

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00667
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Wolferstan Barn, Wolferstan Drive, Bishopdown, Salisbury, SP1 3XZ
DEVELOPMENT DESCRIPTION:	Extension to existing amenity building to the garden with the installation of solar panels and retention of existing car port
RECOMMENDATION:	That Planning Permission be GRANTED

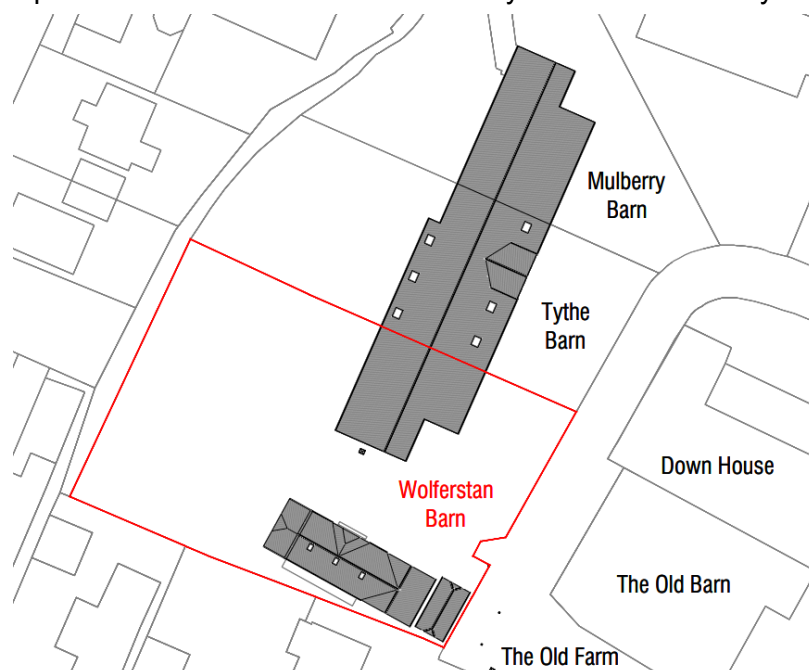
PROPOSAL

The proposal seeks planning permission for an extension on the west-facing elevation of the existing garden building within the residential curtilage of the Grade II listed dwelling known as Wolferstan Barn. The development also includes the installation of solar panels on the south and west roof slopes of the garden building. In addition, the application seeks permission for the retention of the existing detached car port positioned to the east of the garden building, which was not previously granted planning permission.

SITE DESCRIPTION/CONTEXT

The site contains the main dwelling known as Wolferstan Barn, a Grade II listed building referred to in the listing as 'Barn at Bishopdown Farm', which also encompasses Tithe Barn and Mulberry Barn to the north. The site includes the main dwelling, rear garden, front parking area, the existing garden building, and a detached carport.

The existing garden building, referred to as such for the purposes of this application, was granted planning permission in 2002 under reference S/2002/0879. That approval allowed the former detached garage to be extended to form a 'games room'. For clarity in this report, it is described as the 'garden building'. The site lies within the Principal Settlement of Salisbury in accordance with Core Policies 1, 2 and 20 of the Wiltshire Core Strategy, and within the Special Landscape Area identified under Saved Policy C6 of the Salisbury District Local Plan.



PLANNING HISTORY

Proposal / Summary
S/2002/0879 - Full planning permission Decision - Approve with Conditions Date: 29/5/2002 – SINGLE STOREY EXTENSION ON SIDE OF DETACHED DOUBLE GARAGE TO FORM GAMES ROOM
S/1987/1750 - Full planning permission Decision - Approve with Conditions Date: 27/1/1988 – CONVERSION OF EXISTING DISUSED FARM BUILDING - GRANARY TYTHE BARN, COB BARN COTTAGES AND FARMHOUSE TO FORM EIGHT DWELLINGS AND ALTERATION OF ACCESS
S/1989/0084 - Full planning permission Decision - Approve with Conditions Date: 8/3/1989 – EXTENSION TO EXISTING GRAIN STORE WITH EXTENSION OF ATTACHED LEANTO

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury 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
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

- C6: Special Landscape Area

Salisbury Neighbourhood Plan

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

Laverstock and Ford Parish Council - No comment with the following text received:

'No comment.'

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

'The provision and retention of the car port do not adversely affect the parking and turning facilities for the dwelling, and the extension to the garden room would not result in any intensification of the use of the access and parking areas. It is therefore recommended that no highway objection is raised.'

