

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

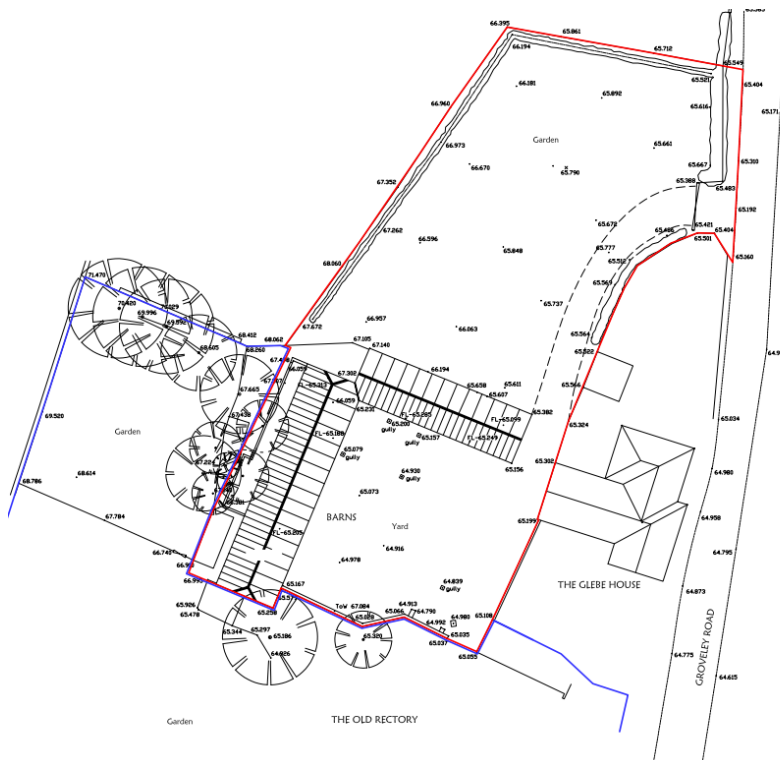
APPLICATION REFERENCE:	PL/2025/08281 and PL/2025/08284
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	The Old Rectory, Groveley Road, Barford St Martin, Salisbury, SP3 4AF
DEVELOPMENT DESCRIPTION:	Repairs and internal alterations/reconfigure layout to barn and outbuildings
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

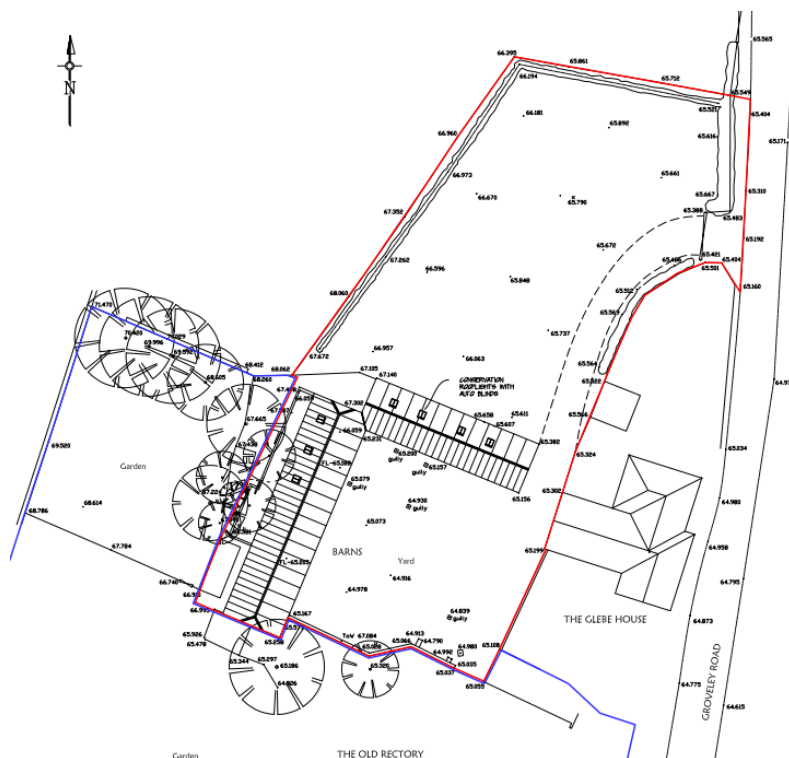
The proposal seeks planning permission comprising of two main elements:

