

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

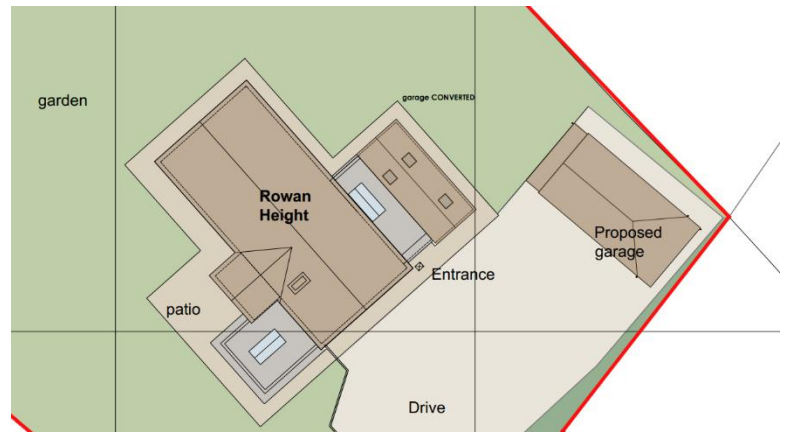
APPLICATION REFERENCE:	PL/2026/00577
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	ROWAN HEIGHT, DOWNTON HILL, MORGANS VALE, REDLYNCH, SALISBURY, SP5 2JF
DEVELOPMENT DESCRIPTION:	Convert existing garage into a bedroom suite and replace flat roof with pitched roof. Infill covered link to create new front entrance. Addition of a single storey side extension and erection of a triple garage/carport.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to convert the existing garage into an ensuite bedroom and replace the existing flat roof with a pitched roof. An infill of the covered link between the converted garage and the main dwelling is proposed, which will also create a new front entrance to the dwelling. A single-storey side extension is proposed on the south-west elevation to provide additional living space. A detached garage providing two vehicle parking spaces, a lean-to store, and an additional storage area is also proposed to the east of the main dwelling on the existing driveway area.

SITE DESCRIPTION/CONTEXT

The site contains a detached bungalow with an associated driveway and surrounding garden area. It is accessed via a long private driveway, which in turn is reached from Downton Hill, a part-private, part-adopted unclassified road, which is also a designated public footpath (Ref: REDL22). The site is located within the Large Village of Morgan's Vale/Woodfalls as defined by Core Policies 1, 2 and 23 of the Wiltshire Core Strategy. Similar detached dwellings are situated to the south-west and south-east, with no neighbouring properties to the north-west or north-east. The site also lies within the River Avon Special Area of Conservation (SAC) and within the 13.8 km recreational zone of influence for the New Forest SAC, Special Protection Area (SPA) and Ramsar sites. However given the nature of this application it is not considered that it will have any particular impact for these ecological designations. The site is also within a Special Landscape Area as defined by Saved Policy C6 of the Salisbury District Local Plan.



PLANNING HISTORY

There is no relevant planning history.

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 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 69: Protection of the River Avon SAC

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

- C6: Special Landscape Area

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

Redlynch Parish Council – support – with the following text received:

'Redlynch Parish Council support this application.'

WC Highways – no objection – a summary of the response is copied below:

'The proposed extensions would increase the size of the dwelling, but adequate parking, in accordance with the current parking standards, can be adequately provided within the site. It is therefore recommended that no highway objection is raised.'

REPRESENTATIONS

No comments were received.