WC Conservation – no objection with a summary of the response copied below:

'The car port is known to have been erected around 2014 and is therefore immune from enforcement action.'

The extension to the garage/games room outbuilding raises no concerns with regard to the setting of the listed building. The solar panels are all located facing away from the listed building and would have no impact on its appearance, nor any significant views.

Subject to matching materials for the extension, I have no objections.'

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 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 extension to the garden building will represent a modest increase in footprint and will follow the same architectural style as the existing structure, resulting in a flush and coherent appearance while remaining single-storey. The roof tiles, stained timber cladding and UPVC doors and glazing will match those already present, ensuring that the extension remains in keeping with the existing building and giving rise to no design harm. The solar panels will cover a small proportion of the roof area and will be positioned on the south and west slopes facing

away from the main dwelling and the street scene, resulting in minimal visual change from public viewpoints.

The detached timber car port proposed for retention is a freestanding structure with a hipped roof positioned adjacent to the garden building. Its eaves height is slightly below that of the garden building and its overall height is significantly lower, ensuring that it does not appear dominant in relation to the outbuilding or the main dwelling. Its form, siting and scale mean that it does not result in any adverse design impact.

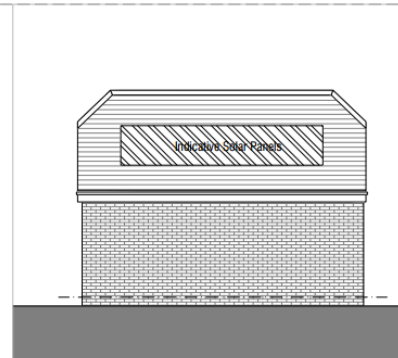
The purpose of the extension is to provide a kitchenette and WC, facilities that the garden building does not currently contain. The case officer has considered whether the inclusion of these features would affect the building's status as an incidental outbuilding. During the site visit it was confirmed that the building functions as a games room and lacks running water or other facilities. The proposed works will allow the building to function more effectively in its present incidental role without changing its relationship with the main dwelling.

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.

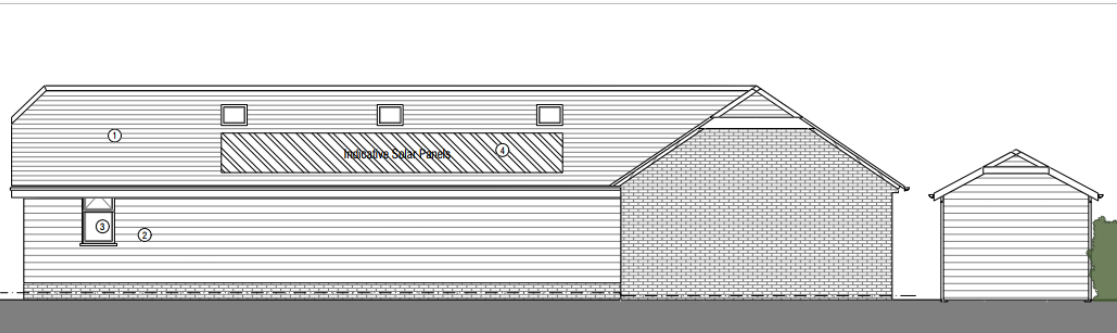
The site lies within the Special Landscape Area covered by Saved Policy C6 of SDLP. Given the suburban context of the plot, the modest scale of the extension, the low-profile form of the existing garden building and the discreet siting of the solar panels and car port, the development will not adversely affect the character or quality of the Special Landscape Area. The proposals are therefore considered to comply with Policy C6.



