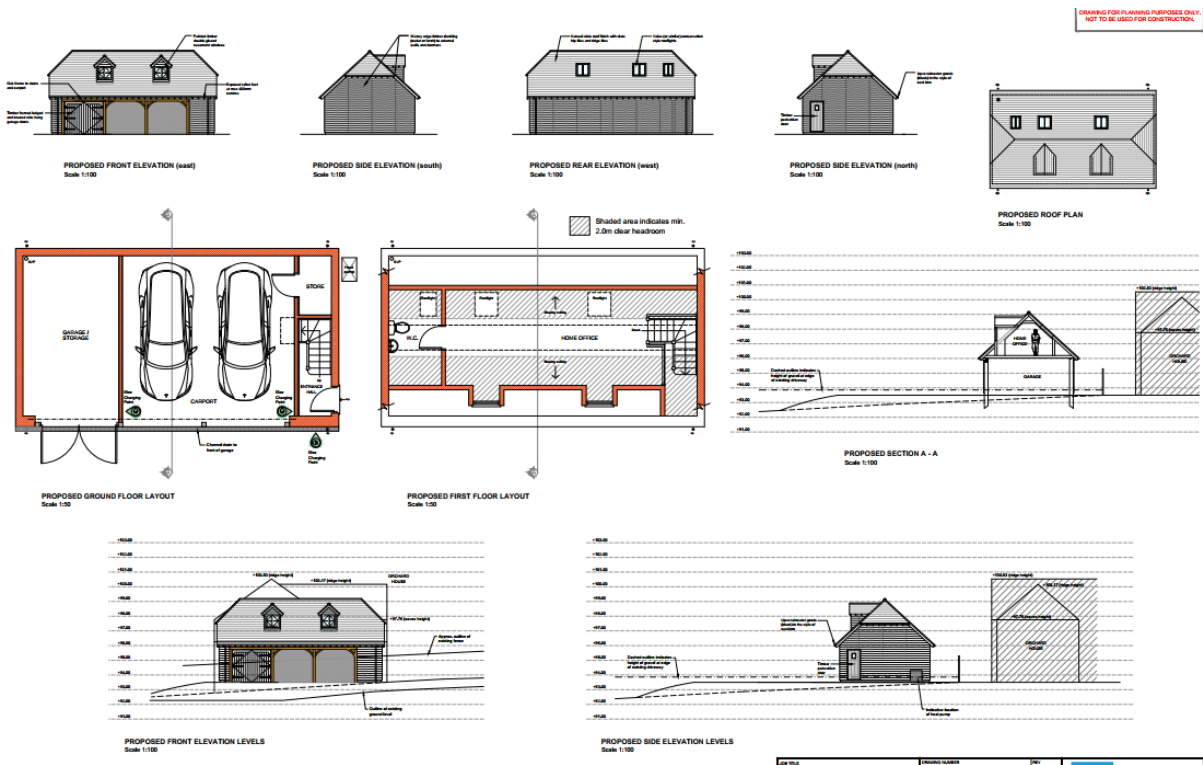


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01060
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	College Farm House, 1 Pewsey Road, Upavon, Pewsey, SN9 6DT
DEVELOPMENT DESCRIPTION:	Erection of a garage
RECOMMENDATION:	That Planning Permission be GRANTED

