

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00391
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Eygret, Nunton Drove, Nunton, Salisbury, SP5 4HZ
DEVELOPMENT DESCRIPTION:	Extension and Alterations
RECOMMENDATION:	That Planning Permission be GRANTED

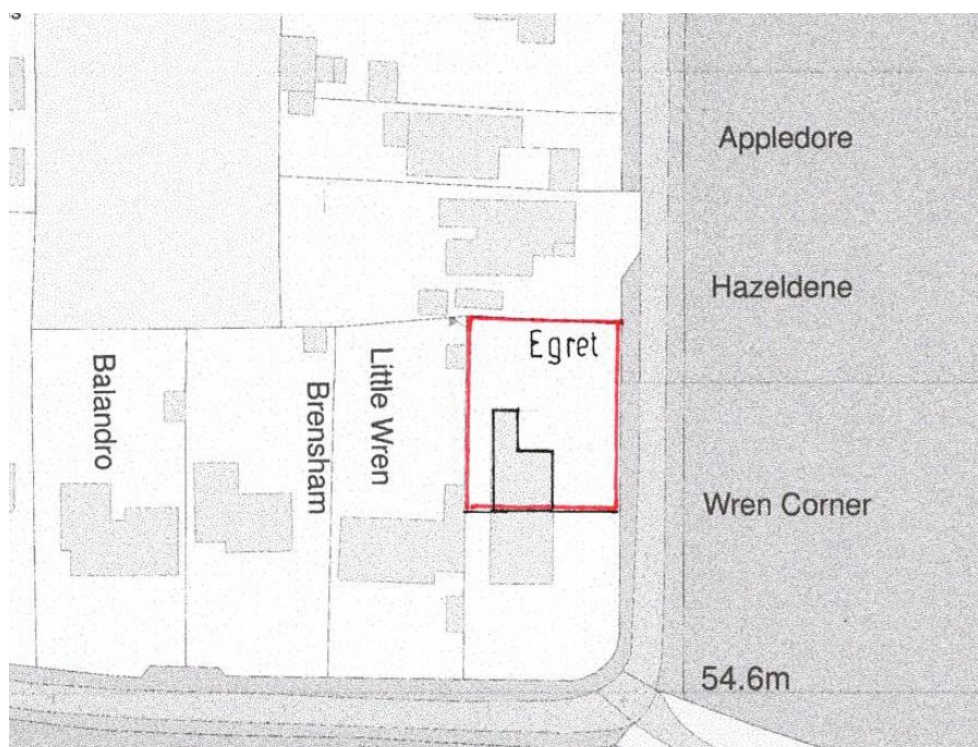
PROPOSAL

The proposal seeks planning permission for a 1.5 storey extension on the north-facing elevation of the main dwelling, featuring a gable end on the north and east elevations. The extension will provide an open-plan kitchen and dining room as part of a reconfigured internal layout. A new entrance door and porch is also sought on the north-facing elevation. The proposal includes the installation of a new window and door on the west-facing elevation, serving bedroom 2 and the utility room respectively.

SITE DESCRIPTION/CONTEXT

The site is a semi-detached bungalow located in the Small Village of Nunton, which has no defined settlement boundary as set out by Core Policies 1, 2 and 23 of the Wiltshire Core Strategy. The main dwelling benefits from on-site parking and is accessed from the unclassified road Nunton Drove. Neighbouring dwelling houses adjoin the site to the north, south and west with open fields to the east. The site lies within the Cranborne Chase National Landscape.

Eygret originally formed part of a larger dwelling known as Wren Corner. In 2017, under planning reference 17/08202/FUL, the former detached bungalow was subdivided to create two semi-detached bungalows, one of which became Eygret, the site subject to this application.





PLANNING HISTORY

Proposal / Summary

17/08202/FUL - Full planning permission Decision - Approve with Conditions Date:
16/10/2017 – Division of existing 2 bedroom bungalow to create 2 separate semi-detached dwellings

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire Community Area
- Core Policy 51: Landscape
- 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

CONSULTATION RESPONSES

Odstock Parish Council: No comment received.

REPRESENTATIONS

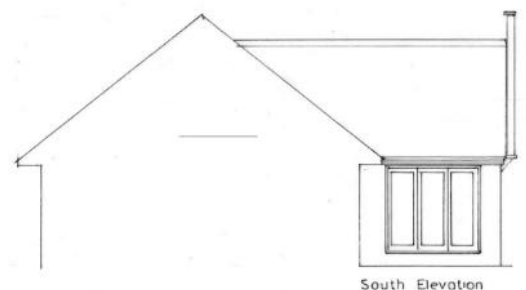
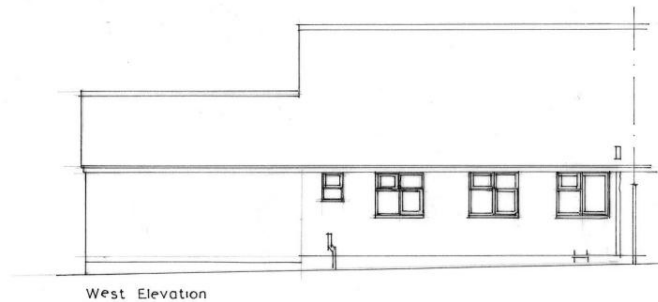
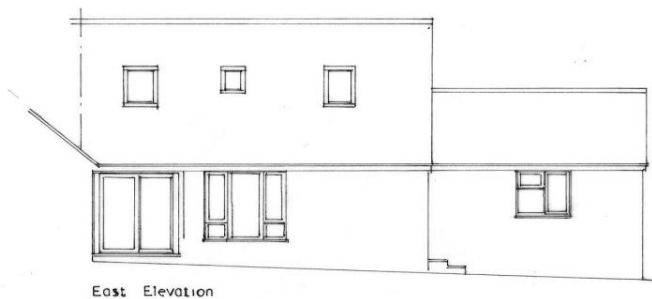
No comments were received.

