

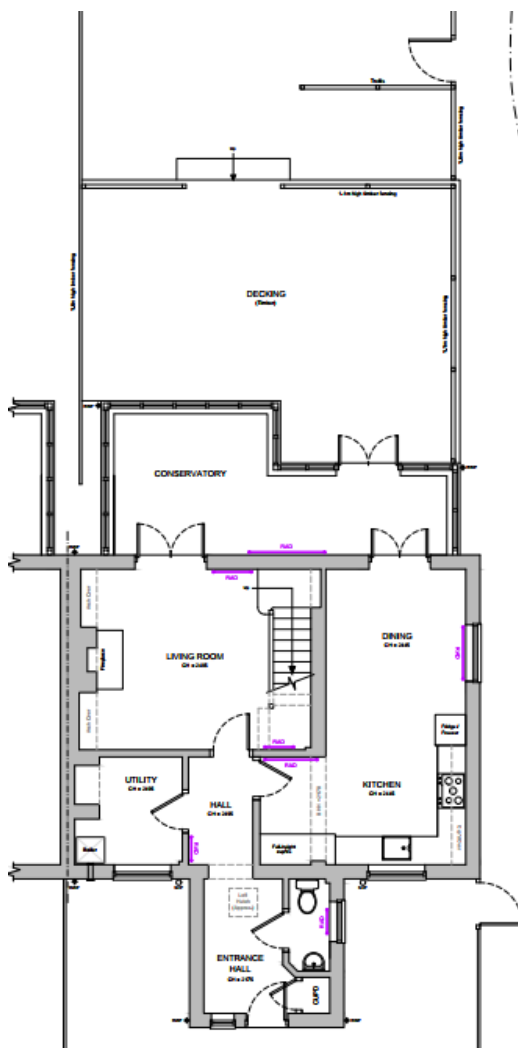
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01855
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	509 Enford, Pewsey, SN9 6AL
DEVELOPMENT DESCRIPTION:	Proposed removal of white UPVC conservatory & replacement with a single storey garden room extension
RECOMMENDATION:	That Planning Permission be GRANTED

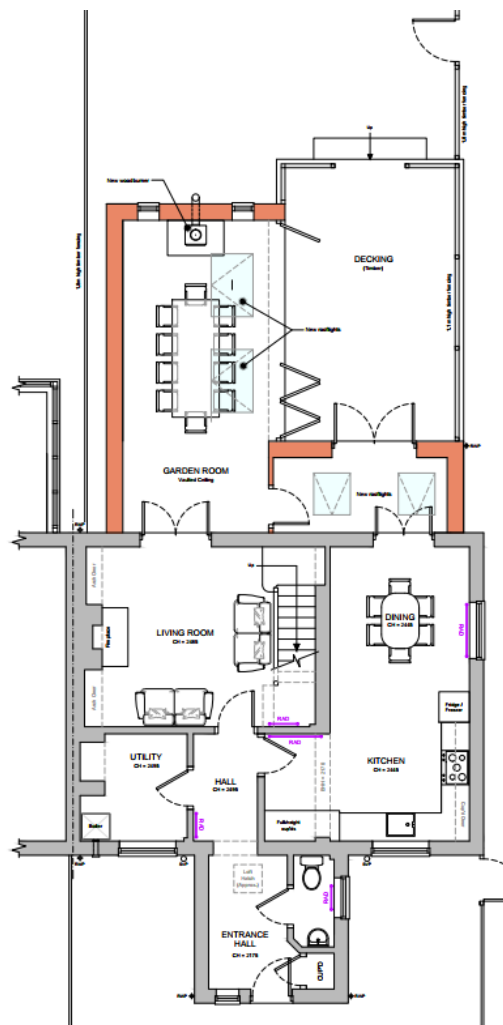
PROPOSAL

The proposal seeks planning permission to remove an existing single storey conservatory extension and replace with a single storey L-shaped extension with an area of raised decking. The proposed extension would have a footprint of 34m².