1. *Barn structural repair and alterations to the layout to create leisure facilities to the main barn, including snooker room, cloakroom, food preparation area, and lobby with stair access to mezzanine level storage space.*
2. *Conversion of outbuilding to form gym/yoga space and storage.*

SITE DESCRIPTION/CONTEXT



Existing site plan



Proposed site plan

The outbuilding which is the subject of this application consists of two barns which are joined together. The larger barn is constructed out of stone and timber under a slate roof and the smaller barn is constructed out of brick and stone under a plain clay tile roof. The barn is located to the northwest of The Old Rectory which is a grade II listed building which is located on the north western side of Grovely Road in Barford St Martin.

The application site is subject to the following planning policy constraints:

- The Old Rectory Grade II Listed
- Barford St Martin Conservation Area
- National Landscape

PLANNING HISTORY

Proposal / Summary
14/04690/FUL - Full planning permission Decision - Approve with Conditions Date: 23/10/2014 – Conversion of Barns to domestic use, new garage and wood store
14/04694/LBC - Listed building consent Decision - Approve with Conditions Date: 23/10/2014 – Conversion of Barns to domestic use, new garage and wood store
13/00605/FUL - Full planning permission Decision - Approve with Conditions Date: 27/6/2013 – Carry out alterations and erect extension to existing barn to provide swimming pool and leisure/gym facilities and construction of tennis court with associated retaining walls and fencing

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

Parish/Town Council: None received

Ecology: No objection, subject to conditions

Conservation: No objection subject to condition - *Further to the clarification of the floor level changes, I've had some correspondence with the agent. I am satisfied that the new raised floor in the western barn will sit on the existing tie beams and no significant loss of salvageable historic structure is anticipated. The details of structural works have not yet been designed fully, and it is considered appropriate to seek to agree these by condition. New cladding and tiles, where required, should match the existing.*

Overall, the scheme is welcomed for giving these large buildings a use and extended life and is considered of benefit to the setting of the principal listed building and the character of the CA, regarding sections 16/66 and 72 of the PLBCA Act 1990.

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

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 previous approvals for the barn/outbuilding have now lapsed. The previous 2013 and 2014 applications cumulatively gained permission for extensive alterations to the barns, extending the footprint and creating an indoor swimming pool with an expanse of glazing to the building.

The current applications seek to simplify and reduce the scope of the previous scheme by the retention of the structures existing footprint, carrying out less intrusive and sympathetic repairs/restoration to the main barn with the aim of securing the future of the building, and providing leisure facilities for the family.

The external works are minor alterations and have been designed to ensure the overall character of the building remains sympathetic to the character and setting of the nearby listed buildings. It is consequently considered that the proposed works would not detract from the overall character and appearance of the Conservation area and would not undermine the character of the National Landscape. The proposed rooflights are noted, however, the plans are annotated stating these would be fitted with blinds and therefore is considered acceptable in relation to the dark skies reserve and overall results in less glazing than the previous approved scheme.

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.

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 development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Due to the nature of the works and the position of the barn in relation to any neighbouring properties the works are not considered to pose any harm upon any residential amenities, in terms of any dominance, overshadowing or loss of light.

The proposal does incorporate the insertion of rooflights; however, these are positioned on roof slopes facing the wider plot of the application site and due to the design of such openings would provide natural daylight internally and no direct overlooking.

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

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.

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 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.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and the setting of the listed building –

The old Rectory. The bulk of the proposal would enable restoration/repair works to the existing barn. The proposed external alterations are modest and considering what has been previously approved the current scheme is not considered to pose any visual harm upon the setting of the heritage asset. Conditions can be imposed upon any approval ensuring the final structural details are submitted to and approved to the local authority.

It is also noted that the Councils Conservation officer has raised no objections and actually states that they have concluded that the works are considered a *benefit to the setting of the principal listed building and the character of the Conservation Area*. Officers agree with this statement as the current proposal allows for the buildings to have a viable use and be restored to ensure their longevity.