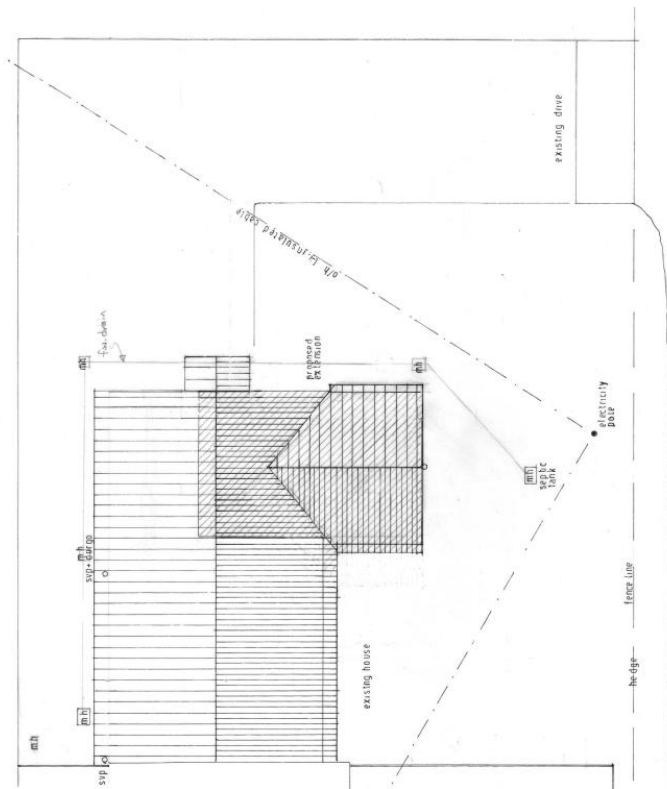
ASSESSMENT

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 the 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.

The extension is sought to increase the internal living space of the main dwelling through the addition of a gable-ended form on the north-facing elevation, where a new entrance door and porch are also proposed. A further gable-ended projection is proposed on the east-facing elevation, incorporating a flue. Taken together, these alterations have the effect of giving Eygret a clearer and more coherent set of design features following its subdivision from Wren Corner in 2017.

At present, the bungalow retains the visual impression of being one half of the former larger building, particularly when viewed from the public realm. The existing northern projection has a roof ridge set noticeably lower than the remainder of the dwelling, resulting in an unbalanced appearance. The proposed extension on this elevation will align the ridge height with that of the main roof, creating a more integrated and consistent built form. The replacement of the existing entrance, which appears to have functioned as a rear access when Eygret formed part of Wren Corner, with a new principal entrance and porch on the north gable end will establish a clearer frontage for the dwelling.

These changes will give Eygret a more distinct identity as an individual dwelling when viewed from the street scene, while remaining in keeping with the scale, proportions and character of the existing bungalow and the surrounding residential context. The proposals do not introduce any design elements that are out of place or visually intrusive and will not harm the character or appearance of the area.

In terms of materials, the use of render on the external walls will provide a subtle distinction from Wren Corner, while matching roof tiles will ensure visual continuity with the existing building. The chosen materials are appropriate and present no harm in design terms. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and the guidance contained in Appendix D of the Wiltshire Design Guide.

Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF require that great weight is given to conserving and enhancing the character and scenic quality of National Landscapes. The site lies within the Cranborne Chase National Landscape, but the proposal comprises a modest extension and minor external alterations within an established residential curtilage. Owing to its limited scale, appropriate design and relationship to the existing bungalow, the development will not increase the dwelling's prominence or harm the special qualities or wider landscape setting. The proposal therefore accords with the requirements of Core Policy 51 and Paragraph 176 in conserving the character of 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 extension has been assessed with regard to potential impacts from overbearing effects, overshadowing, loss of light and loss of privacy. In terms of overbearing and overshadowing, the roof ridge of the extension will match the height of the existing dwelling and sufficient separation distance remains. As a result, there will be no overbearing impact on Hazeldene to the north. Little Wren to the west is positioned further south relative to Eygret, meaning the extension will sit approximately 12 metres from the main part of that dwelling; given the matching ridge height and separation distance, no adverse overbearing or overshadowing effects will arise. Wren Corner to the south, being the attached bungalow, will also not experience unacceptable amenity impacts. Views of the extension from within Wren Corner will be limited, and the consistent roof height prevents any material loss of light or overbearing relationship.

With respect to overlooking and loss of privacy, all new fenestration will be at ground-floor level, and each relevant elevation already contains existing openings. These factors significantly reduce the potential for harmful overlooking. The proposed north-facing openings will maintain sufficient separation from Hazeldene and effectively replace existing fenestration on this elevation. Although the west elevation faces the closest neighbouring property, the ground-floor nature of the openings and the existing relationship between dwellings, with other windows along this elevation, ensure that no adverse loss of privacy will occur.

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

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 special qualities of the 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: 21/01/2026
- Location plan – date received: 21/01/2026
- Proposed elevations – rev A – date received: 03/02/2026
- Roof and site plan – rev A - date received: 03/02/2026
- Proposed ground floor plan – rev A - date received: 03/02/2026

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.