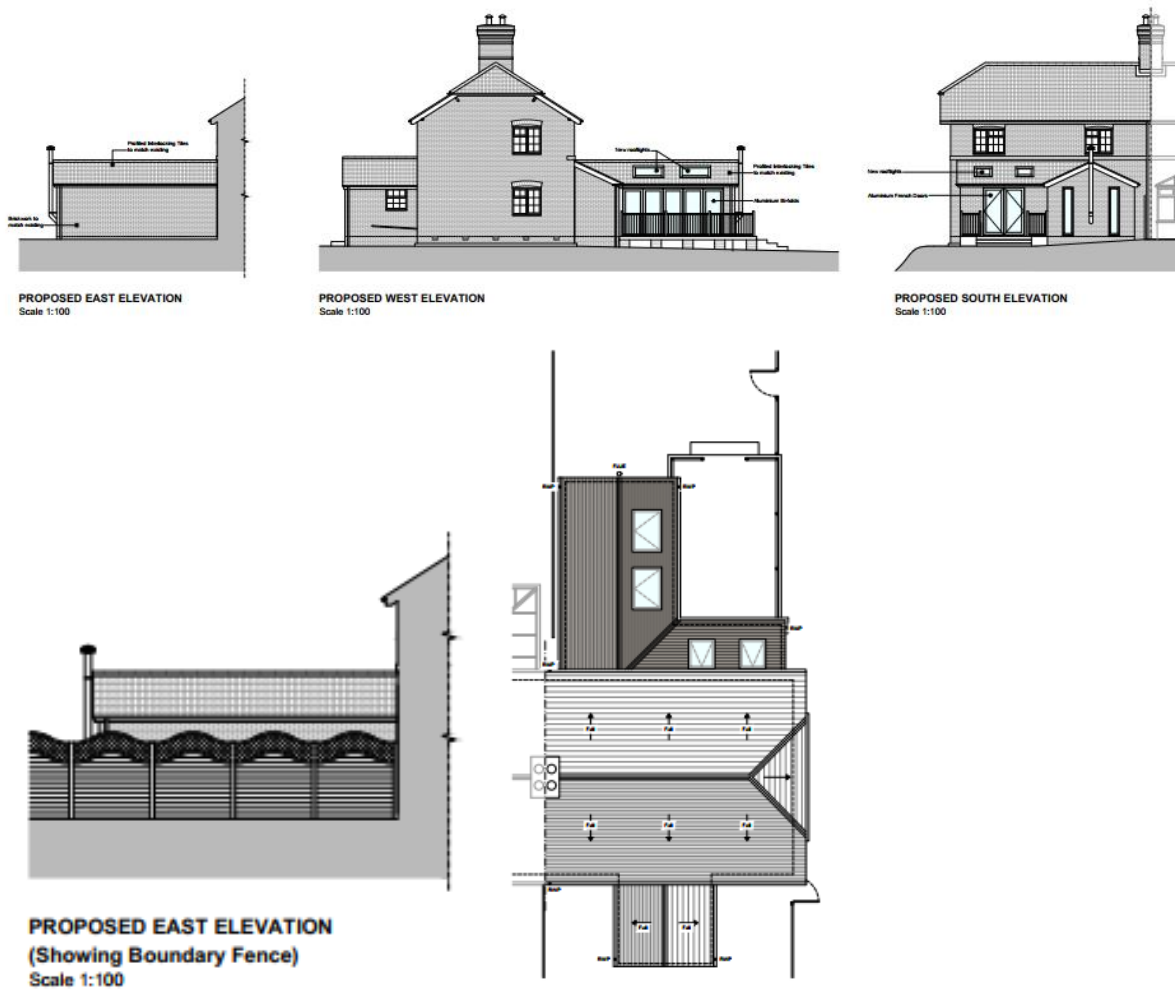
Existing ground floor plan



Proposed ground floor plan



Proposed elevations and roof plan



SITE DESCRIPTION/CONTEXT





The application site relates to a semi-detached dwelling located to the north of Littlecott, within the small village of Enford, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 26 (Spatial Strategy for the Tidworth Community Area). The site is within the Enford Conservation Area.

The property is part of a pair of semi-detached dwellings, accessed via a track rising from Avon Valley Back Road to the north of the dwellings. There are no other immediate neighbours. There is a significant level change from the edge of the west site boundary down to the road below.