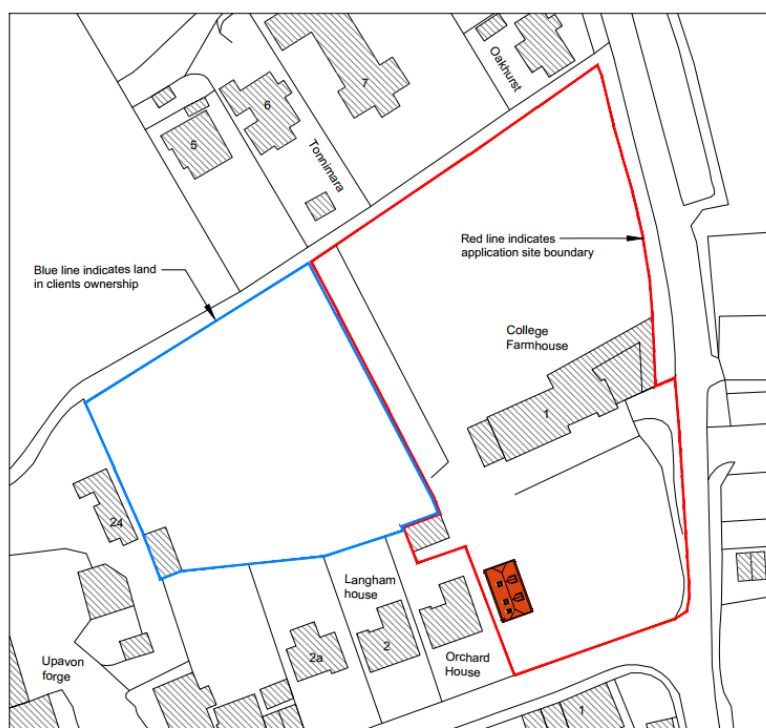
PROPOSAL

The proposal seeks planning permission for a detached garage in the southwest corner of the site. The garage would be three bays: two open carport and one enclosed/storage bay. The first floor is proposed to have a home office and WC with a staircase accessed from the north elevation. Materials are proposed to be waney edge timber cladding (cedar or larch) with natural slate roof finish, velux conservation rooflights and timber doors and windows.



Following comments from the Conservation Officer, a revised set of elevations were received 28.04.2026 showing an eaves detail with exposed rafter feet.

SITE DESCRIPTION/CONTEXT



PROPOSED BLOCK PLAN
Scale 1:500

The application site relates to Grade II listed College Farmhouse, located within the settlement boundary of the large village of Upavon, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 18 (Spatial Strategy for the Pewsey Community Area).

The application is within the grounds of Grade II listed College Farmhouse, the listing is as follows:

UPAVON PEWSEY ROAD SU 15 NW (west side) 2/164 College Farmhouse (formerly listed as 27.5.64 College Farm) II Farmhouse, now house. C17, C18, and early C19. Brick with a thatched roof. Two storeys, of 3 builds. Central block is a small farmhouse of 2 bays with a 1-bay service room to the rear, irregularly bonded. Front refaced in diaper brickwork in early C18. Wing room, 2 storeys added to east in later C18. To the west, a large double pile 3-bay block added c1800-1810, tall with vitrified plat band and panelled door with a canopy in right bay. The centre bay is slightly set forward and half-hipped. Windows with diagonal wood glazing bars forming square panes, but large tripartite sashes to the rear and a central slightly recessed entrance to a through hall. Gable stacks with diagonal shafts, and two round headed flush dormers. The interior of this extension was remodelled 1938 after a fire. Cobbled sarsen driveway across front of house.

Listing NGR: SU1346955258

The application site occupies a corner plot, with access to the site from the A345 Pewsey Road, with a driveway that extends past the house to an area of gravel parking on the west side of the site. There is a large grassed front garden to the south and private garden to the rear. There is a small outbuilding on the west site boundary. The site is enclosed by a brick wall and there are mature trees along the boundaries. There is an area of grassland to the northwest of the site within the same ownership.

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

- Upavon Conservation Area
- Salisbury Plain SPA
- Hampshire River Avon Catchment Area
- Flood Zone 1
- Public right of way UPVA10 runs to the north of the site boundary



PLANNING HISTORY - checked

Proposal / Summary

PL/2022/06844 - Householder planning permission Decision - Approve with Conditions
 Date: 14/3/2023 – Single storey side extensions, internal alterations, replacement windows and doors, repair and refurbishment, ground mounted solar panels, ground mounted air source heat pumps, and entrance gates.

PL/2022/07231 - Listed building consent (Alt/Ext) Decision - Approve with Conditions
Date: 22/2/2023 – Single storey side extensions; internal alterations; replacement windows and doors; and repair and refurbishment.

PL/2023/02516 - Approval of details reserved by a condition Decision - Approve Date: 26/4/2023 – Discharge of condition 3-Bricks, of planning application PL/2022/06844 (Single story side extensions, internal alterations, replacement windows and doors, repair and refurbishment, ground mounted solar panels, ground mounted air source heat pumps, and entrance gates).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 18: Spatial Strategy for the Pewsey Community Area
- 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

Upavon Conservation Area Statement, November 2023

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

Upavon Parish Council: No comments received

Conservation Officer: No objection subject to conditions

The addition of a garage has been proposed twice previously, as discussed in the heritage statement. I very much welcome the reversion to the N-S orientation now proposed, and its reduced scale from the first iteration. I have no objections to the

proposal, it sits to the edge of the large front garden/orchard and reduces the visibility of the modern houses to the west. Although a minor detail, I do think the rafter feet of eaves and dormers should be exposed rather than enclosed. Consideration should be given to whether the dormers really need rainwater goods. We should seek full eaves and dormer details by condition, or now if preferred, and condition samples of slate and cladding.