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.

National Landscape

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, giving weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

As stated above the buildings are already existing on site and the overall external works proposed are minimal. The insertion of rooflights is noted and have been carefully considered. The plans are annotated having the rooflights fitted with blinds and considering the ancillary use of the buildings officers do not consider that the proposal would result in any significant harm upon the wider landscape character of the National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the National Landscape. Appropriate mitigation ensures that any localised impacts are minimised.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Ecology

The application was submitted alongside a Bat Survey for the barns. The Councils Ecologist was consulted on the proposals and provided the following comments:

The following submitted documentation was reviewed to inform this response:

1. Bat Survey Report. October 2025. Stark Ecology
2. Proposed Barn Floor Plan and Elevations P929/05. Singleton Design

Protected and Notable Species/Habitats

The results of the Bat Survey Report indicate that Barn A supports a night roost/feeding perch for a small number of brown long eared bats. The habitat adjacent to the barns is used by bats for foraging and commuting with high levels of activity by soprano pipistrelle and serotine bats as well as use by noctules, lesser horseshoe and barbastelle bats.

The proposal would result in the loss of a bat roost. Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and as such are a material consideration within the planning consultation process.

Sufficient and appropriate mitigation measures to ensure that roosting bats are not adversely affected as a result of the proposed development have been submitted and are included on technical drawings which is welcomed. However, please note that a European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development.

From the plans provided it would appear that the majority of the surrounding vegetation will be retained. The activity surveys demonstrated that the area is well used by a number of bat species for foraging and commuting, including Annex II bats, albeit in lower numbers. It is important therefore to retain these features and ensure they are kept dark. It is noted that the conversion of these barns will include roof lights and will potentially increase light spill to the surrounding vegetation. It is important that any external lighting is implemented in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals, this could be secured by condition.

Nesting Birds

It was noted that although a barn owl box is situated in Barn A, no evidence of use was noted during the surveys. Nesting by pigeons and jackdaws was noted in Barn A with active swallow nests in Barn B. Replacement nesting opportunities for swallows have been included within the ecology report which is welcomed. A minimum of six artificial swallow nest cups will be installed in retained structures as advised by the site ecologist to ensure continued use of nesting opportunities for swallows.

River Avon Special Area of Conservation SAC Hampshire Avon Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development, there is no mechanism for adverse effect. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment**

BNG

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

CONCLUSION

The proposed development is 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 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:

P929/01 Location plan received 15/10/25
P929/02 Existing site plan received 15/10/25
P929/03 Existing elevations and floor plans received 15/10/25
P929/04 Proposed site plan received 15/10/25
P929/05 Rev A Proposed floor plans and elevations received 02/02/26
P929/06 Window Joinery received 15/10/25

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development will be carried out in strict accordance with the following documents:
 - Bat Survey Report. October 2025. Stark Ecology, Mitigation section.
 - Proposed Barn Floor Plan and Elevations P929/05. Singleton Design

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4. The roost and access point opportunities to be created for bats, as detailed in the submitted plans (Proposed Barn Floor Plan and Elevations P929/05. Singleton Design) shall be implemented as agreed or as agreed with Natural England prior to the completion of the development hereby permitted under the supervision of an

appropriately qualified ecologist. The details shall be maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of conserving and enhancing biodiversity.

5. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

6. Any new cladding and tiles, where required, shall match the existing.

REASON: In the interest of visual amenity and the character and appearance of the Conservation Area.

7. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as The Old Rectory 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.

INFORMATIVE: Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

INFORMATIVE: Bats

The roof space of Barn A is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence

against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Listed building Consent Conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

P929/01 Location plan received 15/10/25
P929/02 Existing site plan received 15/10/25
P929/03 Existing elevations and floor plans received 15/10/25
P929/04 Proposed site plan received 15/10/25
P929/05 Rev A Proposed floor plans and elevations received 02/02/26
P929/06 Window Joinery received 15/10/25

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Full structural details

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting."

4. Any new cladding and tiles, where required, shall match the existing.

REASON: In the interest of visual amenity and the character and appearance of the Conservation Area.