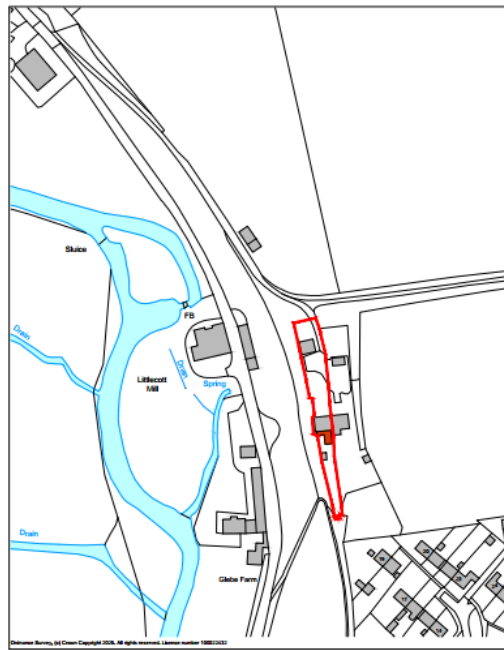
Grade II listed Barn at Glebe Farm is 40m south west of site but at a considerably lower level and not visible from the site. Significant Unlisted Buildings Littlecott Mill and Glebe Farmhouse are north and south of Glebe Farm.

To the north of the dwelling there is a detached garage with an external stair/balcony and room above, an outbuilding/garden office, driveway and parking area. To the south of the dwelling there is a shed and an outbuilding with a covered porch.

Planning history shows that the site access is to the rear elevation and the proposed extension is therefore on the front elevation. It is considered likely that some of the existing outbuildings on the site do not benefit from planning permissions.



PROPOSED BLOCK PLAN
Scale 1:500

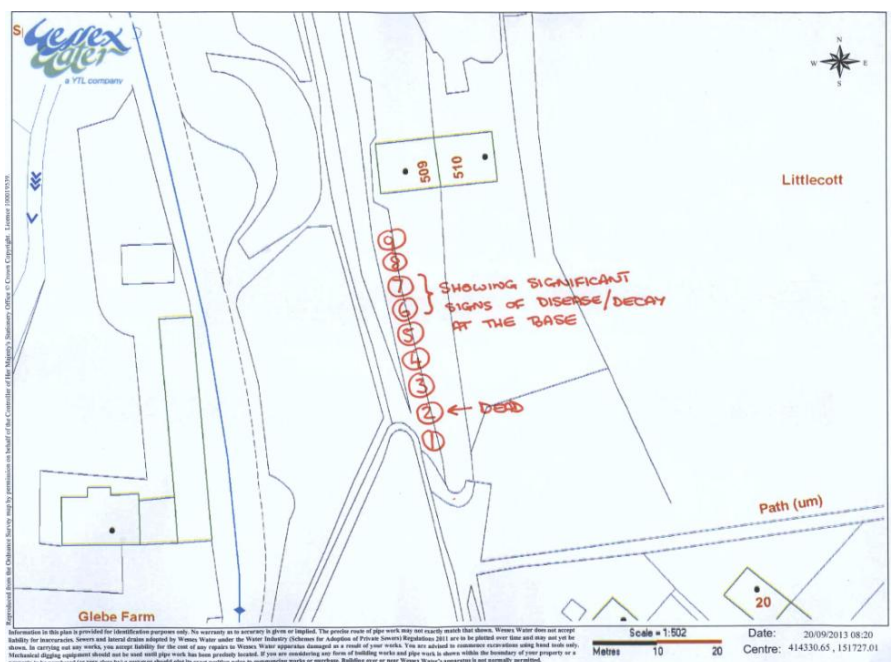


PROPOSED SITE LOCATION PLAN
Scale 1:1250

The mapping snip identifies 'significant trees: wooded valley side' (show in blue), no significant trees were within the site boundary during the Officers site visit:



Planning history shows that an application was made for works to Trees in a Conservation Area 13/04534/TCA:



The application site is within the Hampshire River Avon SAC Catchment and is within the 6.4km recreational buffer of the Salisbury Plain SPA and Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
K/51494/F - Full planning permission Decision - Approve with Conditions Date: 17/2/2005 – Single storey front extension and single storey rear conservatory
13/04534/TCA - Work to Trees in a Cons Area Decision – NO OBJECT Date: 8/11/2013 – Fell x T2 (Beech), Fell x T6 (Beech), Fell x T7 (Beech) Crown reduce by 40% x T1 (Beech), T3 (Beech), T4 (Beech), T5 (Beech), T8 (Beech) and T9 (Beech)
K/37167 - Full planning permission Decision - Approve with Conditions Date: 7/5/1999 – The erection of a double garage
K/36682 - Full planning permission Decision - Approve with Conditions Date: 18/1/1999 – Erection of a two storey extension plus detached double garage in rear garden.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 26: Spatial Strategy for the Tidworth 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 67: Flood Risk

Enford Conservation Area Character Appraisal and Management Proposals February 2007

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

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Enford Parish Council: 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 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.

