

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01672
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Primrose Cottage, High Street, Tilshead, Salisbury, SP3 4RX
DEVELOPMENT DESCRIPTION:	Retrospective installation of a small greenhouse
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks retrospective planning permission for a greenhouse in the rear garden of a listed dwelling. The greenhouse has a footprint of 1.91m x 2.56m with a ridge height of 2.34m. The greenhouse is located towards the south west corner of the plot, close to a pedestrian gate and a modern garage.



Permitted development rights under Class E – building etc incidental to the enjoyment of a dwellinghouse, do not apply to buildings within the curtilage of a listed building (E.1 (g)), therefore planning permission is required.

SITE DESCRIPTION/CONTEXT



Primrose Cottage is a semi-detached Grade II listed cottage within the conservation area of the Large Village of Tilshead, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 4 (Spatial Strategy for the Amesbury Community Area).

The property is sited on a corner, facing the High Street. There is a gravel parking area immediately behind the property, accessed from a track and public right of way TILS25 that

goes along the northwest site boundary. The garden extends towards the south west of the property. There is a detached, single garage at the very end of the plot, accessed from the PRoW.

The statutory listing of Primrose Cottage is as follows:

TILSHEAD

HIGH STREET

(south side)

No 36 (Primrose Cottage)

II

Semi-detached cottage. C17 with C18 extension to east and C20 rear extension. Timber-framing with brick nogging and wattle and daub panels, cob and some rendered brick, thatched roof with brick stacks. Single-storey and attic, 2 windows. Planked door, one single and one 3-light casement to right with two 2-light casements to left. Two eyebrow dormers have 2-light casements. Right return has planked door and one 2-light casement to attic. Rear has C20 flat-roofed extension to ground floor and two eyebrow dormers. Interior has timber-framed partitions with wattle and daub panels, two C19 staircases, inserted when cottage subdivided. Undergoing renovation at time of survey (November 1984).

Listing NGR: SU0350347872

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

- Salisbury Plain Special Protection Area within 6.4km buffer
- River Avon Special Area of Conservation (Hampshire Catchment)
- Flood Zone 1
- Special Landscape Area saved policy C6 Salisbury District Local Plan

PLANNING HISTORY - checked

Proposal / Summary
S/1991/1343 - Full planning permission Decision - Approve with Conditions Date: 2/1/1992 – REPLACEMENT OF OLD ASBESTOS GARAGE WITH NEW SINGLE DETACHED GARAGE
S/1991/1344 - Listed building consent Decision - Approve with Conditions Date: 2/1/1992 – L/B APPLICATION - DEMOLITION OF ASBESTOS GARAGE AND REPLACEMENT WITH SINGLE DETACHED GARAGE

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 4 Spatial Strategy for the Amesbury 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

Planning (Listed Buildings and Conservation Areas) Act 1990

Saved policies of the Salisbury District Local Plan:

C6 – Special Landscape Area

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Tilshead Parish Council: No objection

The Parish Council agree that this is in keeping with the property and have no objection to the application being granted.

Public Rights Of Way Officer: No comment received

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.

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.

This application is seeking retrospective planning permission for a greenhouse. The greenhouse has a footprint of 1.91m x 2.56m with a ridge height of 2.34m. The greenhouse is located towards the south west corner of the plot, close to a pedestrian gate and a modern detached garage.



The northwest boundary of the site is screened from the PRoW by a mature hedge. There is a hedged boundary dividing the detached garage from the garden, this has a timber pedestrian gate, giving access to an area of the garden used for vegetables, where the greenhouse is sited. Therefore, the greenhouse is visible from public viewpoints PRoW TILS25 (see photo above). However, the greenhouse is of a modest scale and traditional design, located within the settlement boundary of the village, within a mature garden, next to a garage and close to other gardens. It is therefore considered acceptable in this setting.

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 and saved policy C6 regarding the potential impact for the setting of the Special Landscape Area.

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.

Given the nature of the proposal as a greenhouse, within a mature garden, it is considered that the proposed development would not materially impact upon the occupiers of either of the neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy and accords with Core Policy 57 of the adopted WCS.

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 is within the Tilshead Conservation Area and within the curtilage of a Grade II listed building. The greenhouse is located away from the listed building, set within an area of the garden designated for vegetable growing and more closely associated with the modern detached garage than the listed dwelling. It is not considered to cause any harm to the rural garden setting of the listed building due to the distance and separation.

Whilst visible from the public right of way, the greenhouse is of a modest scale and traditional design, located within the settlement boundary of the village, within a mature garden and close to a garage and other gardens, it is considered that the proposed development would have a neutral impact upon the character and appearance of this part of the conservation area.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed building. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

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 greenhouse 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 setting of the Special Landscape Area; the amenities of neighbouring occupiers, or the interests of 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 carried out in accordance with the following approved plans and documents:

Location Plan TQRQM26083130443717, received 31.03.2026

Site Plan TRQRM26083140227587, received 24.03.2026

Floor Plan, 23 Mar 26, received 23.03.2026

Elevations of greenhouse, 23 Mar 26, received 24.03.2026

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