

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01912
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	St Michaels House, Winterbourne Earls, Salisbury, SP4 6HA
DEVELOPMENT DESCRIPTION:	Replacement Oak Framed Conservatory and Oak Pergola
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

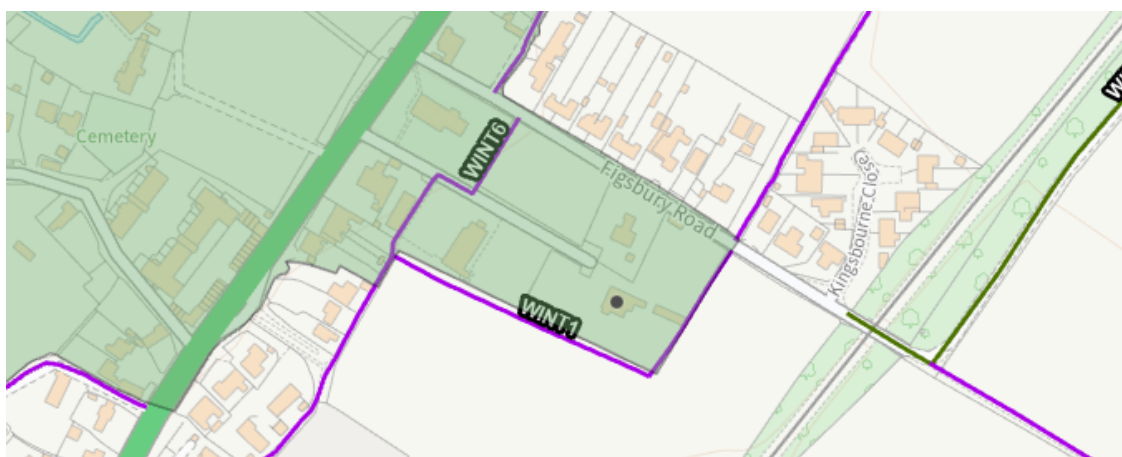
The proposal seeks planning permission for the erection of a replacement oak framed conservatory and an oak pergola to a residential dwelling.

SITE DESCRIPTION/CONTEXT

The application site is a detached residential bungalow located in the large village of Winterbourne as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). According to the strategic flood risk assessment 2024, it is located within Flood Zone 1 which has the lowest risk of flooding.

The application site lies within the boundary of the conservation area of Winterbourne Earls. The site is bordered by residential dwellings on the north and northwest and a right of way footpath on the south and east with reference: WINT1. The site is accessed from an unclassified road from A338. The north of the access road is Grade II Listed Building Church of St Michael and All Angels.

The application site is located within a special landscape area according to the Saved Salisbury District Local Plan Policy C6. It is also located within the Hampshire River Avon Catchment Area and the New Forest Protected Sites 13.8km recreation zone of influence. However, these latter ecological designations have no implication to this householder planning permission due to the nature of the proposed work



PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1999/0176	EXTENSIONS TO EXISTING COACH HOUSE TO FORM THREE GARAGES AND CHILD PLAY SPACE/STUDIO ABOVE AND GARDEN CLOAKS	Approve with Conditions
S/2004/1391	HARD TENNIS COURT CONSTRUCTION	Approve with Conditions
S/2007/0108	REAR ORANGERY EXTENSION	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 4: Amesbury 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

