

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01377
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old Post Office, The Street, Chilmark, Salisbury, SP3 5AR
DEVELOPMENT DESCRIPTION:	Proposed Rear Extension, Rear Porch and Lean to Store
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey link extension between the main dwelling and the existing annexe. The proposal also includes an open rear porch on the south facing elevation of the main dwelling and a lean-to store on the south facing elevation of the annexe.

The link extension will provide a sheltered connection across what is currently a paved area between the main dwelling and the annexe and, as shown on the submitted floor plans, will be used as a living room.



SITE DESCRIPTION/CONTEXT

The application site comprises a detached dwelling located within the Small Village of Chilmark, which has no defined settlement boundary as set out under Core Policies 1, 2 and 27 of the Wiltshire Core Strategy.

The site comprises the main dwelling and an associated outbuilding, with residential curtilage extending primarily to the north, east and south. The highway forms the eastern boundary of the site, with neighbouring residential dwellings located to the north, south and west. The planning history confirms that retrospective full planning permission was granted on 17/09/2025 under reference PL/2025/05068 for the change of use from former B1 to C3 residential. This permission established the site as an entirely C3 residential dwelling, with the curtilage outbuilding lawfully forming an annexe ancillary to the main dwelling.

The site lies within the Cranborne Chase National Landscape and is partially within the Chilmark Conservation Area. A watercourse runs adjacent to the eastern boundary, alongside the highway, and the site is therefore located within Flood Zones 2 and 3.

PLANNING HISTORY

Proposal / Summary
S/2002/0783 - Full planning permission Decision - Approve with Conditions Date: 27/8/2002 – OF OUTBUILDING & FORMER SHOP STORE ROOM TO B1 (EMBROIDERY) & ADDITION OF PORCH
S/2002/0784 - Listed building consent Decision - Approve with Conditions Date: 5/6/2002 – ALTERATIONS TO SOUTH EAST ELEVATION OF OUTBUILDING (CURTILAGE BUILDING) INSERTION OF FRENCH WINDOW IN PLACE OF EX WINDOW (SOUTH WEST ELEVATION) & ADDITION OF PORCH
S/2000/1402 - Full planning permission Decision - Refused Date: 3/11/2000 – FROM POST OFFICE ROOM TO RESIDENTIAL ROOM
S/1998/1962 - Full planning permission Decision - Refused Date: 12/7/1999 – CONVERSION OF EXISTING COACH HOUSE INTO ANNEXE
S/1998/0132 - Listed building consent Decision - Approve with Conditions Date: 5/6/1998 – DEMOLITION OF TWO EXTENSIONS RAISING THE EAVES AND RIDGE HEIGHT OF PART OF EXISTING BUILDING AND RECONSTRUCTION OF THE MAIN BODY OF THE BUILDING FOLLOWING A FIRE
PL/2025/05068 - Full planning permission Decision - Approve with Conditions Date: 17/9/2025 – Change of use of former B1 use floorspace to C3 residential use (retrospective) with the erection of rear porch, installation of two roof lights and solar panels. Conversion of curtilage outbuilding to form an annexe to the dwellinghouse with associated w
S/1985/1677 - Unknown Decision - Withdrawn Date: 27/2/1986 – REPLACE DECAYING SHOP FRONT

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy

- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury Community Area Spatial Strategy
- Core Policy 50: Biodiversity and Geodiversity
- 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
- Core Policy 67: Flood Risk

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 66
- Section 72

CONSULTATION RESPONSES

Chilmark Parish Council - no objection – with the following text received:

‘Chilmark Parish Council has no objection to this planning application.’

WC Ecology – comment – with the following text received:

‘I note that the recent application on this site (PL/2025/05068) did not consult ecology or require submission of a bat survey report. It is not clear if the works to the outbuilding permitted under /05068 have yet commenced, the associated construction works of which would disturb any bat roosts present. If no works have taken place it appears that the outbuilding (and main dwelling) show potential for supporting roosting bats.

