

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01190
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Pugshole, Tollard Royal, Salisbury, SP5 5QF
DEVELOPMENT DESCRIPTION:	Erection of a detached garage/ outbuilding with office (private use) above; a replacement pool house/ outbuilding; and the conversion of existing attached garages to additional living accommodation.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a 1.5 detached garage/outbuilding with an office on the first floor, a proposed single storey replacement pool house, and the conversion of existing attached garages to additional living accommodation which has two bedrooms, a living area, kitchen, en-suite bathroom and W/C.

SITE DESCRIPTION/CONTEXT

The application site is not located within a defined settlement boundary or village as defined by Wiltshire Core Strategy (WCS) Core Policy 1,2 and 27. It is located within Cranborne Chase & West Wiltshire Downs AONB/National Landscape. It is accessed off an unclassified road which leads to a track with the application site at the end of it. It lies in Flood Zone 1 which is the lowest risk of flooding and is not at risk of ground water or surface water flooding.

PLANNING HISTORY

Proposal / Summary
S/1990/1875 - Full planning permission Decision - Approve with Conditions Date: 7/2/1991 – EXTENSION TO HOUSE
S/2012/0384 - Full planning permission Decision - Approve with Conditions Date: 1/6/2012 – Tennis Court
S/2003/1626 - Full planning permission Decision - Approve with Conditions Date: 29/9/2003 – ALTERATIONS AND SINGLE STOREY EXTENSION
S/2004/0529 - Full planning permission Decision - Approve with Conditions Date: 5/5/2004 – EXTENSION AND ALTERATIONS TO THE EXISTING PROPERTY AS DRAWINGS INDICATE
19/10801/FUL - Full planning permission Decision - Approve with Conditions Date: 2/1/2020 – New storage building, replacement pool house and conversion of garages to additional accommodation.

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- Achieving sustainable development
- Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 27: Spatial Strategy: 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

Supplementary Planning Documents/Guidance:

Wiltshire Council Design Guide

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy)

Saved Policy H31: Extensions to dwellings in the Countryside (Annexe D of WCS)

Saved Policy C24 Extensions to buildings

CONSULTATION RESPONSES

Berwick St John Parish Council: No objection

Highways: 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.

Principle of Development

The site is not situated within a settlement boundary, and as defined by WCS policies CP1, and CP2, and CP27 development outside the defined settlement boundaries will be limited to infill within the existing built area.

This application site and the proposed works have had a previous full planning permission with reference: 19/10801/FUL for a *New storage building, replacement pool house and conversion of garages to additional accommodation*. This planning permission is no longer extant as no development began prior to the 3 year planning permission period. Therefore, the applicant has submitted this application for similar works.

This new application proposes similar development to the previous permission although it has been submitted as a householder planning permission. The proposed works are all ancillary or incidental to the use of the host dwelling and are located within the established residential curtilage of the host dwelling, as such this application can be assessed under householder planning permission.





