

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01473
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	69-70 High Street, Ansty, Salisbury, SP3 5QD
DEVELOPMENT DESCRIPTION:	Reduce gradient to sloping garden in order to install new garden steps
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

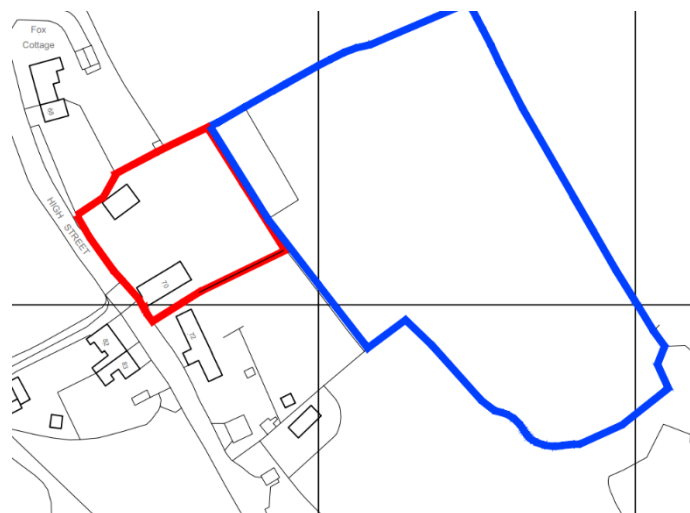
The proposal seeks planning permission to reduce the gradient of the sloping bank within the rear garden and to install approximately ten new garden steps behind the existing greenhouse, in order to improve access within the rear garden.

SITE DESCRIPTION/CONTEXT

The application site comprises a Grade II listed dwellinghouse located within the rural settlement of Ansty. The property is situated on the north-eastern side of High Street and is orientated at approximately 90 degrees to the highway. Known as Deer Cottage, the building was formerly two semi-detached workers' cottages, which were converted into a single residential dwelling in 1992 under planning permissions S/1992/0239 and S/1992/0240.

The residential curtilage contains the main dwelling, a detached modern garage with first-floor office and guest accommodation, and a substantial private garden extending to the north-east. The site lies within a sensitive heritage context, being located within the Cranborne Chase National Landscape and the Ansty Conservation Area, with a number of listed buildings in close proximity. The site is bounded by residential properties to the north-west and south-east, open agricultural land to the north-east, and the highway along its western boundary.

Listing: 3/22 Nos 69 and 70. GV II. Pair of semi-detached cottages. C18 and late C19. Dressed limestone, fishscale tiled roof, axial brick stack. Gable end to road. 2-storey, 4-window front. Two planked doors in gabled C19 porches with bargeboards, 2-light and 3-light casements. First floor has four 2-light casements. Left return is gable end to road with C19 oriel with leaded casements, wavy bargeboards to gable. Rear has C19 lean-to extension with planked doors and casements. Interior has chamfered beams. 27 July 1985.



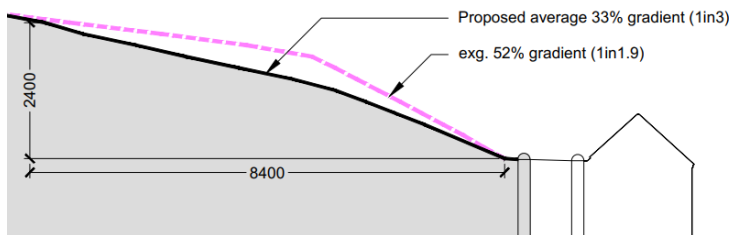
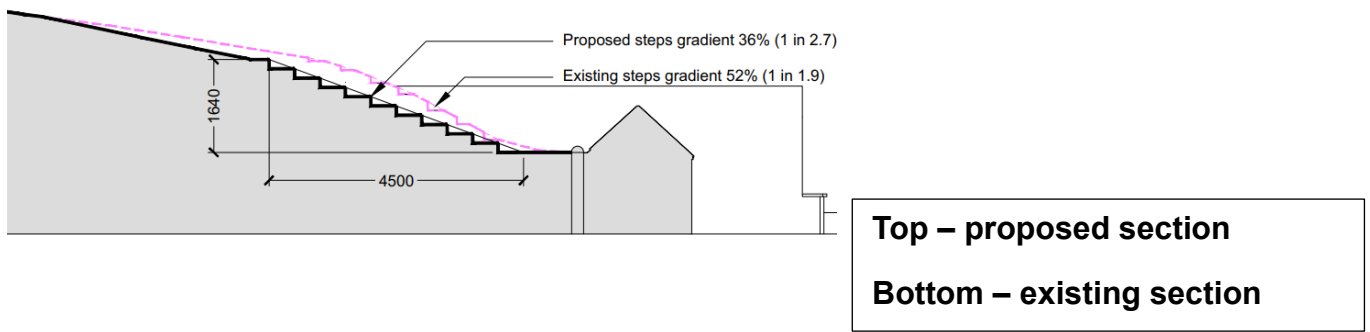


Fig.2 View along front elevation to Deer Cottage to show context - with greenhouse and proposed replacement steps behind (indicated). Gable to Nos 71-73 on RHS.

