

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

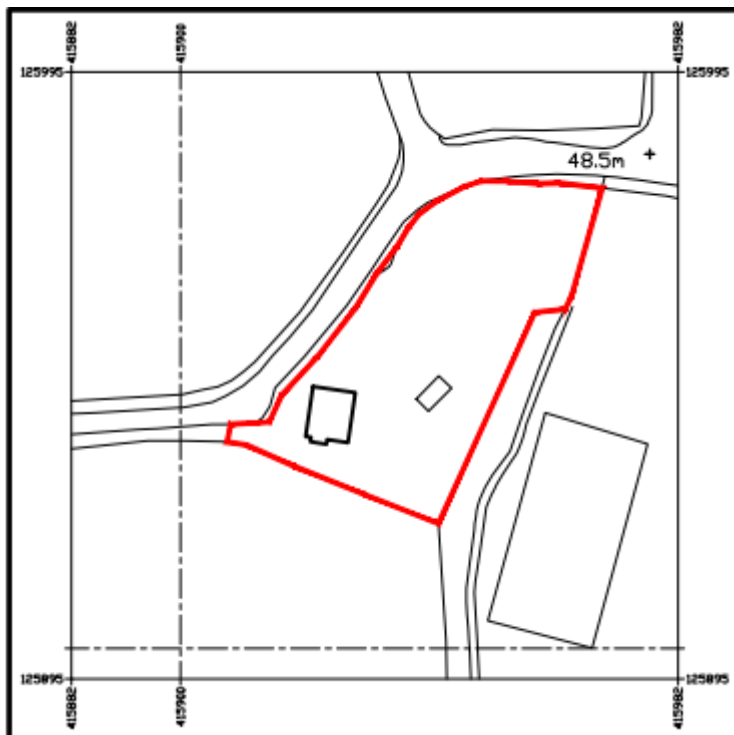
APPLICATION REFERENCE:	PL/2025/09062
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	HUGUENOT, NUNTON, SALISBURY, SP5 4HP
DEVELOPMENT DESCRIPTION:	Proposed 2 Storey Side/Rear Extension & Internal Alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

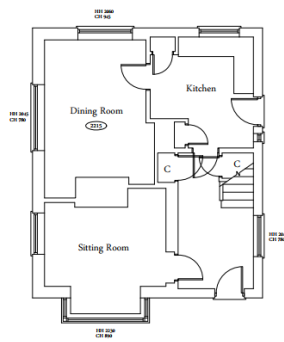
The proposal seeks planning permission for a two storey side and rear extension increasing the property from a three bedroom with one bathroom to four bedroom, three bathroom. The proposals also include for alterations to walls along the driveway and a new stone retaining wall to the south of the dwelling to create a larger parking area.

Following negotiation, a set of revised plans were received 10.03.2026, omitting the attached garage and including topographical survey and information relating to the trees on site. A second 21-day consultation period was undertaken.