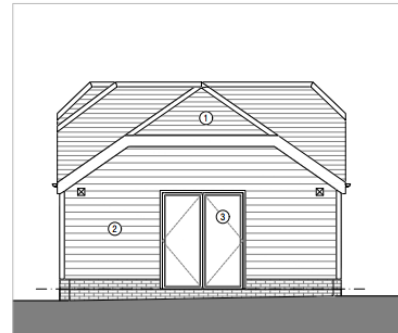
1 - Side Elevation



02 - Front Elevation

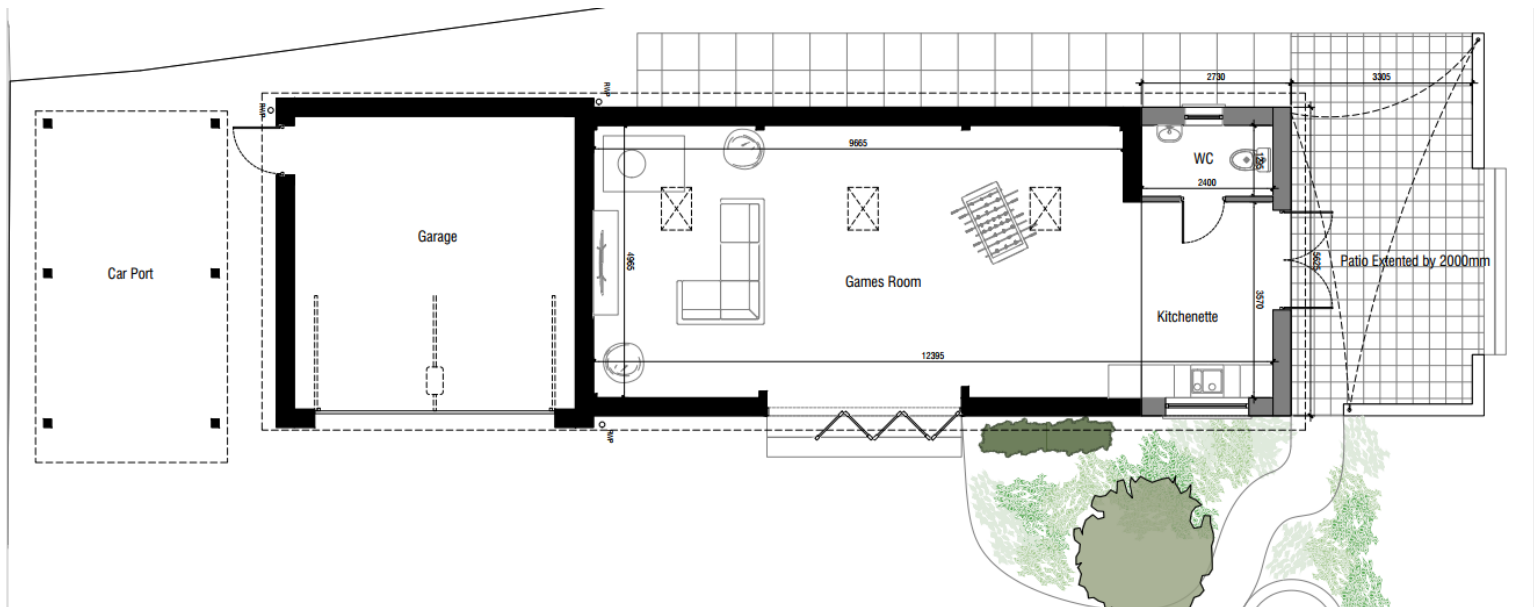


3 - Side Elevation

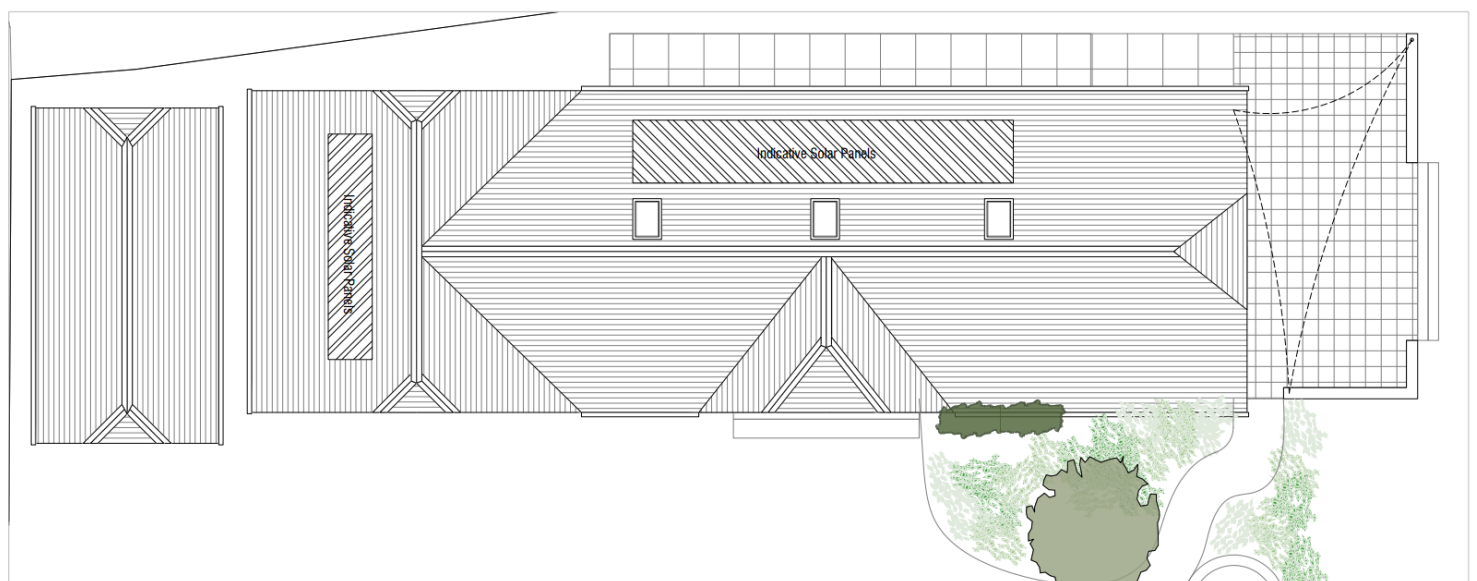


04 - Rear Elevation

Proposed elevations



01 - Proposed Ground Floor Plan



02 - Proposed Roof Plan

1:100

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 scale and nature of the works to the existing garden building mean that the potential for adverse amenity impact is low. Any impact is most likely to relate to neighbouring dwellings immediately to the south due to their proximity to the structure. The extension will remain single-storey, ensuring that it will not appear overbearing or give rise to overshadowing or a loss of light for adjoining occupiers.

A new window is proposed on the south elevation to serve the WC, an elevation that currently contains no openings. This introduces a potential opportunity for overlooking. Given the sensitive orientation and the function of the room, it is considered necessary to secure an

obscured-glazing condition. The window will therefore be required to be installed with obscurity no less than level 5 to ensure that no loss of privacy arises. The windows on the north and west elevations do not give rise to any overlooking concerns.

Overall, the development will not materially harm the living conditions 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

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.

WC Highways were consulted on the application and raised no objection. Their response confirms that the provision and retention of the car port will not adversely affect the existing parking or turning arrangements serving the dwelling. They also advise that the extension to the garden building will not lead to any intensification of the use of the access or parking areas. As such, the development will continue to operate within the capacity of the existing highway layout and will not result in any highway safety concerns.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are 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.

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. 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.

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 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 application concerns structures within the curtilage of a Grade II listed building and the proposals require due consideration in accordance with the above national and local policy.