Highways Officer: No objection

The vehicle access into the site is not proposed to be altered and the site benefits from adequate space for parking and turning.

I raise no highway objection.

Arboricultural Officer: No objection, subject to conditions

Although the proposal would result in the loss of several lower grade trees, and the removal of the B-Grade Sycamore T1 they are all considered to be of limited quality and although partly visible from the adjacent properties and streets they are not considered to be specimens worthy of TPO protection and could successfully be replaced by suitably sized trees as part of a scheme of soft landscaping secured by condition.

Any scheme should seek to enhance the development, strengthening boundaries where appropriate, and should comprise species commensurate with the local landscape area and which are appropriate for the location, with a view that all new trees should be able to a positive contribution to the development and immediate area through to maturity without interference from/to nearby buildings/parking areas etc.

The Tree Officer is also satisfied that the Arboricultural Impact Assessment and Method Statement, prepared by GTREE Ltd Ref: GH23104 Rev 02. provides sufficient information to demonstrate that the existing trees on and off site to be retained have been fully considered and appropriate protection and methods of construction are proposed.

Please can this report be added as an approved document and its compliance conditioned.

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 proposal seeks planning permission for a detached 1.5 storey garage on the south west corner of the site. The garage footprint would be 11m x 6m and would comprise three bays, two open carport and one enclose/storage bay, with a first floor proposed to have a home office and WC. Three electric car charging points are proposed. The proposed roof has a cropped hip with two dormers on the east elevation and 3 conservation style roof windows on the west elevation. The proposed ridge height is 5.7m and the proposed eaves 2.55m. A timber pedestrian door is proposed on the north elevation, giving access to the first floor.

The garage would be located in the southwest part of the site, away from the dwelling, following the building line of Jarvis Street.

The materials are proposed to be waney edge timber cladding (larch or cedar) with oak frame to the doors and carport, timber doors, conservation velux roof windows, painted timber windows and a natural slate roof finish with hip tiles and ridge tiles.

The design of the garage is traditional with revised elevations detailing exposed rafter feet, as requested by the conservation officer. The siting of the garage, in the southwest of the site, responds positively to the other buildings on Jarvis Street. The height and scale are deemed to be acceptable, and it is considered that the garage would appear subservient to the listed 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.

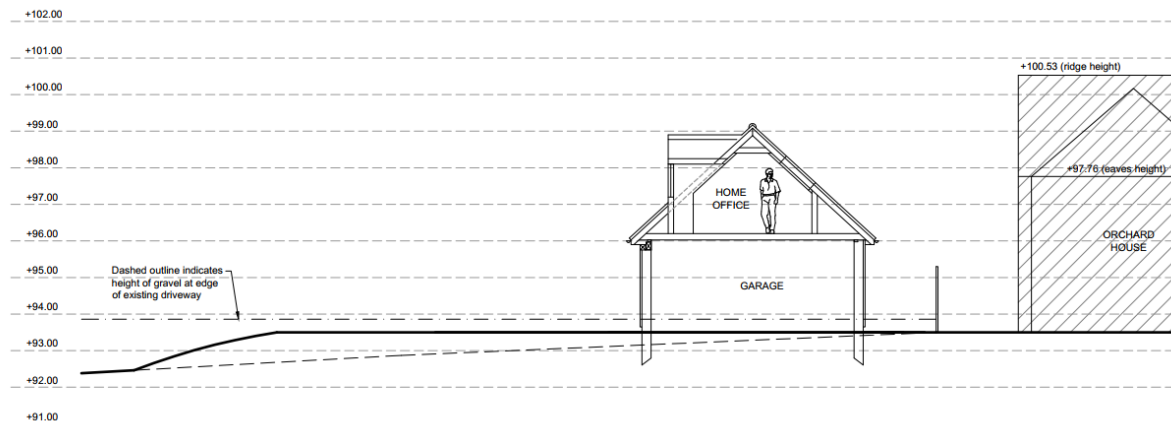
Amenity

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.

The proposals have the potential to impact the neighbour 'Orchard House' to the west of the application site due to its location close to the shared boundary. The submitted section shows the relationship between the proposed garage and Orchard House:



PROPOSED SECTION A - A
Scale 1:100

The proposed garage would be 1.5 storeys and although close to the shared boundary, it is not considered that the proposal would result in a loss of light or overbearing impact on the adjacent neighbour due to the modest scale.