This application is seeking planning permission to demolish an existing conservatory on the north elevation and replace with a single storey 'L' shaped extension. The proposed extension would have a gable end with an interlocking tiled roof with 4 rooflights in the south and east roof slopes. The footprint of the proposed extension would be 34m². An area of decking is proposed to infill the 'L', this would measure 4m x 6m, surrounded by a 1.1m high timber fencing, set approximately 0.6m above ground level.

Materials are proposed to be facing brick to match the existing, aluminium doors and profiled interlocking roof tiles to match the existing.

The proposed single-storey extension reflects the existing dwelling's character in terms of materials and detailing. It would remain subservient and would not detract from the visual integrity of the existing building.

The extension would not be visible from public vantage points. Its design, form and materials are traditional and preserve the character and appearance of the area. The proposed extension is sited close to the shared boundary with 510 Enford. The amenity impact will be assessed below.

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.

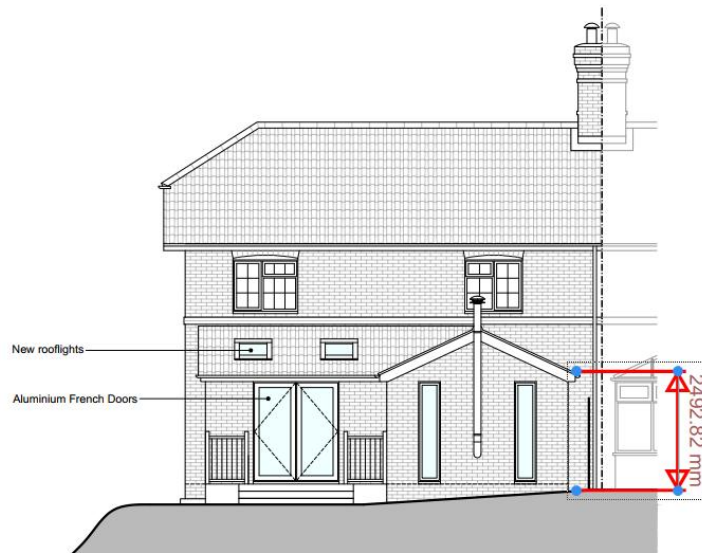
The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The extension has the potential to impact upon the attached neighbouring property no. 510 Enford. Planning history shows that both dwellings have previously been extended to the sides and therefore retain their symmetry from the south elevation. Both properties currently have conservatories on the south elevations and there is a timber fence forming the boundary between the properties, to the south.

The proposed extension would be single storey and sited close to the shared boundary. There are no windows proposed on the east elevation so there are no concerns regarding loss of privacy. The extension would be single storey, with a pitched roof sloping away from the boundary, set behind a fence, it is not considered to have an overbearing impact on the neighbouring property.

The proposal will alter the relationship with 510 Enford with regards to loss of light and overshadowing due to the depth of the extension and its position to the west of the neighbour. The extension would extend beyond the existing conservatory by a further 3.8m, this is likely to have an impact on the westerly light for the neighbour, casting a longer shadow during the afternoon and early evening. In this case, although the extension would be deeper, its single-storey height, low eaves, pitched roof sloping away from the boundary, and the presence of

an existing 1.8-metre boundary fence are factors that limit the extent and severity of overshadowing. As a result, while a degree of additional shading is acknowledged, it is not considered sufficient to cause significant harm to neighbouring residential amenity to warrant a refusal. No representations from the neighbour have been received.



PROPOSED SOUTH ELEVATION

Scale 1:100

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 application site lies within the Enford Conservation area. The proposals are for a single storey extension to the dwelling on the south elevation constructed using materials that match the existing dwelling. It would be located to the south of the property and not visible from public vantage points. The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area.

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 proposal relates to a single-storey extension to a dwelling with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

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.

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, 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:

Existing Ground Floor Plan, Elevations, Roof Plan, Site Location and Block Plan
1674 – Stagg – Existing - 01, received 19/03/2026

Proposed Ground Floor Plan, Elevations, Roof Plan, Site Location and Block Plan
1674 – Stagg – Proposed – 02 Rev B, received 19/03/2026

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.