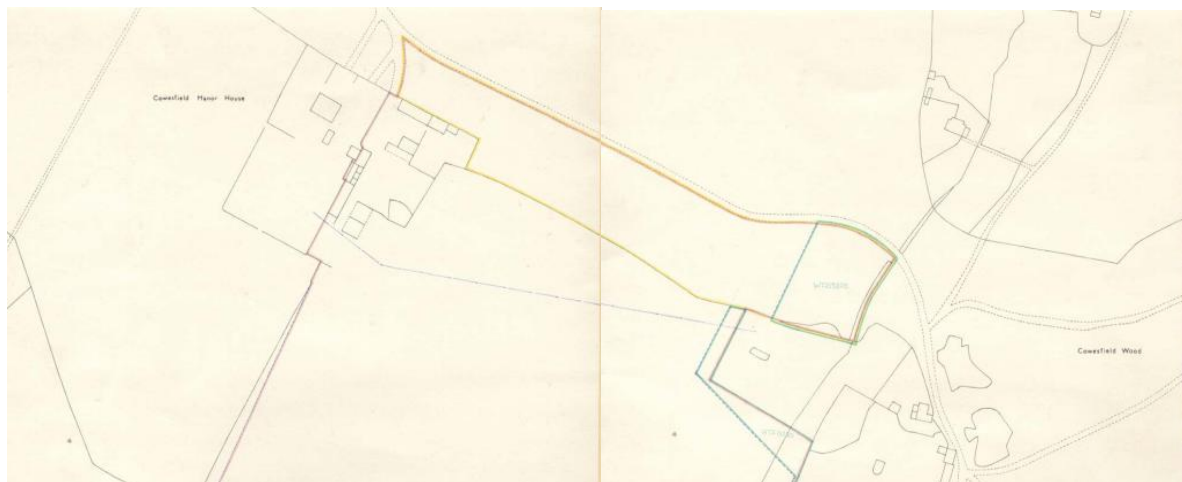
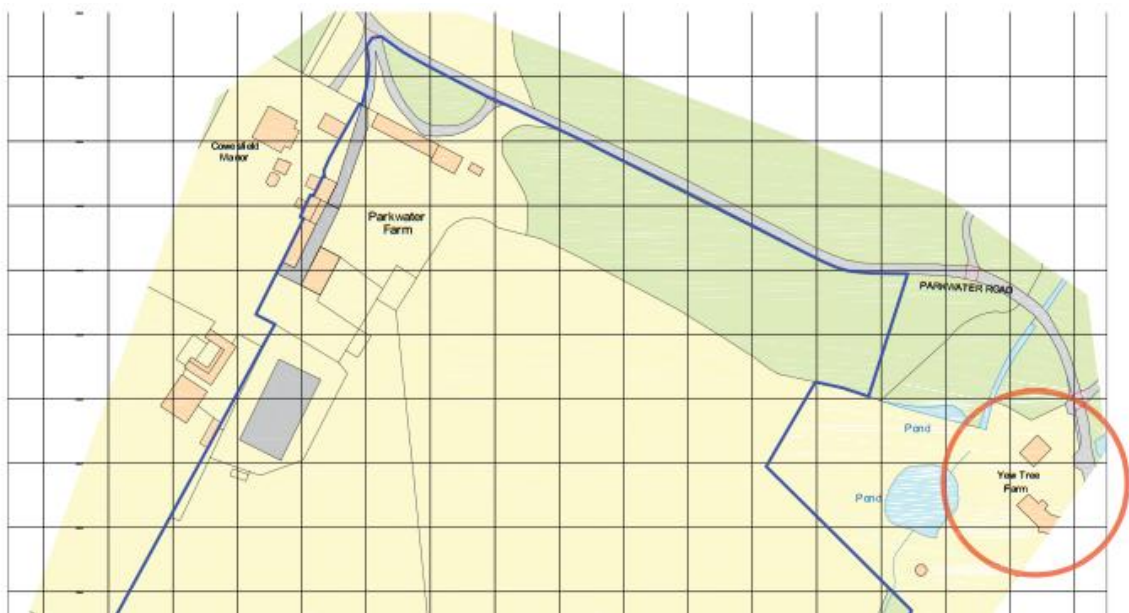
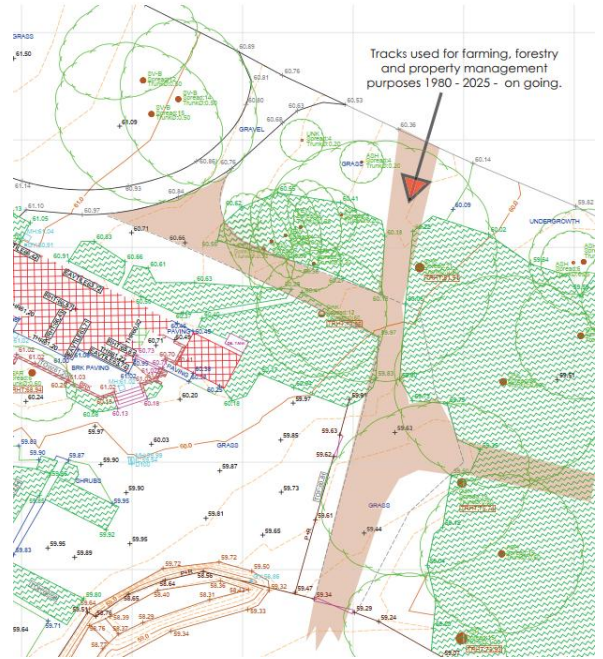