ASSESSMENT

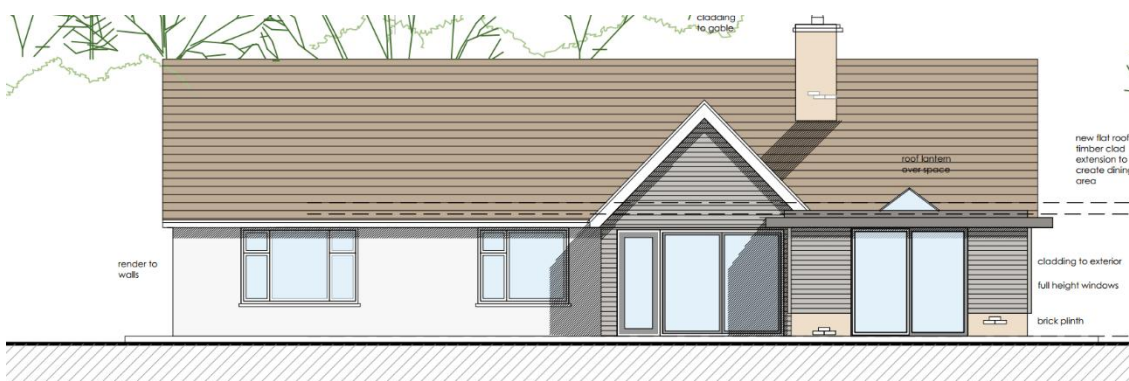
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

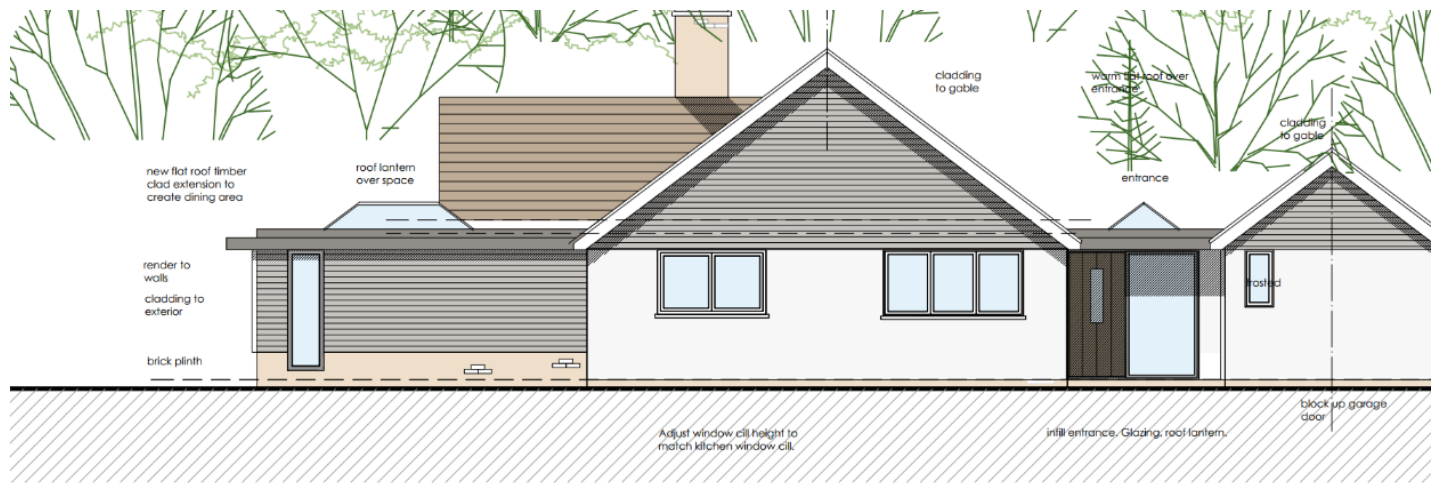
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