The current proposal would impact both main dwelling and outbuilding in areas where access to bat roosts would be impacted if present. Currently there is not sufficient information provided in the submission to be confident that roosting bats will not be impacted by the proposal. A preliminary bat roost assessment of the proposal should be conducted and submitted in support of this application, with recommendations in the report followed. If not supplied then the LPA will need to be provided with sufficient justification to demonstrate why bats would not be using the building/s to roost.’

Environment Agency – comment – with a summary of the response copied below:

'We have produced a series of standard comments for local planning authorities and planning applicants to refer to on certain development proposals, with respect to appropriately managing flood risk. These comments replace direct case-by-case consultation with us. You should consider whether the proposal meets the advice we have set out. We therefore consider we do not need to be consulted, and we will not be providing bespoke comments at this stage.'

WC Highways – no objection – with the following text received:

'Four parking spaces are shown on the location plan which is adequate for the main dwelling and the annexe. The existing vehicle access is not proposed to be altered. I raise no highway objection.'

WC Drainage – no objection subject to conditions/holding objection further information required – the recommendation of the response is copied below:

'At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

In order to discharge the above drainage, condition the following additional information must be provided:

- A drainage plan showing any existing drainage features on the site and detailing the proposed drainage strategy, including provisions for any access /parking areas.*
- A pre and post development overland exceedance plan showing overland exceedance routes that minimise the risk to people and property.'*

REPRESENTATIONS

No comments were received.

ASSESSMENT

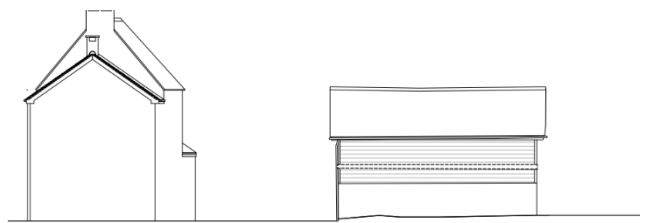
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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.



1 EXISTING SOUTH EAST ELEVATION
SCALE 1:100@A3



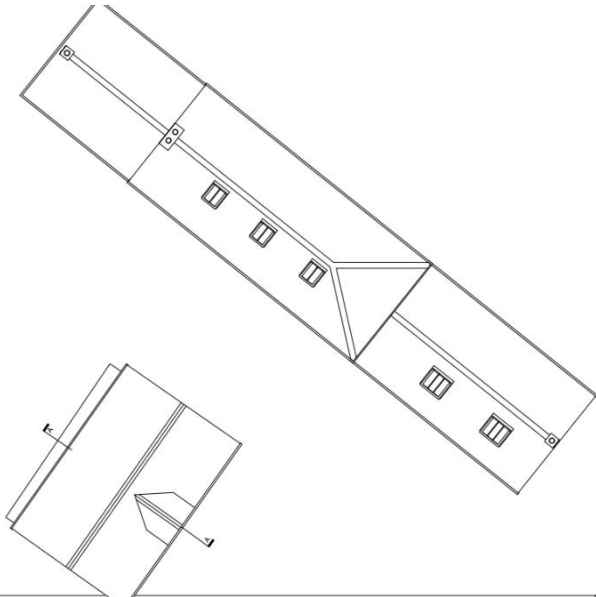
1 EXISTING NORTH WEST ELEVATION
SCALE 1:100@A3



2 PROPOSED SOUTH EAST ELEVATION
SCALE 1:100@A3



2 PROPOSED NORTH WEST ELEVATION
SCALE 1:100@A3



Design and impact upon the character and context of the area, and the National Landscape

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development achieves a high standard of design, responding positively to local context, character and distinctiveness.

The proposal comprises a modest single storey link extension between the main dwelling and the existing annexe, together with the addition of an open rear porch to the main dwelling and a lean-to store attached to the annexe. All elements of the development are located to the rear of the property. Due to the orientation of the buildings and the set-back from the public highway, only limited glimpsed views of parts of the development would be available from the street scene at the entrance to the driveway. As such, the proposal would have a low visual impact on the character and appearance of the surrounding area.