Design and Impact upon the character and context of the area

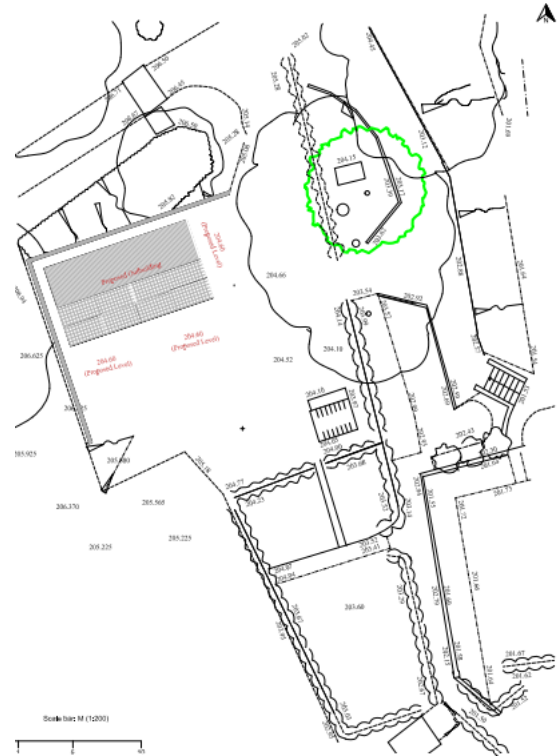
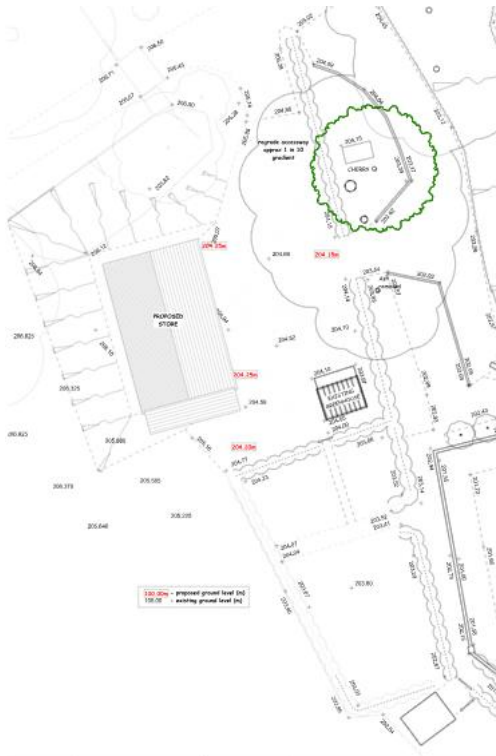
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

This application proposes the erection of a new garage/outbuilding with an office on the first floor, a replacement pool house/outbuilding and the conversion of existing attached garages for additional living accommodation.

The previous application did not have any objections to the proposed development, the case officer concluded that: *The scale, siting and design of the proposal are considered acceptable. Due to the limited scale of the proposal and isolated site location, it is considered that there would not be any impact on amenity or on the special character of the AONB.*

The proposed pool house replaces an existing pool house in a similar area adjacent to an existing outdoor pool. The proposed replacement pool house will be single storey pitched roof building with timber horizontal boarding and detailing. The pool house is subservient to the host dwelling and has been designed for the intended purpose. The pool house associated with this application is identical to the approved pool house in 19/10801/FUL.

This application also proposes identical conversion of the existing garages attached to the host dwelling. The proposed works would create a two-bedroom ancillary accommodation with an en-suite, bathroom and a kitchen and living area. Saved Policy C24 notes that: Saved Policy C24 Extensions to buildings states that extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings and fall within the existing curtilage. The proposed works seek to convert the ground floor of an existing two storey attached garage, attached to the host dwelling. The existing garage doors are proposed to be boarded up with horizontal timber cladding with openings for windows and an entrance door. Two new openings on the south elevation (rear) and the east elevation (side) are proposed to create new windows. Aside from opening changes, there are no further external changes to the existing garage required to facilitate the proposed works. While the proposed ancillary accommodation would propose a new external door and create a kitchen and living area, an ancillary annex condition will be included in the recommendation to ensure that the use of this remains associated with the host dwelling. Additionally, the proposed works are identical to the previous planning permission, therefore, as there were no issues highlighted previously and as no changes to the development plan had been made with regards to the proposed development, this is considered to be acceptable.

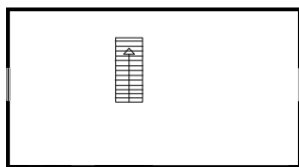
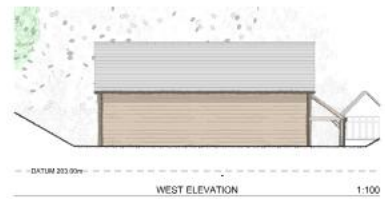
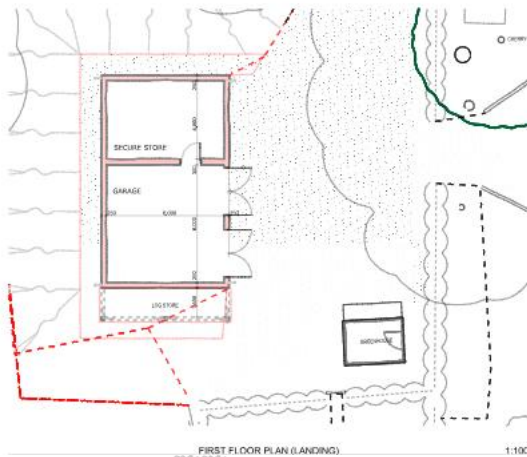