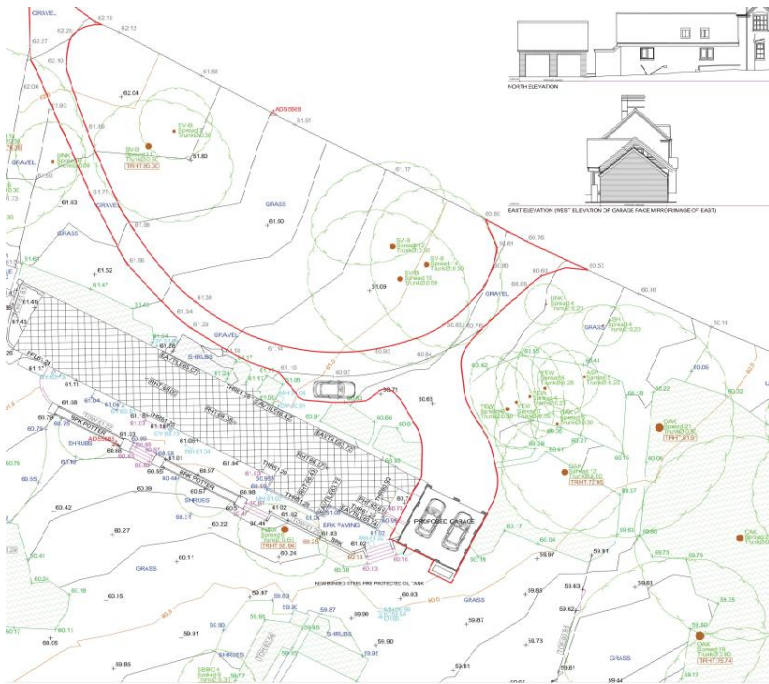
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