In terms of the functional relationship within the site, the proposed link extension would provide a sheltered connection between the main dwelling and the annexe. This is considered to reinforce the shared use and amenity between the two buildings and further supports the

established ancillary relationship of the annexe to the main dwelling. This approach is consistent with the planning status of the site as a single residential planning unit.

The link extension would be single storey in height and positioned between the two-storey main dwelling and the one-and-a-half storey annexe. By virtue of its scale, height and siting, the link would appear clearly subordinate and non-dominant to both buildings. The rear porch and lean-to store are similarly modest in scale and read as minor domestic additions.

The proposed materials are considered appropriate and sympathetic to the existing built form. The use of clay tiles to the link extension roof would match those of the annexe, while the black timber cladding and dark-finished aluminium framed windows would also reflect the materials palette of the annexe. These choices would ensure a coherent and high-quality appearance and enable the additions to integrate successfully with the existing buildings.

Having regard to the above, the proposal is considered to represent a well-designed and proportionate form of development that 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 requires all development to protect, conserve and, where possible, enhance the character and quality of Wiltshire's landscapes, with particular weight given to designated landscapes such as National Landscapes. Paragraph 176 of the National Planning Policy Framework also states that great weight should be given to conserving and enhancing landscape and scenic beauty within such areas.

The site lies within the Cranborne Chase National Landscape. Given the domestic scale of the proposal, the relevant considerations relate to its wider landscape impact and potential effects on the International Dark Sky Reserve. The link extension is single storey in nature and the proposed porch and store are minor additions, resulting in no notable increase in the visual prominence of the dwelling within the landscape. The site is located within the built-up area of Chilmark and does not occupy an elevated or otherwise prominent position within the surrounding landscape.

A limited number of rooflights are proposed to the main dwelling and annexe. While it is acknowledged that permitted development rights allow for the installation of rooflights on a dwellinghouse, the potential impact on light pollution has nonetheless been considered. Given the scale and positioning of the proposals, it is not anticipated that they would give rise to any significant increase in light spill or materially contribute to light pollution beyond that associated with the village context as a whole.

By reason of its scale, siting and design, the proposal would not harm the special qualities or scenic character of the Cranborne Chase National Landscape. The development is therefore considered to comply with Core Policy 51 of the Wiltshire Core Strategy and paragraph 176 of the National Planning Policy Framework.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy requires development to safeguard the amenity of existing and future occupiers. Paragraph 135(f) of the National Planning Policy Framework similarly seeks to ensure that development provides a high standard of amenity for all users. The proposed development has been assessed with regard to its potential impact on the residential amenity of neighbouring properties, with particular consideration given to issues of overlooking, loss of light, overshadowing and overbearing impact.

Due to the established layout of the site and the positioning of the proposed extensions to the rear of the property, the potential for amenity impacts is inherently limited. The link extension would be single storey in form and positioned between the two-storey main dwelling and the one-and-a-half storey annexe. As an infill addition, it would not appear overbearing, would not result in material overshadowing and would not introduce any elevated position capable of giving rise to overlooking.

The proposed lean-to store and rear porch are minor domestic additions and, by virtue of their scale, siting and use, would not give rise to any adverse impacts in respect of neighbouring amenity.

Overall, the proposal would preserve an acceptable standard of residential amenity for neighbouring occupiers and is considered to comply with point vii of Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Highways impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the transport and accessibility objectives of Core Policy 61, which seeks to ensure that proposals are capable of being served by safe access to the highway network. Core Policy 64 further requires development to provide adequate parking in accordance with standards set out in the Local Transport Plan. Paragraphs 115 and 116 of the National Planning Policy Framework likewise require that development should not result in unacceptable impacts on highway safety and that safe and suitable access can be achieved for all users.