**Extract from accompanying
design and access statement**

PLANNING HISTORY

Proposal / Summary

S/1997/0612 - Full planning permission Decision - Approve with Conditions Date:
18/7/1997 – First floor extension to provide staircase and bathroom, also construction of a porch

S/1997/0613 - Listed building consent Decision - Approve with Conditions Date:
18/7/1997 – First floor extension to provide staircase and bathroom, also construction of porch

S/1992/0239 - Full planning permission Decision - Approve with Conditions Date:
13/4/1992 – ALTERATIONS AND EXTENSION, DOUBLE GARAGE AND CONSTRUCTION OF VEHICULAR ACCESS

S/1992/0240 - Listed building consent Decision - Approve with Conditions Date:
23/4/1992 – L/B APPLICATION - ALTERATIONS AND EXTENSION, DOUBLE GARAGE AND VEHICULAR ACCESS

15/11634/FUL - Full planning permission Decision - Approve with Conditions Date: 15/1/2016 – Proposed demolition of existing garage and construction of new three car garage with ancillary accommodation over. Removal of rear gable, porch and dormer windows, insertion of new rear roof windows and various internal alterations
15/11919/LBC - Listed building consent Decision - Approve with Conditions Date: 15/1/2016 – Proposed demolition of existing garage and construction of new three car garage with ancillary accommodation over. Removal of rear gable, porch and dormer windows, insertion of new rear roof windows and various internal alterations
16/12010/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 16/2/2017 – Variation of condition 2 on 15/11919/LBC to allow for total demolition of 1990's extension instead of partial demolition in order to rebuild to the approved footprint.
19/08390/FUL - Full planning permission Decision - Approve with Conditions Date: 24/10/2019 – Replace existing garden retaining walls and add new retaining wall.
PL/2022/09598 - Householder planning permission Decision - Approve with Conditions Date: 1/3/2023 – Erect retaining wall and steps (retrospective) and erect greenhouse

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury 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

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Sections 66/72 The Planning (Listed Building and Conservation Area) Act 1990

CONSULTATION RESPONSES

Ansty Parish Council: No response received.

WC 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.’

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

'I do not consider that the proposals would have an adverse impact on the setting of the house, a grade II listed building, nor the Ansty Conservation Area. As such, the proposals are in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as Chapter 16 of the NPPF.'

WC Arboricultural Officer: no objection – with the following text received:

'No objection.'

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 on character and setting of the listed building, conservation area and National Landscape

The proposed works comprise minor domestic alterations within the rear garden, involving the regrading of an existing sloping bank and the installation of approximately ten garden steps positioned behind the existing greenhouse. The works would be modest in scale, confined entirely within the established residential curtilage, and would not involve any alteration to the fabric of the Grade II listed building.

In design terms, the proposal is functional and low-key in nature, responding directly to the existing topography of the site and intended to improve accessibility within the garden. The steps are proposed to be formed from natural stone blocks, which are considered an appropriate and sympathetic material choice within the context of the listed building and Conservation Area. The siting of the steps behind the existing greenhouse ensures that the works remain visually discreet and clearly subordinate to the host dwelling. By virtue of their scale, siting and materials, the proposed works would integrate appropriately with their surroundings and would comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

With regard to the setting of the Grade II listed building, the works would take place at some distance from the principal elevations of the dwelling and would not interrupt key views or

undermine the relationship between the building and its historic context. The modest nature of the earthworks and the use of natural stone materials would ensure that the proposal does not detract from the architectural or historic significance of the listed building. Having given special regard to the desirability of preserving the listed building and its setting, as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is concluded that the proposal would result in no harm to the significance of the designated heritage asset. The proposal therefore accords with Core Policy 58 of the Wiltshire Core Strategy.

In relation to the Ansty Conservation Area, the proposed works would be largely contained within the rear garden and would not be readily visible from the public realm. Any visibility would be limited to partial and filtered views only. Given the minor scale of the development and its domestic character, the proposal would preserve the character and appearance of the Conservation Area, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The site lies within the Cranborne Chase National Landscape; however, the proposed works would be closely associated with the existing dwelling and contained within the garden area, with no encroachment into the surrounding countryside. The development would not introduce visually intrusive or incongruous features and would not adversely affect the scenic beauty or special qualities of the National Landscape. Given the minor and contained nature of the works, no mitigation is required, and the proposal is considered to comply with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF.

The Council's Conservation Officer has raised no objection to the proposal and has confirmed that the works would not have an adverse impact on the setting of the listed building or the character and appearance of the Conservation Area.

Amenity

Core Policy 57 seeks to ensure that development responds positively to its context and does not result in adverse impacts on neighbouring properties. In this case, the proposed works are minor in scale and confined to the rear garden of the site, involving the reduction of an existing slope and the installation of garden steps.

Given the nature of the proposal, the works would not introduce any new built form or increase in land levels that would materially alter relationships with neighbouring properties. The reduction in the gradient of the land would not create any new opportunities for overlooking or loss of privacy, and the development would remain consistent with the existing domestic use of the site. As such, the proposal is considered to preserve the amenity of neighbouring occupiers and to respond appropriately to its surroundings, in accordance with the aims of Core Policy 57.

Arboriculture

A tree condition survey was submitted with the application, focusing on a birch tree located close to the proposed steps. The submitted information indicates that the proposed works are likely to encroach into the root protection area of the birch tree. It is noted that the removal of

this tree does not form part of the current application and would be addressed separately through a notification of works to trees, if required.

The Council's Arboricultural Officer was consulted on the proposal and has raised no objection. No conditions or further information are considered necessary in respect of arboricultural matters for the purposes of this householder application.

Archaeology

Given that the site contains a listed building and the proposed works involve ground excavation, the Council's Archaeology Service was consulted. The Archaeology Officer has raised no objection to the proposal and has confirmed that there are no archaeological issues to be addressed.

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 setting of the listed building or conservation area.

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:

- Application form – 03/03/2026
- Site and location plan – (ref: P401-A) – date received: 03/03/2026
- Proposed site plan and site sections – (ref: D501-B) – date received: 10/03/2026

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 and setting of the listed building.