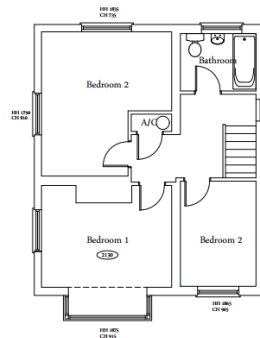
Location Plan 1013/Ex/01 Rev A



Existing plans

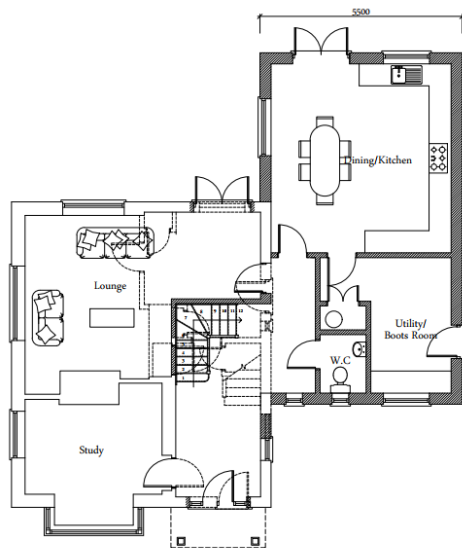


Ground Floor Plan

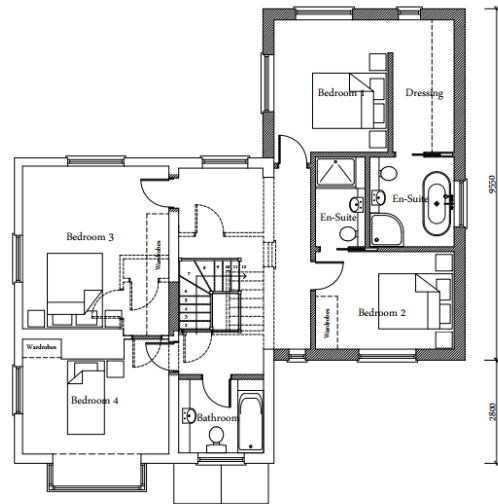


First Floor Plan

Proposed plans



Ground Floor Plan



First Floor Plan

Existing elevations



North Elevation/Site Section



West Elevation



South Elevation

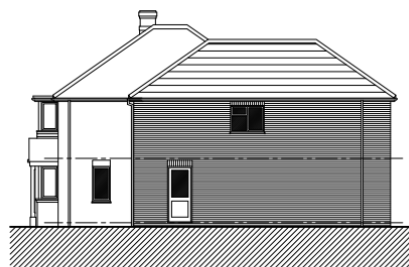


East Elevation

Proposed elevations



South Elevation



East Elevation



North Elevation

Neutral film roof,
to match existing.

Brickwork, to
match existing.

All existing windows
to be replaced with
double glazed UPVC
casements.



West Elevation



SITE DESCRIPTION/CONTEXT



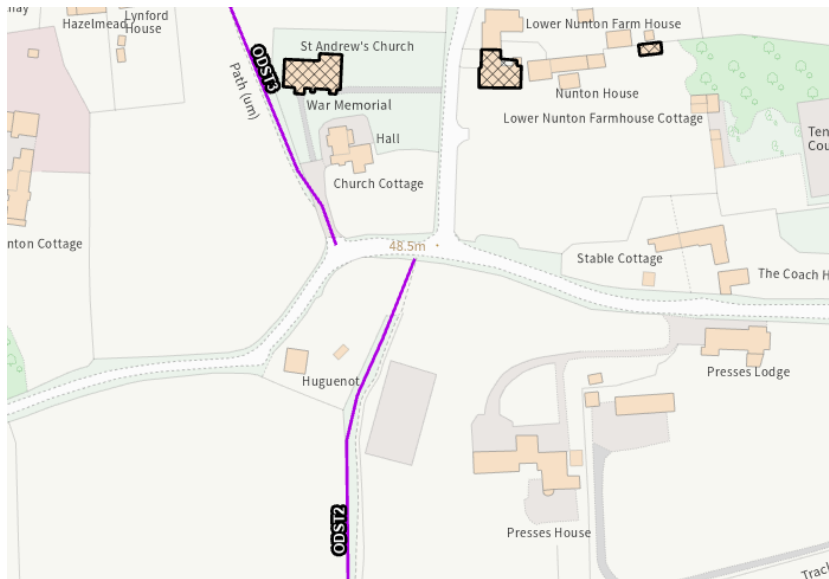


The application site relates to Huguenot, a detached two storey dwelling situated on the south east side of the small village of Nunton, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 23 (Spatial Strategy for the Southern Wiltshire Community Area).

The site occupies a corner plot, elevated from the road and due to the lack of vegetation/trees/screening, is very prominent. The dwelling is two storeys with facing brick and a slate roof, located on the south west corner of the plot. The access is from the west boundary. There is a line of mature trees along the eastern boundary, an area of grass to the north and evidence of recent removal of trees/vegetation within the garden. There is a small hedge along the west boundary. The site is elevated from the road and the south east corner of the site is higher than the ground level of the dwelling.