Wiltshire Council Highways were consulted on the application and raised no objection. It was noted that the submitted site plan demonstrates the provision of four parking spaces and that the existing access arrangements and parking provision would remain unchanged as a result of the proposed development.

Given the nature of the proposals, the development would not result in any increase in traffic movements or changes to the access arrangements and would therefore not give rise to any adverse impacts on highway safety. Adequate parking and turning provision would be retained in accordance with Wiltshire's adopted standards.

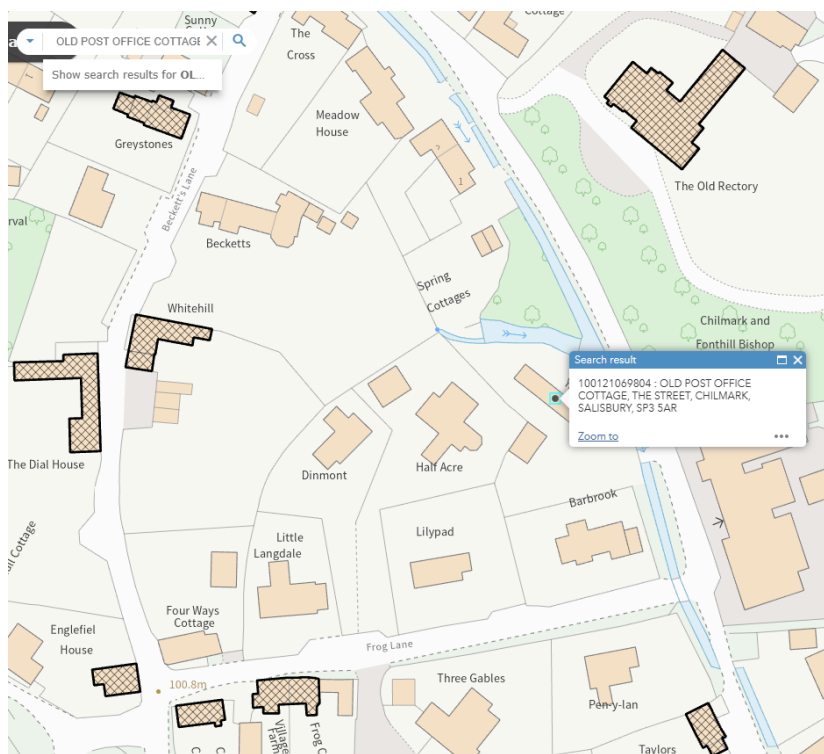
The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan and the National Planning Policy Framework.

Heritage impact

In assessing the proposal in heritage terms, regard is had to the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which require special regard to be given to the preservation of listed buildings and their settings (Section 66) and special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (Section 72). These duties are supported by Chapter 16 of the National Planning Policy Framework, which seeks to conserve heritage assets in a manner proportionate to their significance.

Core Policy 58 of the Wiltshire Core Strategy requires designated and non-designated heritage assets and their settings to be conserved in accordance with their significance, while Core Policy 57 seeks high quality design which responds positively to local character and historic context.

The site lies within the Chilmark Conservation Area, and there are several listed buildings in the surrounding area. However, none of these listed buildings are in such close proximity to the application site that the proposed development would result in harm to their setting. The modest scale and rear-facing siting of the proposed extensions limit any potential for wider visual or heritage impacts.



The proposed link extension, rear porch and lean-to store are all located on rear elevations and would have limited visibility from the highway, with only glimpsed views available from the entrance to the driveway. As such, the proposals would not alter the established character or appearance of the conservation area as experienced from the public realm.

A modest solar panel array is proposed on the south-facing roof slope of the main dwelling, orientated away from the highway. Given its positioning, the panels would not be visually prominent from public viewpoints and would not result in harm to the character or appearance of the conservation area. Conservation-style rooflights are also proposed to the main dwelling. These are rear-facing and not visible from the street scene, and the inclusion of conservation detailing is considered appropriate in this context.

