

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01330
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old School House, The Cross, Ebbesbourne Wake, Salisbury, SP5 5JF
DEVELOPMENT DESCRIPTION:	Removal of conservatory and the erection of a study
RECOMMENDATION:	That Planning Permission be GRANTED

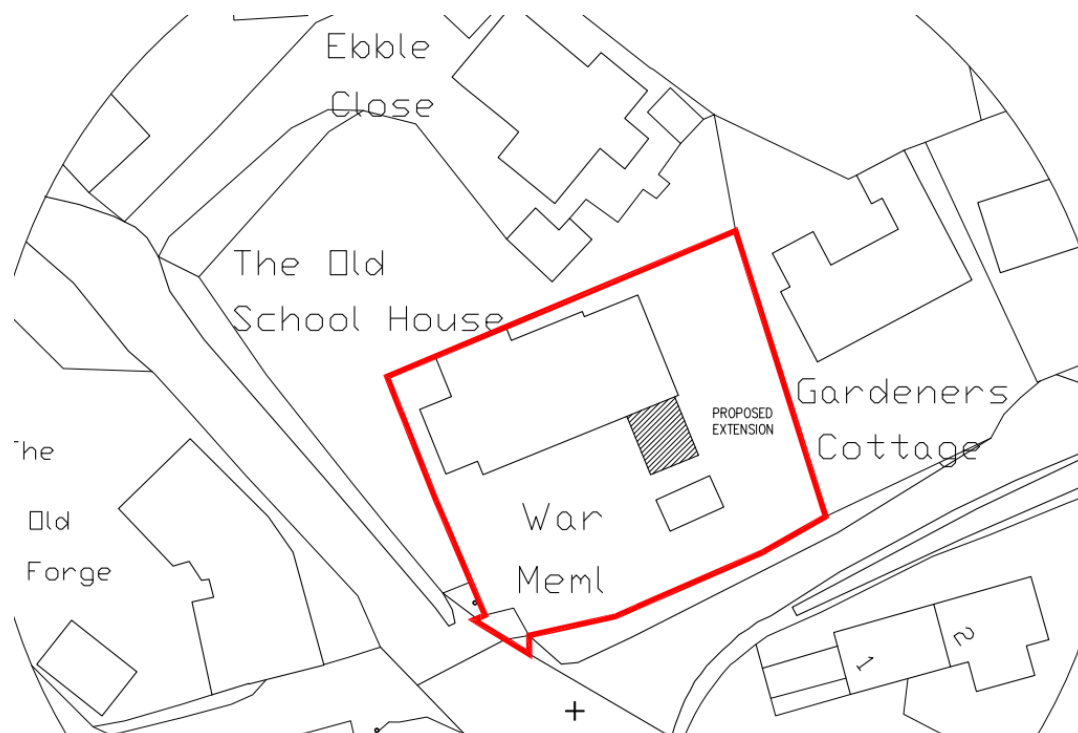
PROPOSAL

The proposal seeks planning permission for a single-storey extension to the south-facing principal elevation of the main dwelling. The extension will provide a study with an internal connection to the existing ground floor and will replace an existing fully glazed conservatory.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwellinghouse accessed from The Cross/Duck Street, with neighbouring residential properties located on all sides. The site lies within the developed area of the Small Village of Ebbesbourne Wake, which has no defined settlement boundary as identified under Core Policies 1, 2 and 33 of the Wiltshire Core Strategy.

The site is located within the Ebbesbourne Wake Conservation Area. A Grade II listed war memorial is situated immediately outside the residential curtilage at the entrance to the driveway.





PLANNING HISTORY

Proposal / Summary
S/1986/1508 - Full planning permission Decision - Approve with Conditions Date: 26/11/1986 – CONVERSION OF FORMER SCHOOL TO SINGLE DWELLING UNIT ERECTION OF GARAGE AND CONSTRUCTION OF NEW ACCESS
S/1986/0188 - Full planning permission Decision - Approve with Conditions Date: 19/3/1986 – CONVERSION INTO SINGLE DWELLING WITH ALTERATIONS TO VEHICULAR ACCESS AND ERECTION OF A GARAGE

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 33: Wilton 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 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

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Ebbesbourne Wake Council: no objection – with the following text received:

'No Objections from Ebbesbourne Wake Parish Council.'

Archaeology: no objection – with the following text received:

'Thank you for your consultation. There are no archaeological issues that I would wish to raise in this instance.'

Drainage: comment – with the following text received:

'The drainage team have no comments to make on this application, we don't need to be consulted. The applicant must however ensure all building complies with Building Regs – Part H.'

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.