There are open fields to the east and south, a small copse along the east boundary and residential properties at a distance to the north.

Public Rights of Way ODST2 runs along the eastern site boundary, ODST3 runs to the north of the site. Grade II* listed Church of St Andrew and Grade II* Nunton House lies 65m north of the application site.



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

- Cranborne Chase & West Wiltshire Downs National Landscape
- Flood Zone 1
- New Forest Protected Sites 13.8km Recreation zone of influence
- Hampshire River Avon Catchment

PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area
- 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
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Saved policies of the Salisbury District Local Plan

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

The National Planning Policy Framework (NPPF)

CONSULTATION RESPONSES

Odstock Parish Council: No comment

Arboricultural Officer: No objection subject to conditions

No objection subject to trees being protected in accordance with the Tree Protection Plan.

REPRESENTATIONS

Two objections were received from a representative. In response to the original submission:

The application form notes that no trees or hedges will be required to be removed to carry out the proposals.

The Location Plan does not show the location of trees and hedges on the site, only a general inaccurate location. No tree survey appears to be included in the documents. The applicant has since the application was made cut down several trees including Yew Trees. The trees form a copse which is being considerably reduced by this development and a footpath runs along the eastern boundary of the site, being visually shielded from the property by the copse. The site lies just within the boundary of Cranborne Chase and the copse forms an important part of that boundary. I would request that the remaining trees are protected by TPOs.

A further objection was received following the submission of amended plans:

It is good to see proper topographical and tree surveys have now been prepared for this proposal. Too late to save the trees removed though.

The design is suburban and pedestrian in nature and makes no attempt at responding to the context of its location and of other individual dwellings in the local landscape. it is sad that the original dwelling that was on this site has completely disappeared under a poor quality dwelling many years ago. This development makes no attempt at all at improving its aesthetic or to respond to the surrounding countryside. An opportunity lost. I would also be critical of the plan layout but that is beyond the scope of the planning department. It also appears that no attempt has been made in respect of improving the environmental impact of the building. From the proposals it looks as though these will be restricted to the minimum requirements of the Building Regulations. An opportunity lost if this is the case.

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 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 application seeks permission for a two-storey side and rear extension. The proposed footprint is 5.5m x 9.55m and would comprise a kitchen/dining, utility room and WC at ground floor and two ensuite bedrooms at first floor. Internal alterations are proposed to reconfigure the staircase and create a larger lounge. A new timber frame porch is proposed on the south elevation.

The extension would have a hipped roof with the ridge set below the existing dwelling, facing brick with brick soldier course above the windows and a natural slate roof to matching the existing.

The proposed extension is large relative to the existing dwelling, but it is subservient to the existing dwelling due to its height and positioning. It is set within a large plot and therefore an appropriate scale.

The design of the extension reflects the appearance of the existing dwelling. The host property has no particular architectural merit and is highly prominent within the street scene due to its elevated position above road level. As such, it would be preferable for the proposals to enhance the appearance of the dwelling and add visual interest. The proposed porch represents an improvement to the existing south elevation.

Alternations are proposed to the driveway to increase the width to allow for turning within the site. Due to the change in level this will require a new stone retaining wall. This is proposed to match the existing and is considered acceptable.

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.

There are no immediate neighbouring properties that will be affected by the proposed development. The closest neighbours are Church Cottage approx. 65m north or Presses House, 67m east and behind a ridge of mature trees. There are therefore no concerns regarding loss of light, privacy or overbearing impact.