Overall, the proposal, by reason of its scale, siting, design and choice of materials, would preserve the character and appearance of the Chilmark Conservation Area and would not result in harm to the setting of nearby listed buildings. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant provisions of the National Planning Policy Framework.

Ecology impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and avoid harm to protected species. In addition, bats and their roosts are afforded statutory protection under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 (as amended), and these matters must be taken into account in the determination of this application.

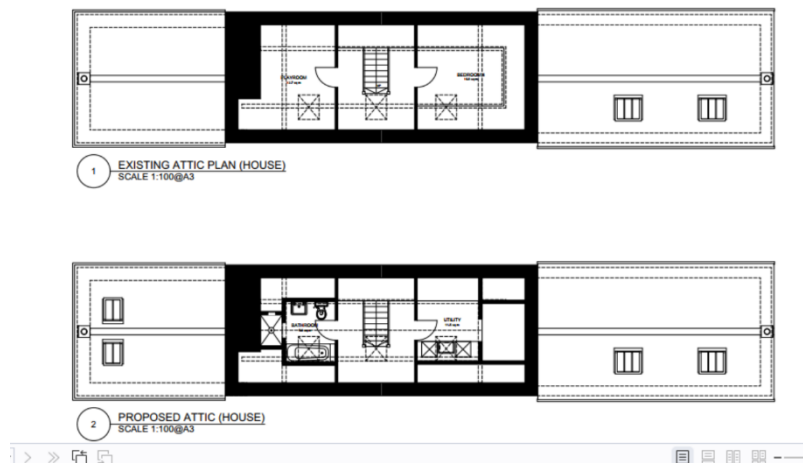
The application site lies within the parcel buffers associated with several bat Special Areas of Conservation, including the Bechstein 1.5km SAC, Barbastelle 6km SAC, Lesser Horseshoe Bat 2km SAC and Greater Horseshoe Bat 4km SAC. These designations are material considerations, and the potential for impacts on protected bat species has therefore been carefully considered.

Wiltshire Council Ecology were consulted on the application and advised that, given the site context, a Preliminary Bat Roost Assessment should be submitted unless sufficient justification is provided to demonstrate that bats would not be affected by the proposals.

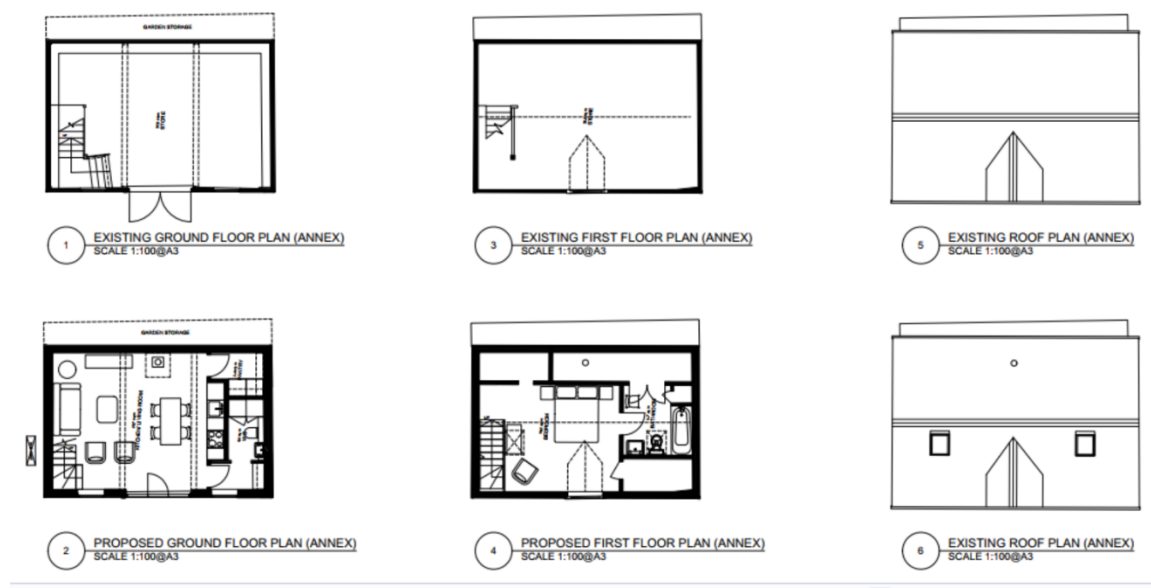
In assessing this advice, significant weight is given to the established planning history and baseline position of the site. Under planning permission PL/2025/05068, the Local Planning Authority approved works to both the main dwelling and the curtilage outbuilding, including the installation of rooflights, without the submission of bat survey information and without consultation with Ecology. In that decision, it was concluded that the long-term and continuous residential and ancillary occupation of the buildings meant the likelihood of bat roosts being present was low. Informatives were included to address protected species legislation and external lighting.