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

The red line boundary associated with this application is around an existing gravel path associated with the host dwelling, Parkwater Farm. The submitted documents note that part of the red line boundary is common land owned by the applicant and shared with Yew Tree Farm on the west. The applicant owns all the land within the red line boundary; a section of the red line boundary is agricultural land as the existing tracks are used for farming and forestry management. The common land neighbour has been notified of the proposed development by the applicant and has included this correspondence in the submitted documents of this application.



Beyond the red line boundary associated within this application, the blue line area under the same ownership includes a detached dwelling associated with the garage located to the northeast. Behind this are a mix of agricultural buildings, some of which have had recent planning permissions and a tennis court. While these are acknowledged, this application is solely for the replacement of an existing timber garden outbuilding and oil tank associated with the existing residential dwelling.

This application is specifically regarding works to an existing single storey shed located along the same building line as the host dwelling. An existing oil tank is also located in front of this existing shed. The application proposes to demolish this existing shed and relocate the oil tank to create a single storey detached garage in this location. The oil tank is proposed to be relocated to the rear of the proposed garage.

The garage is proposed to have a pitched roof with two garage doors on the front. To the rear is an access door and the relocated oil tank. The materials of the proposed garage are proposed to be brick and tile to match the host dwelling.

The proposed garage is single storey and remains subservient to the host dwelling. The garage is proposed to be used as parking incidental to the use of the established residential dwelling. Access to the garage uses the existing gravel track which curves around the front of the host dwelling. The gravel track is proposed to be extended to accommodate vehicular access to this proposed garage. 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.

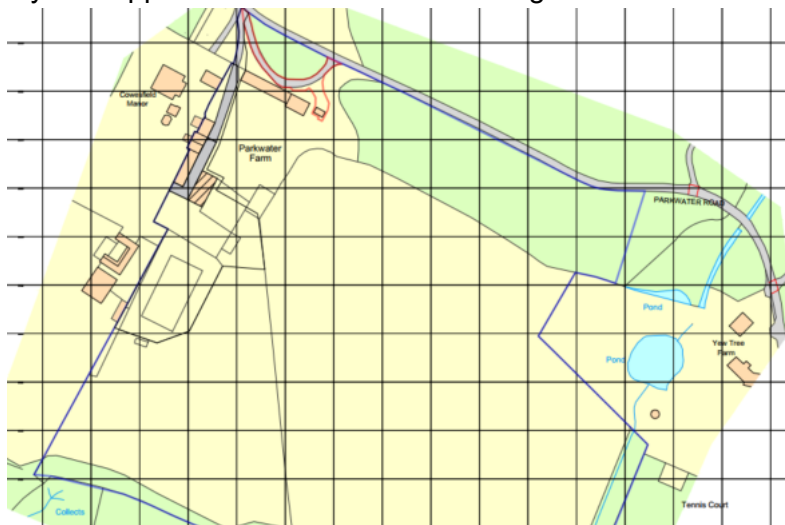


Amenity

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 proposed garage is located on the southeastern section of the host dwelling, it is single storey in nature and proposes to replace an existing single storey shed in the same location. Due to the minimal scale and proposed use of the extension as a residential garage, it is not considered that this proposed development would detrimentally impact the existing residential amenity of the neighbouring dwellings with regard to loss of light/overshadowing, loss of privacy or would it have an overbearing impact. While Cowsfield Manor is located directly on the northwestern side of the application site, the proposed garage is located on the southeastern section of the host dwelling and would not detrimentally impact the neighbouring dwelling. The other neighbouring dwelling, Yew Tree Farm is located approximately 200 metres to the southeast of the host dwelling and is of considerable distance from the host dwelling.