The Planning (Listed Building and Conservation Area) Act 1990

Section 66

Section 72

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

Supplementary Planning Documents: Wiltshire Design Guide

The Winterbournes Neighbourhood Plan 2019-2026 made May 2021

CONSULTATION RESPONSES

Winterbourne Parish Council: No objection

Rights of Way: No objection

REPRESENTATIONS

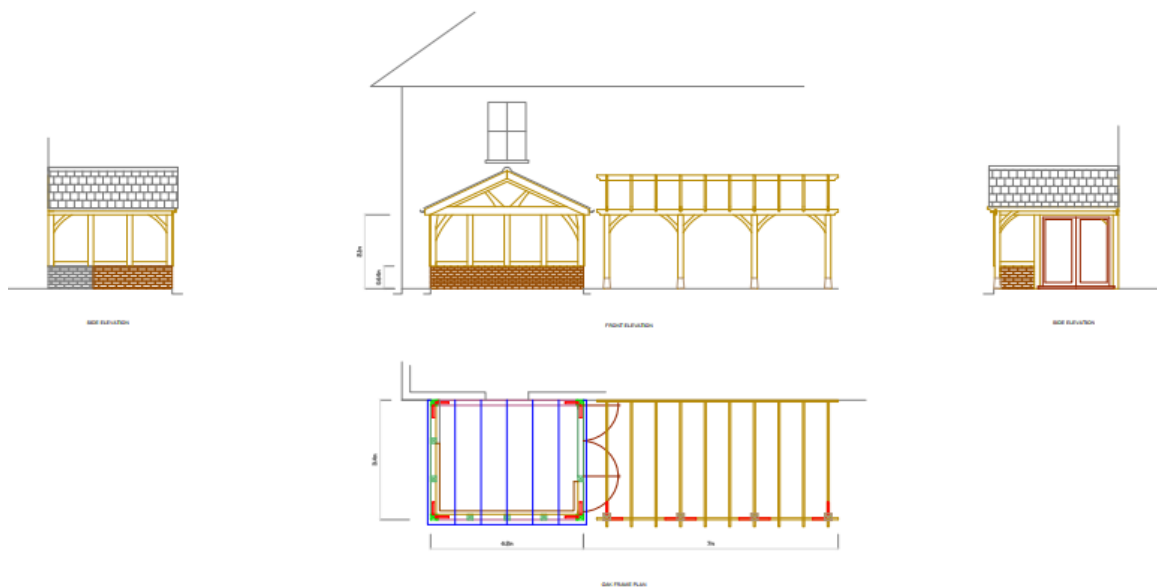
No comments were received.

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 and conservation area
Core policy 51 and SDLP policy C6

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.

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. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations.

The application site lies within the Special Landscape Area defined by Saved Policy C6 of the Salisbury Local Plan 2011. Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria; (i) the siting and scale of development to be sympathetic with the landscape; and (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.



The application site consists of a detached dwelling with an existing conservatory on the south. This application proposes to demolish the existing conservatory and erect an oak framed conservatory in the same location measuring approximately 3.4 metres in width and 4.2 metres in length and 3.35 metres in height. An oak framed pergola is also proposed to be erected next to the conservatory, which is proposed to measure approximately 7 metres in length and 3.4 metres in width and 3.11 metres in height. The materials of the conservatory are to be a brick dwarf wall with an oak frame and a slate roof.

The proposed conservatory and pergola will be located to the south of the dwelling which is to the rear. This is not visible from the public highway nor the conservation area, but the works will be visible from the adjacent public footpath that runs along the southern and eastern boundaries of the plot. Nonetheless, the proposed works are considered to be subservient in scale, will utilise suitable materials, have been designed to complement the existing style of the dwelling, and would not be of harm to the visual amenity of the streetscape. The proposed alterations will not cause any significant impact on the wider area or the setting of the conservation area or special landscape area and are acceptable accordingly. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Rights of Way

As is highlighted above, the application site is bordered by rights of way footpath WINT1 on the east and south. A right of way footpath WINT6 also cuts across the unclassified access road to the site.

The rights of way officer has no objection to the proposed development. Access to the site through the unclassified road and across WINT6 is existing, this application does not propose any changes to this. Additionally, the proposed development is for a single storey conservatory and pergola, the location of the development is proposed to be within the curtilage of the host dwelling and is not considered to impact the footpaths.



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 application site is a detached dwelling; the closest neighbours are the Vicarage to the north at a distance of approximately 21 metres and Glebe Hall to the west at a distance of 68 meters. As the proposed development is for a pergola and a single storey conservatory to replace an existing conservatory in a similar location, it is not considered that the development would cause any undue overlooking, overshadowing or overbearing impact to the neighbouring dwellings which are located at a considerable distance from the host dwelling. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 area including the designated conservation area and special landscape area, 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:

Location Plan Received: 20 March 2026

Proposed Block Plan Drawing Ref: Received: 20 March 2026

Proposed Plans Drawing Ref: 101239 Rev 2 Received: 20 March 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and submitted documents.

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

Informative:

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way WINT1 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.