The current proposal includes similar limited works to the roofs of the main dwelling and annexe, confined to the installation of rooflights. Under Schedule 2, Part 1, Class C of the GPDO the addition of rooflights on a dwellinghouse constitute permitted development and do not themselves require planning permission. The site's location within a conservation area and National Landscape does not change this. The annexe, being currently detached from the main dwelling, is not thought it benefit from these PD rights in the same way as the dwelling house.

However, as with the 2025 full planning approval the reason that alongside the minor nature of the roof alteration that a bat survey is not a proportional request in this instance is due to the low roosting potential brought about by the continued use of the annexe and main dwelling over many years. The main dwelling has been in residential use for decades and plans below show the existing and approved plans of the attic from the 2025 application, demonstrating continued use.



The plans below show the existing and proposed annexe floor plans from the 2025 application which again show an existing and continued use.



The proposed single-storey link extension would not involve works to the roof of either the main dwelling or the annexe. As such, it would not result in disturbance to roof voids or other features with potential bat roost value. The extension is confined to areas already characterised by domestic use within the established residential curtilage.

Having regard to the site's location within bat SAC parcel buffers, the continued lawful residential occupation of the buildings, the limited and minor nature of the roof works, the absence of roof-level works associated with the link extension, and the conclusions previously reached by the Local Planning Authority under planning permission PL/2025/05068, it is considered unlikely that the proposal would result in harm to roosting bats or their habitats.

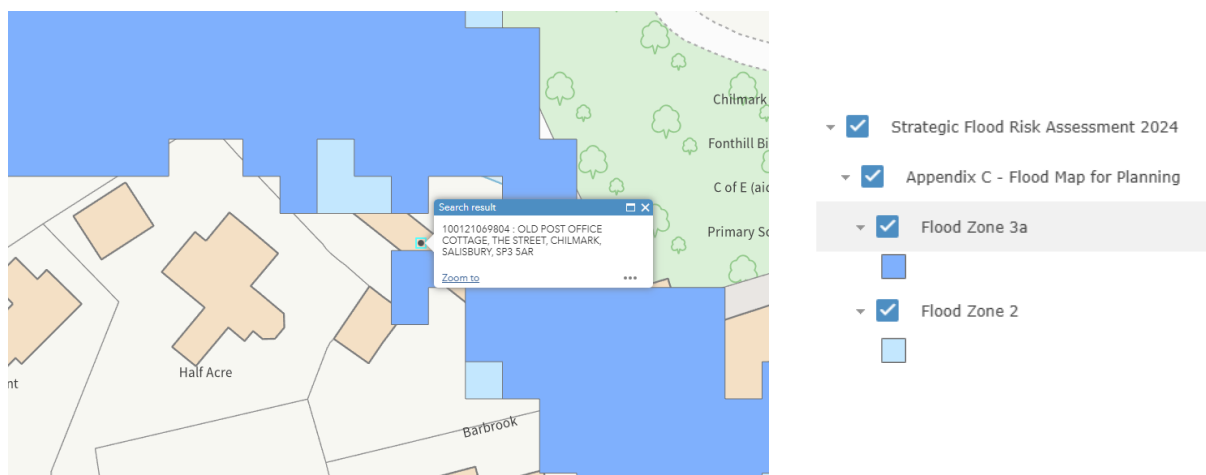
On this basis, and applying a consistent and proportionate approach, it is not considered necessary to require a Preliminary Bat Roost Assessment in connection with this application. The case officer does not consider the proposals to present adverse harm to the ecological designations covering the site.