There are three conservation style roof windows proposed in the west facing roof slope, looking towards Orchard House. The roof windows would face towards the side elevation of Orchard House and could create some opportunities for overlooking. It is considered that there is only one first floor window in the east elevation of Orchard House and the windows would be within the roof slope of the proposed garage, limiting views from them and they are not in direct alignment with the window in Orchard House, therefore, the proposal would not result in an unacceptable loss of privacy.

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.

No changes are proposed to the existing site vehicle access and the site benefits from adequate parking and turning. No objections have been raised by the Highways Officer.

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.

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 application site lies within the Upavon Conservation Area and is within the curtilage of Grade II listed College Farm House. The application was supported by a Heritage Statement that sets out how the proposals have been amended following a previous application and pre-application advice. The resulting proposal is smaller in scale, with a reduction in the number of dormer windows. The proposal is of a traditional design with a half-hipped roof, pitched roof dormers and side-hung garage doors.

The proposed garage would be visible from Jarvis Street but the proposal is considered modest in scale, traditional in design and would be screened by the existing wall and mature trees.

The Conservation Officer has raised no objections, confirming that the revised orientation is acceptable and that it reduces the visibility of the modern houses to the west from the listed

building. The Officer requested that the rafter feet of the eaves and dormers should be exposed, this has been agreed with the applicant and shown on the elevations. A condition requesting approved samples of the slate and timber cladding will be included with this approval.

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 setting of the listed building. 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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site lies with the Salisbury Plain Special Protection Area (SPA) 6.4km buffer and the River Avon Special Area of Conservation (SAC) Hampshire Catchment. As the proposals do not create any overnight accommodation, the Ecologist has confirmed it can be screened out of Appropriate Assessment.

The application was supported by an Ecological Assessment. The existing outbuilding to the north of the site of the proposed garage has an identified lesser horseshoe roost (2022) and a loft void for roosting bats. There are also roosting provisions for brown long-eared bats incorporated into a courtyard building 50m northeast of the proposed garage. The Council's Ecologist has advised that a Construction Method Statement should be provided to ensure the replacement roosts are not adversely affected by the proposed works. The CMS should include details of precautionary mitigation for important habitats on-site (e.g., trees), and nearby (the River Avon SAC and SSSI 190m east). A lighting condition will also be included.

Four trees are proposed to be removed as part of the works and the application is supported by an Arboricultural Impact Assessment and Method Statement. The trees proposed to be removed have been identified on the submitted plans and are three lower grade trees and a B-Grade Sycamore. The Arboricultural Officer has commented that, "They are all considered to be of limited quality and although partly visible from the adjacent properties and streets they are not considered to be specimens worthy of TPO protection and could successfully be replaced by suitably sized trees as part of a scheme of soft landscaping". The Ecological report concludes that the trees were not found to possess any potential roosting features. Four replacement trees are proposed but details and locations have not been provided. A condition requiring details of the locations of ecological enhancements will be included and

compliance with the Arboricultural Impact Assessment and Method Statement will be conditioned.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and 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.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition(s) relating to materials and ecology. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 29th April 2026.

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 conservation area, listed building, the amenities of neighbouring occupiers, or the interests of highway safety, 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:

Location Plan, College Farm House – Proposed -04 rev D, received 16.02.2026
College Farm House – Proposed – 03 rev D, received 16.02.2026

College Farm House – Proposed – 05 rev D, received 28.04.2026
Ecological Assessment 21st April 2025, prepared by ABR Ecology Ltd, received 16.02.2026
Heritage Statement August 2025, prepared by Elaine Milton Heritage & Planning Limited, received 16.02.2026
Tree Protection Plan GH23104, received 16.02.2026
Arboricultural Impact Assessment & Method Statement GH23104 10/02/2026 rev 02, received 16.02.2026

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

3. No development shall commence on site until details of the roof slates, timber cladding and rainwater goods to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the conservation area and setting of a listed building.

4. No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to bats, nesting birds and the River Avon to the east. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

5. All lighting provided on site shall 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 and other wildlife.

6. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as native trees, bird and bat boxes – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

REASON: To provide mitigation/enhancement for biodiversity.

7. The development hereby approved shall be carried out in strict accordance with the submitted Arboriculture Impact Assessment and Method Statement, ref GH23104, dated 10/02/2026 revision 02 undertaken by GTree Ltd.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of important trees, within the vicinity of the site are adequately protected during the period of construction.

8. The garage/ outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as College Farm House and it shall remain within the same planning unit as the main dwelling as a single dwelling house (C3).

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.