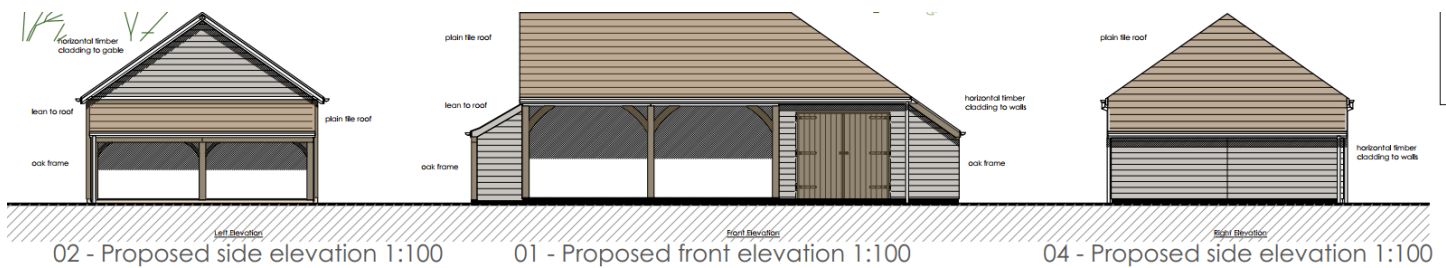
01 - Proposed rear elevation 1:100



02 - Proposed side elevation 1:100



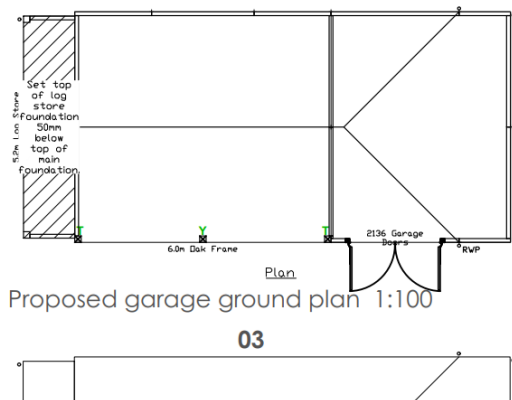
Proposed front elevation 1:100



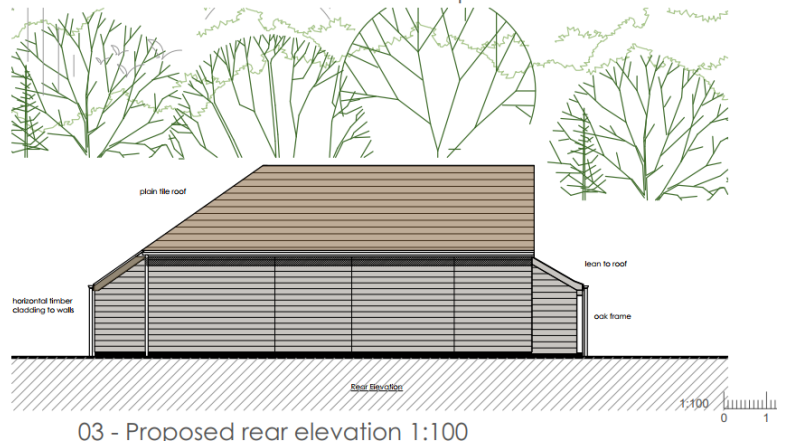
02 - Proposed side elevation 1:100

01 - Proposed front elevation 1:100

04 - Proposed side elevation 1:100



Proposed garage ground plan 1:100



03 - Proposed rear elevation 1:100

Design and impact upon the character and context of the area, and the Special Landscape 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 site is located at the end of a private access road, and as a result the proposals will not have a significant effect on the wider character of the area. The extensions and alterations represent modest additions within the curtilage of Rowan Height and remain proportionate to the scale and form of the existing dwelling.

The single-storey south-west extension constitutes a limited increase in footprint and its flat roof supports a subservient appearance. The introduction of a pitched roof over the converted garage will give the structure the appearance of a habitable element rather than a garage,

while the proposed ridge height remains noticeably lower than that of the main dwelling, ensuring a non-dominant relationship. The link extension successfully integrates the converted garage with the main dwelling and creates a coherent continuation of built form along the front elevation.

The materials proposed for the side extension, garage conversion and link extension are appropriate to the existing dwelling and present no design harm. The use of matching roof tiles, a brick plinth and white UPVC windows will ensure consistency with the existing dwelling, while the combination of timber cladding and light-coloured render across the extensions and the main dwelling provides complementary but contrasting finishes that help to visually unify the existing and proposed built form.

