

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09782
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	North Cottage, Tisbury Row, Tisbury, Salisbury, SP3 6RZ
DEVELOPMENT DESCRIPTION:	Two storey porch extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two-storey extension to the west-facing front elevation of the existing dwelling, which will provide an open porch at ground floor level and an en-suite bathroom at first floor level.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey semi-detached dwelling with access from the unclassified Tisbury Road. A small cluster of residential properties is located immediately to the south of the site, with open fields extending to the west, north and east, resulting in a relatively remote and sparsely populated setting. The site lies outside any defined settlement boundary as identified under Core Policies 1, 2 and 27 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/1985/0925 - Full planning permission Decision - Approved Date: 16/8/1985 – ERECTION OF GARDEN ROOM
S/1993/1056 - Full planning permission Decision - Approve with Conditions Date: 27/8/1993 – FIRST FLOOR EXTENSION TO PROVIDE BEDROOM AND BATHROOM
S/1989/1241 - Full planning permission Decision - Approve with Conditions Date: 30/8/1989 – FIRST STOREY EXTENSION TO PROVIDE NEW BEDROOM

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Tisbury 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

Tisbury Parish Council: No objection – with the following comment received:

‘Tisbury Parish Council resolved to support this application on the grounds that it was compliant with Core Policy 57 of the Wiltshire Core Strategy.’

REPRESENTATIONS

No comments were received.

ASSESSMENT

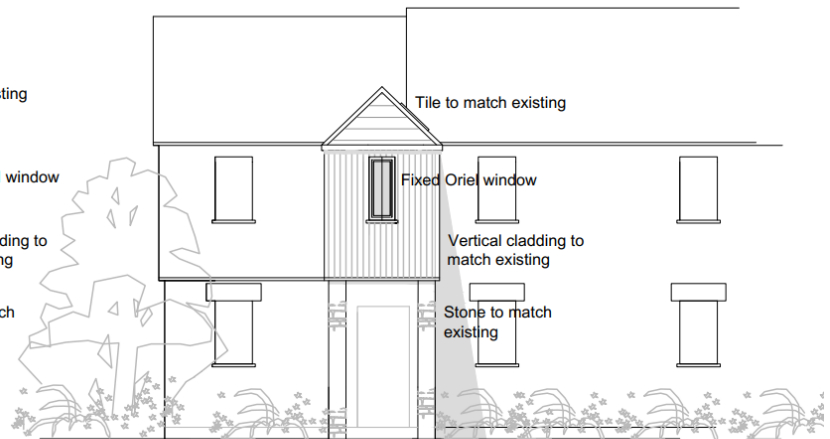
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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.



SIDE ELEVATION AS PROPOSED



FRONT ELEVATION AS PROPOSED



SIDE ELEVATION AS PROPOSED

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.

The extension represents a modest addition when assessed against the existing dwelling as a whole. The eaves will align with those of the existing dwelling and the pitched roof will have

a maximum height that remains well below that of the main structure. It is acknowledged that the extension is located on the principal, front-facing elevation and will therefore be visible within the street scene. An open porch already exists at the property and its replacement will not introduce a new form of development and is typical of a residential dwelling. While the inclusion of a first-floor element above the porch is not a common feature, its proportionate scale and design will ensure that it does not result in any harmful impact on the character or appearance of the area.

One conservation-style rooflight is proposed within the south-facing roof slope to provide natural light. A fixed oriel window is proposed on the first-floor front elevation and will present a proportionate opening with a distinct design that positively differentiates it from the main dwelling without appearing discordant.

Appropriate materials have been selected throughout, with the ground-floor porch to be constructed in stone to match the existing ground floor of the dwelling. Vertical cladding will be used on the first-floor element to match the existing first-floor cladding, with roof tiles also matching the existing dwelling. These material choices will ensure that the extension integrates cohesively with the existing dwelling, which is particularly important given its prominent position on the principal elevation and visibility from the street scene.

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.

Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF require development within National Landscapes to conserve and enhance landscape and scenic beauty. The site lies within the Cranborne Chase National Landscape and the proposal comprises a modest extension to an existing dwelling which will not alter the established pattern of development or introduce intrusive built form. Due to its limited scale, siting and use of materials that reflect the host dwelling, the development will remain visually contained and will not harm the special qualities or scenic character of the National Landscape, and is therefore considered to comply with these policies.

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.

No representations were received from neighbouring occupiers. The extension is modest in scale and will not result in overlooking, overshadowing or a loss of light. When assessed from the front elevation, the windows immediately to the right of the proposal serve North Cottage rather than the adjoining property and sufficient separation distance will remain, ensuring that there will be no adverse impact on neighbouring residential amenity. The original submission proposed a full-size first-floor window on the west-facing elevation to serve the en-suite. Given its function, the case officer requested a more appropriate design and revised plans were

subsequently submitted showing a smaller, fixed oriel window. Its reduced size and form will provide improved levels of privacy when compared to the initially proposed window.

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 Cranborne Chase 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:

- Location plan – date received: 15/12/2025
- Proposed elevations – ref: (4-rev D) – date received: 27/02/2026
- Proposed first floor plan – ref: (3-rev E) – date received: 27/02/2026
- Proposed ground floor plan – ref: (2-rev D) – date received: 19/12/2025

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 elevations plan (ref: 4-rev D).

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