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

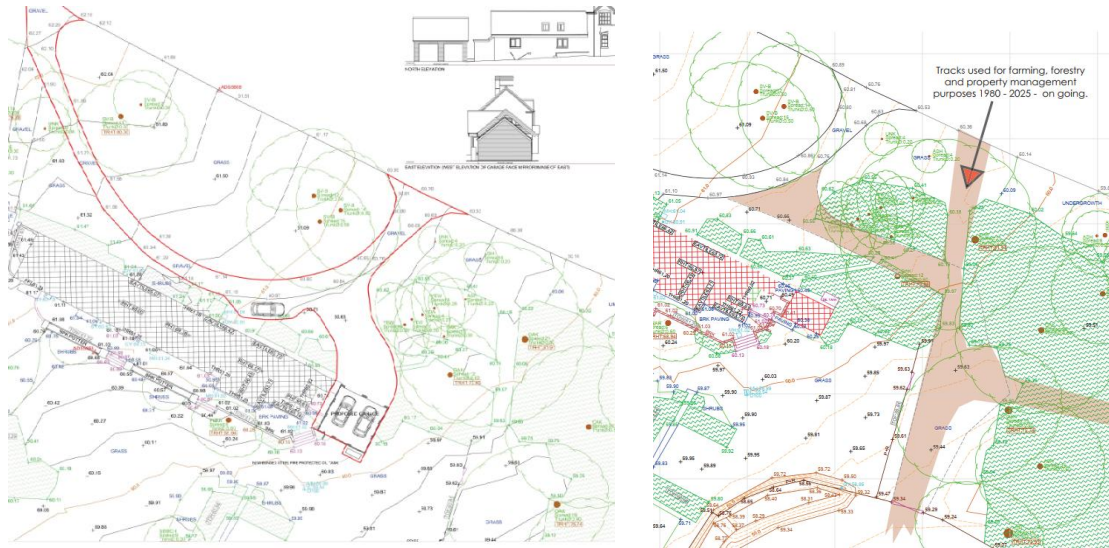


Highways Impact

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 application site is a detached dwelling located down an unclassified no through road serving less than 20 dwellings. An existing curved gravel access track is located on the front of the host dwelling. This application proposes to construct a double garage access off this

existing curved gravel track with an additional gravel section proposed to connect the existing gravel track to the proposed garage location. These works are all within the ownership of the applicant and within their front garden. The LPA's highways officer has no objection to the

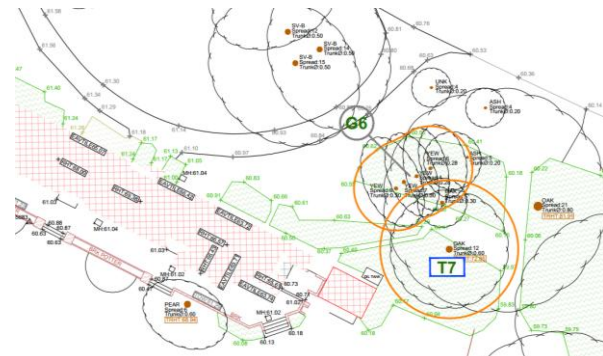


application and considers the application to not be detrimental to highway safety.

Trees

The location of the additional gravel area created to access the proposed garage is located adjacent to the group of Yew Trees and Oak tree indicated in the submitted tree survey and tree quality assessment report. While the report notes that: *This tree survey and tree quality assessment is suitable to support a pre-application, if accompanied by a tree retention / removal plan, but it is neither suitable nor intended to support an application.*

No information has been provided as part of this application to ensure that during the construction of the access path and proposed garage that these existing trees will be protected and retained. Whilst it would be unfortunate if these trees were to be lost as a result of this development, the existing trees do not benefit from a tree protection order (TPO), nor is this tree located in a conservation area and therefore in planning terms, it is not a constraint. While construction methods to allow for the trees to be retained should be considered by the applicant, this is not required for the purposes of planning and cannot therefore be secured as part of this application. The LPA's arb officer was consulted on this application, they have made no objections to the proposed development.



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.

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 ecology consultation response provided by the LPA's ecology officer is as follows:

New Forest protected sites and River Test catchment

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

This development falls within the River Test catchment which drains into the Solent. This region is protected by a number of international designations and the proposal has the potential for adverse effects alone or in combination to the Solent designated sites (Solent Maritime SAC, Solent and Southampton Water Special Protection Area (SPA)) with other developments through increased nitrogen in the catchment.

While the application is located within the New Forest protected sites and the River Test Catchment area, this householder application is for a proposed garage, no additional overnight accommodation proposed. As such it is not considered that this development creates adverse effect to these designations.

Mottisfont Special Area of Conservation (SAC)

The site lies within the 7.5km Mottisfont Bat SAC buffer and therefore may have potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the currently proposed development which does not propose removal of any bat habitat or roosts, and does not appear to propose any additional external lighting, there is no mechanism for

adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

Other protected species and habitats

Bats

A preliminary bat roost assessment was undertaken in October 2025. The single-storey shed appears to be in good condition and is in use (thus disturbed). The shed was assessed as having negligible bat roosting potential, and no further survey is required.