An informative will be included on the decision notice to advise the applicant of their legal responsibilities under protected species legislation, which operates separately from the planning system, and to ensure that appropriate action is taken should bats be encountered during the course of development.

In addition, and consistent with the approach taken under planning permission PL/2025/05068, an informative relating to external lighting will be included. This will advise that any new lighting should be designed and installed to avoid adverse effects on bats and the surrounding habitat having regard to best practice guidance.

The proposal is therefore considered to comply with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

Drainage and flood risk



Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development does not increase flood risk on site or elsewhere and that proposals are safe for their lifetime. The National Planning Policy Framework similarly requires that development should not exacerbate flood risk and that consideration is given to whether proposals materially affect existing flood risk conditions.

The application site lies within Flood Zones 2 and 3, associated with the presence of a watercourse running adjacent to the eastern boundary of the site alongside the highway. The source of flood risk affecting the site is therefore fluvial flooding from the adjacent watercourse, rather than flooding arising from the development itself. The key consideration for the purposes of this application is whether the proposed development would materially alter or worsen that existing flood risk position.

A site-specific Flood Risk Assessment (FRA) has been submitted in support of the application, in line with advice provided at the pre-application stage. The FRA identifies that flood risk arises from the adjacent watercourse and not from surface water generated by the site itself.

The FRA also confirms that the area affected by the proposed development is already hard-surfaced and does not comprise undeveloped or permeable ground. The proposed link extension would be constructed over an existing impermeable paved surface and would not result in the loss of greenfield land or a material change in surface water run-off characteristics. As such, the proposal would not increase surface water flows or exacerbate flood risk elsewhere.

The only element of the proposal of relevance to flood risk is the proposed single storey link extension between the main dwelling and annexe. This extension is limited in footprint and does not introduce new hardstanding beyond what already exists. The proposed rear porch and lean-to store are similarly modest additions and do not give rise to flood risk implications.

The submitted FRA confirms that rainwater from the proposed development would be managed via existing drainage infrastructure, with rainwater captured by guttering and directed to on-site drainage arrangements. The detailed design and installation of rainwater drainage is also controlled through the Building Regulations, specifically Approved Document H, Section H3 (Rainwater drainage), which operates separately from the planning process and ensures appropriate provision is made to manage surface water.

Taking into account the findings of the submitted FRA, the modest scale of the development, the use of an existing impermeable surface, and the fact that flood risk at the site arises from the adjacent watercourse rather than the development itself, it is not considered that the proposal would result in any adverse increase in flood risk on site or elsewhere. In this context, it is not considered proportionate or necessary to require further drainage information or to impose drainage-related planning conditions.

The proposal is therefore considered to comply with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

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 special qualities of the National Landscape, the amenities of neighbouring occupiers, or the interests of highway safety, surface water management, heritage, 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 and documents:

- Existing and proposed north west elevations (ref: 223) – date received: 27/02/2026
- Existing and proposed site plans (ref: 002) – date received: 27/02/2026
- Proposed roof plan (ref: 124) - date received: 27/02/2026
- Proposed ground floor plan (ref: 121) - date received: 27/02/2026
- Application form – date received: 27/02/2026
- Existing and proposed north east elevations (ref: 221) - date received: 27/02/2026
- Location plan (ref: 001) - date received: 27/02/2026
- Existing and proposed south west elevations (ref: 224) - date received: 27/02/2026
- Existing and proposed south east elevations (ref: 222) - date received: 27/02/2026
- Existing and proposed section A (ref: 225) - date received: 27/02/2026

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.

INFORMATIVES

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. Please see Natural England's website for further information on protected species.

Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.