The detached garage, with its pitched roof and single-storey form, is of a proportionate footprint in relation to the main dwelling and will appear subservient within the site. It provides 2 parking bays, a lean-to store and an additional storage area in a manner that is functional while remaining visually appropriate. The materials, including matching roof tiles and cladding, are considered compatible with the main dwelling. The use of an oak frame and timber doors provides a clear visual distinction that reinforces its role as an incidental outbuilding.

Having regard to the scale, form, siting and materials of the proposed works, the development will integrate acceptably with both the existing dwelling and the local built context. The proposals maintain the bungalow's non-dominant character and do not generate harm to the setting or the wider landscape. The design approach is coherent, proportionate and reflective of the established character of the site. As such, the development complies with the design principles of Core Policy 57 of the Wiltshire Core Strategy and the guidance contained within Appendix D of the Wiltshire Design Guide.

The site lies within the Special Landscape Area as defined by Saved Policy C6 of the Salisbury District Local Plan. The proposed extensions and garage remain modest in scale and contained within the curtilage of the main dwelling, and the development will not materially alter the site's relationship with the surrounding landscape. The works will not intrude into open views, will retain the established pattern of built form on the plot, and will not diminish the character or quality of the wider landscape setting. The proposal is therefore considered to comply with Saved Policy C6.

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 site's positioning at the end of a private access road, combined with the modest, single-storey nature of the proposed development, ensures that the scheme will have a naturally low impact on the amenity of neighbouring occupiers. There are no neighbouring dwellings to the north-west or north-east, and the closest properties to the south-west and south-east are located approximately 35 m and 60 m away respectively. This existing

arrangement provides a generous degree of physical separation between the site and surrounding residential properties.

The proposals do not affect this established relationship. All additions remain low in height and contained within the site's curtilage, and no new openings or raised vantage points are introduced that would give rise to new overlooking opportunities.

The scale and siting of the extensions prevent any sense of enclosure or overbearing impact on neighbouring occupiers. The detached garage is positioned on the existing driveway area and, being single-storey, will not result in any adverse amenity impact given its distance to neighbouring dwellings.

Given the distances involved, the orientation of surrounding dwellings and the modest scale of the proposed built form, the development will not result in overshadowing, loss of privacy or loss of outlook. The proposal therefore preserves existing amenity conditions. Having regard to these considerations, the development accords with Core Policy 57 point vii in respect of safeguarding residential amenity and with 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 National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal removes the existing parking provision within the current garage through its conversion and increases the number of bedrooms from 3 to 4. In line with the Wiltshire Car Parking Strategy, the site is required to demonstrate provision for 3 parking spaces. WC Highways were therefore consulted and subsequently raised no objection. They noted that the proposed detached garage will provide additional parking to compensate for the loss of the existing garage, and that the site retains a substantial driveway capable of accommodating further on-site parking. As a result, the site can safely accommodate the required level of parking provision.

The proposed development will not result in any adverse impact for highway safety. Adequate parking and turning space is provided in accordance with Wiltshire's adopted parking standards, and the existing access arrangements remain acceptable. 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.

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 and the characteristics of the Special Landscape Area.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, 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:

- Site location and existing site plan – (ref: 458-02-001) – date received: 28/01/2026
- Proposed roof plan – (ref: 458-02-008) – date received: 28/01/2026
- Proposed rear and side elevations – (ref: 458-02-010) – date received: 28/01/2026
- Proposed garage plans – (ref: 458-02-011) – date received: 28/01/2026
- Proposed ground floor plan – ref: 458-02-007) - date received: 28/01/2026
- Proposed site plan – (ref: 458-02-006) - date received: 28/01/2026
- Propose front and side elevations – (ref: 458-02-009) - date received: 28/01/2026

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 approved plans.

REASON: In the interest of the visual amenity and character of the area.

4. The garage hereby permitted shall not be used at any time other than for purposes incidental to the residential use of the main dwelling, known as Rowan Height, and it shall remain within the same planning unit as the main dwelling.

REASON: To ensure that the garage hereby permitted remains available for parking and having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, to enable the Local Planning Authority to consider individually whether planning permission should be granted for an alternative use for this building.