WC Conservation raised no concerns regarding the proposed extension to the garden building, noting that the structure is already established and that the extension will retain its modest height, resulting in no harmful impact on the setting of the listed building. No concerns were raised regarding the car port proposed for retention, and it is understood to have been erected in 2014 and is therefore immune from enforcement action. It is also noted that the existing patio will be extended by 0.2 metres, which is similarly considered to result in no harm to the setting of the listed building.

The proposed solar panels will also have no adverse effect on the heritage asset. They will be positioned on roof slopes facing away from the listed building, ensuring they will not alter its appearance or be visible in significant views. The conservation officer has requested that matching materials are used for the extension, and the necessary condition has been applied to this permission. With this safeguard in place, the development will preserve the setting of the listed building and is acceptable in heritage terms.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the setting of the listed building known as Wolferstan Barn. 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 highway safety or heritage.

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 elevations (ref:10-202 – P1) – date received: 05/02/2026
- Proposed site plan (ref:10-202 – P1) – date received: 05/02/2026
- Location plan (ref:00-001-P1) – date received: 05/02/2026
- Proposed ground floor and roof plan (ref:10-102-P1) – date received: 05/02/2026

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 approved elevation plans (ref: 10-202 – P1) to match that of the existing garden building.

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

4. The entire outbuilding as extended, shown within the red line, shall not be used at any time other than for purposes incidental to the residential use of the main dwelling, known as Wolferstan Barn, 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. Before the development hereby permitted is first brought into use the window in the ground floor of the south elevation, as shown on approved plan ref (10-202-P1), shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the window shall be maintained with obscure glazing for the life time of the development.

REASON: In the interests of residential amenity and privacy