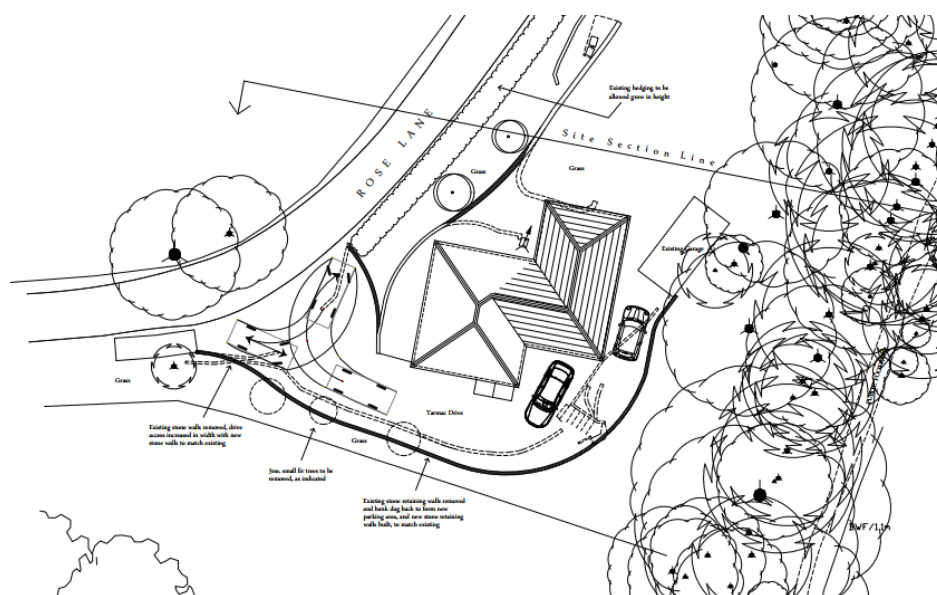
The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 alterations to the existing vehicle access are proposed. The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011) Parking Standards required dwellings of four bedrooms or more to have a minimum of three parking spaces. The proposals include for alterations to the driveway to allow for turning within the site and there is sufficient parking.



The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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.

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 is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and within the 13.8km recreational zone of influence for the New Forest SAC, Special Protection Area (SPA) and Ramsar sites. However given the nature of the development, it is not considered that it will have any particular impact for these ecological designations.

During a site visit it was apparent that a number of trees have been removed from the site, this is also reflected in the objection received. Following the submission of revised plans, the application is supported by a Tree Protection Plan and the earlier proposed attached garage has been omitted. The Tree Protection Plan shows the RPA and how they relate to the proposals. Three further trees are proposed to be removed from the southern boundary to accommodate the retaining wall for the widened driveway. The council's Arboricultural Officer has raised no objection subject to the trees being protected in accordance with the Tree Protection Plan.

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

The application site lies within the Cranborne Chase & West Wiltshire Downs National Landscape. The proposed extension would be viewed in the context of the host dwelling,

contained within the boundaries of the site, and therefore not encroaching into the open countryside. The site and associated amenity land are residential in nature, and the extension will enlarge the existing residential dwelling. Although the existing dwelling occupies a prominent position along Rose Lane, the proposed extension and alterations are not considered of detrimental impact on the National Landscape, beyond the visual impact of the existing dwelling.

The site is elevated from the road and there is limited screening around the north, west and south site boundaries. It would be beneficial for the site to have more trees or shrubs to mitigate the losses of the trees proposed to be removed to facilitate the widening of the driveway and enhance the setting of the site within the National Landscape. When viewed from the highway, as existing the dwelling is very visible, as a result of the position of the dwelling and topography of the area. The proposed alterations remain residential, and as such are not considered of harm to the National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape. 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.

Other issues

Objections were received regarding the plan layout and environmental impact of the proposals in relation to Building Regulations. This is not a material consideration for this application.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety 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 Location & Site Plan 1013/Ex/01 Rev A, received 01/05/2026

Proposed site Plan 1013/PL/03 Rev A, received 10/03/2026

Proposed Floor Plans 1013/PL/01 Rev A, received 10/03/2026

Proposed Elevations 1013/PL/02 Rev A, received 10/03/2026

Tree Protection Plan WTP2, received 10/03/2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development hereby approved shall be carried out in strict accordance with the submitted Tree Protection Plan and letter WT 128-25-Part 2 AIA 10th March 2026, undertaken by Wadey Trees.

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.