The site likely provides some bat foraging and commuting opportunities. Habitat improvements in the wider site should be achieved through an adjoining application (PL/2026/00473), but there is also opportunity to incorporate wildlife-friendly features in the present site, such as bird and bat boxes, and insect blocks. **Details of biodiversity enhancements, in line with CP50 and the NPPF, should be provided as part of a biodiversity enhancements plan, to be secured via condition.**

Great Crested Newts (GCN)

There is some potential for GCN to use the wider site during their terrestrial phase, given the presence of at least five waterbodies within 250m of the site. The submitted documents include somewhat conflicting comments on whether further GCN survey (or registration under the District Level Licence [DLL] scheme) is necessary. On the balance of evidence, it is my view that further survey work (nor registration on the DLL scheme) would not be required, provided the risk posed to GCN is minimised through appropriate working measures. This is because:

- i) the primary habitats to be impacted by the works comprise the existing shed and areas of hardstanding, and a very small area of scrub at the side of shed;
- ii) the grassland within the site is maintained as short;
- iii) the nearest ponds have “below average” suitability for GCN (using a Habitat Suitability Index); and
- iv) there are ample suitable habitats surrounding for GCN to disperse into, if present.

As such, it is recommended that the risk avoidance measures outlined in the submitted "DRAFT A Construction GCN Management Statement" are adhered to. **Finalised details of precautionary measures for GCN must be included within a Construction Method Statement (CMS), to be secured via condition.** Appropriate measures would include a toolbox talk and sensitive vegetation removal. There is also scope to improve the site for amphibians through, e.g., the addition of refugia – details could be provided as part of a biodiversity enhancement plan (as above), though it is acknowledged that it may be more appropriate to incorporate a refugia feature in the wider site, in association with the adjoining application (PL/2026/00473).

Nesting birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance or building demolition) from March to August inclusive. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged.

Local sites

The site is close to a number of County Wildlife Sites, including Cowesfield Manor Meadow 250m south, Aldermoor Copse 210m southwest, Bushy Copse 380m southwest, Shortlands Row 250m west, Rosemead Farm Meadow 330m west and Cowsfield Wood 220m east.

The New Forest National Park is located approximately 0.55 metres south of the host dwelling. It is not considered that the application would have adverse impacts on the conservation of the New Forest National Park. The proposed works are considered to be minimal in scale and as the application includes consideration of mitigation and biodiversity enhancements as indicated above, these would contribute to the conservation of the special qualities of the landscape and wildlife of the adjacent National Park.

In summary, in light of the consultation response received from the LPA's ecology officer, conditions for enhancements for biodiversity in line with CP50 and the NPPF have been included in the recommendation. Secondly, a pre-commencement condition to provide a construction method statement has been agreed to be provided by the agent in order to highlight the precautionary measures for the great crested newts. Lastly, given the wildlife value of neighbouring habitats, a lighting condition has also been included in the recommendation to ensure that any residual risk to light-sensitive species is managed appropriately post-development.

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, 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 Drawing No. BEN 0001 General location plan Received: 23 Jan 2026

Proposed Garage Plans and Proposed Part Site Plan Drawing No. 1592-03G

Received: 23 Jan 2026

Tree Constraints Plan Drawing No. 25/07/146/NH Received: 23 Jan 2026

Planning Design and Access Statement Received: 23 Jan 2026

Tree Survey and Tree Quality Assessment Received: 23 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.

4. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements 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.

5. No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to the surrounding local wildlife sites, and great crested newts, bats and nesting birds. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

6. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on sensitive habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN

01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of wildlife-sensitive habitats, including habitat used by bats.

Informative

Great Crested Newts

There is a residual risk that great crested newts 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 in line with the recommendations made in Appendix 2 of the Ecology Evidence Summary Note (Benchmark, January 2026). 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 Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).