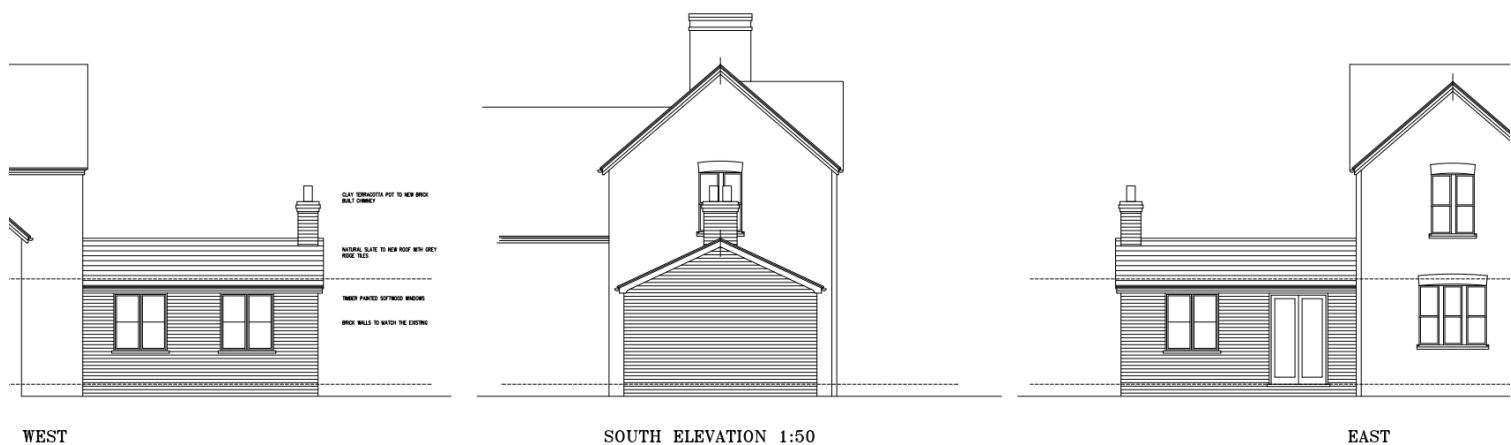
Design and impact upon the character and context of the area, and Ebbesbourne Wake Conservation Area

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character and context. In addition, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposed extension is located on the principal elevation of the dwelling; however, its siting and design are not considered to result in adverse visual impact. The main dwelling is set back from the public highway, with the extension positioned on the far side of the house. The proposal will replace an existing fully glazed conservatory, which is not sympathetic to the

architectural character of the dwelling and detracts from the character of the area. Its replacement with a more traditional form of extension is therefore considered to result in a design improvement.

The proposed extension is single storey in scale and clearly subordinate and non-dominant in relation to the main dwelling. The pitched roof reflects the form of the existing roofscape, ensuring the extension reads as an ancillary addition rather than a visually prominent feature. In terms of materials, the submitted plans indicate a natural slate roof with grey ridge tiles, a terracotta pot brick-built chimney and timber painted softwood windows. These materials are considered appropriate and compatible with the main dwelling. While the plans specify that the brickwork will match the existing, it is noted that the main dwelling comprises a mix of brick types due to incremental alterations over time. It is therefore considered reasonable and in the interests of visual consistency to secure details of the brickwork by way of a pre-commencement condition. This approach has been agreed with the agent, noting that the bricks have not yet been sourced. Having regard to the above, the proposal accords with the design principles of Core Policy 57 and Appendix D of the Wiltshire Design Guide.



For the same reasons outlined above, including the setback positioning, modest single-storey scale, replacement of an unsympathetic conservatory and the use of appropriate materials, the proposal is not considered to harm the character or appearance of the Ebbesbourne Wake Conservation Area. It therefore satisfies the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes. Paragraph 176 of the NPPF affords great weight to the conservation and enhancement of landscape and scenic beauty in such areas. In respect of the Cranborne Chase National Landscape, the impacts arising from this form of single-storey householder development are inherently limited. The primary considerations relate to landscape impact and light spill within the Dark Sky Reserve.

The proposed extension does not include roof glazing, unlike the existing fully glazed conservatory. As such, it presents reduced potential for light spill. Given the single-storey scale and domestic nature of the extension, any wider landscape impact beyond the curtilage of the dwelling is negligible, particularly within the context of a Small Village.

The proposal, by virtue of its scale, siting and design, would not harm the special qualities or scenic character of the Cranborne Chase National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF.

Amenity

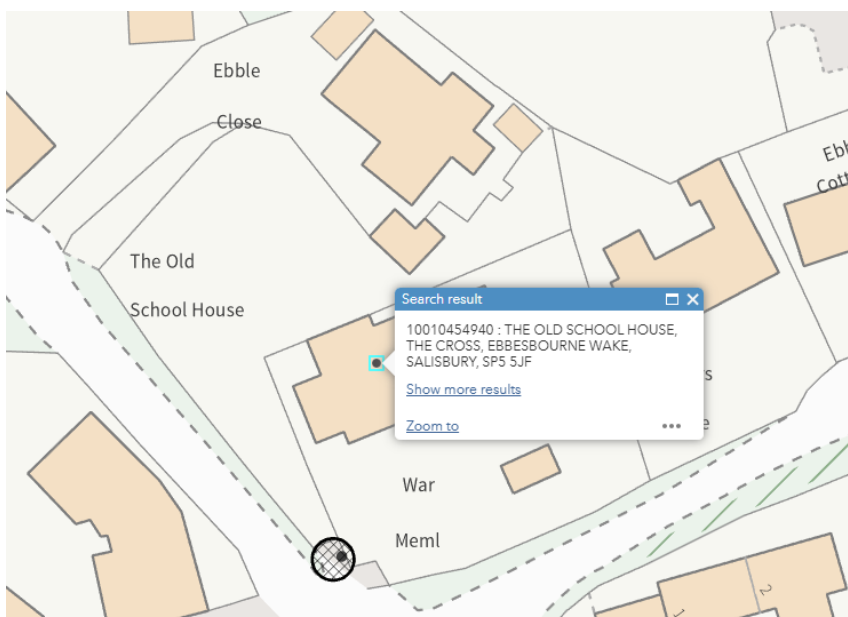
Point vii of Core Policy 57 of the Wiltshire Core Strategy requires development to avoid unacceptable harm to the amenity of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework similarly seeks to ensure that development provides a high standard of amenity for existing and future users.

The amenity effects arising from the proposal are inherently limited. The existing single storey conservatory will be replaced with an extension of similar height and a broadly comparable footprint, meaning the established relationship with neighbouring properties will be largely maintained. Given its modest scale, siting and single storey form, the extension will not appear overbearing and will not result in undue overshadowing or any material loss of light or outlook to adjoining dwellings. No overlooking or loss of privacy would arise as a result of the proposal. Indeed, when compared with the existing fully glazed conservatory, the replacement extension would not introduce any additional impact and may reduce impacts associated with visibility.

No objections have been received in respect of residential amenity. The proposal therefore accords with Core Policy 57 point vii in safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage impact

In assessing the impact on the historic environment, regard has been had to the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, alongside Core Policy 58 of the Wiltshire Core Strategy and the heritage objectives of the National Planning Policy Framework. Together, these require development to preserve the significance of heritage assets and, where relevant, their settings.



Heritage asset shown in black hatched box.

There is one designated heritage asset in close proximity to the site, namely the Grade II listed war memorial located immediately outside the residential curtilage at the entrance to The Old School House. Views between the memorial and the proposed extension will be possible; however, the impact of the development must be considered in the context of the existing dwelling and boundary treatment.

The proposed extension will replace an existing fully glazed conservatory which is not sympathetic to the character of the dwelling and offers limited contribution to the setting of the listed memorial. The replacement extension, by contrast, adopts a more traditional form and appropriate materials that relate closely to the main dwelling. As a result, the extension will read as a recessive addition within the site and will not detract from the setting or significance of the listed memorial. Subject to the approval of external materials, the proposal is considered to preserve the setting of the heritage asset.

The development is therefore found to comply with Core Policy 58 of the Wiltshire Core Strategy and the relevant statutory and national heritage requirements, with no harm identified to the significance of any heritage assets.

Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the National Planning Policy Framework require development to avoid increasing flood risk both on-site and elsewhere and, where appropriate, to incorporate suitable drainage measures. The NPPF also confirms, through paragraph 176 and footnote 62, that householder development is not subject to the sequential or exception tests.

The site is located within Flood Zone 1. A Flood Risk Assessment was submitted with the application and, as a result, the Council's Drainage Team were consulted. In response, no objection was raised, with confirmation that no further drainage input is required beyond compliance with Building Regulations Part H. Given the site's location outside Flood Zones 2 and 3 and the consultee response received, no additional information or mitigation is considered necessary.

Archaeology

Wiltshire Council Archaeology were consulted on the application and advised that there are no archaeological issues to raise. In light of this response, no further archaeological assessment or survey work is required and no archaeological constraints arise.

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 relating to the external materials to be used in the development. 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 agent of the proposed condition and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 28/04/2026.

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, the special qualities of the National Landscape, risk of flooding or the interests of heritage or archaeology.

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 and existing block plan – ref: (2732/5) – date received: 05/03/2026
- Proposed elevations and floor plan – ref: (2732/3A) – date received: 05/03/2026

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

3. No development above ground level shall take place until details of the bricks to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development 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 planning permission 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 visual amenity and the character and appearance of the area.

4. Materials to be used in the construction of the development hereby permitted, excluding the external brickwork, shall be in accordance with the details stated in the approved elevations ref (2732/3A).

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