19/10801/FUL.

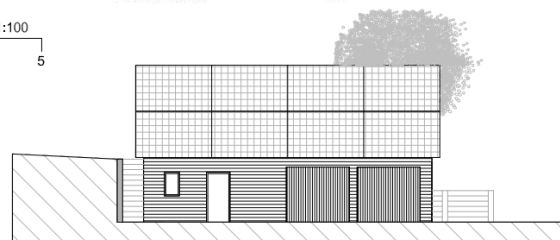
Current application



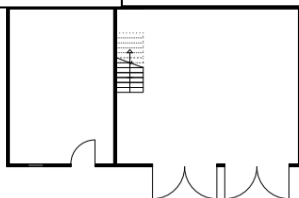
19/10801/FUL.



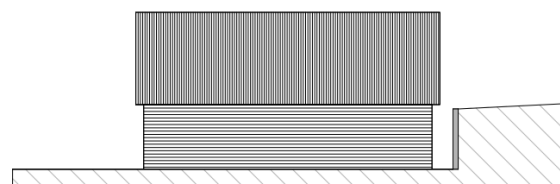
1:100



Current application



1:100



Lastly this application includes a proposed garage outbuilding. The previous application 19/10801/FUL proposed a single storey pitched north to south facing garage with an east elevation of flint and brick to match the host dwelling and a single storey log store lean to. This application now proposes to rotate the proposed outbuilding to be east to west facing and proposes for this to be 1.5 stories with being all horizontal timber walls, solar panels on the north elevation roof and a home office on the first floor.

The proposed outbuilding is proposed to be located east of the main drive leading to the host dwelling. The garage/outbuilding will be on an existing yard area adjacent to an enclosed garden area and greenhouse. This yard area is approximately 3 metres higher than the ground level of the host dwelling due to the site's existing sloping topography. The proposed garage/outbuilding is considered to be subservient to the host dwelling and has been designed for the intended purpose and is similar to the previously approved garage/outbuilding located in a similar area. 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.

Yard 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.

This application site lies within the countryside, the closest neighbouring dwelling is located approximately 250 west of the application site. It is not considered that the proposed development would create overlooking, overshadowing or an overbearing impact to the amenity of the surrounding neighbouring dwellings due to being at a great distance from each other. 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.

The existing attached garage is proposed to be converted into ancillary accommodation, a similar sized garage is proposed to be erected as part of this application. Nonetheless, the application site benefits from extensive grounds, it is not considered that the proposed development would detrimentally impact the parking provision at the site. 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.

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 proposal, by virtue of its scale, siting, and design, being located within established residential curtilage of a residential dwelling 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.

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:

Planning Design Access Statement Received: 26 May 2026

Proposed Site Plan - Pool House Drawing No. 25116-1 Received: 08 April 2026

Location Plan Drawing No. 25116-2 Received: 08 April 2026

Proposed Site Plan – Outbuilding Drawing No. Received: 08 April 2026

Proposed E and W Elevations - Outbuilding Received: 16 March 2026

Proposed N and S Elevations - Outbuilding Received: 16 March 2026

Proposed Floor Plans - Outbuilding Received: 16 March 2026

Proposed Pool House and Garage Conversion Drawing No. WNB424665_214 Received: 19 Feb 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 in the submitted documents.

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

4. The development hereby approved shall only be used for purposes ancillary to the residential use of the dwelling known as Pugshole, Tollard Royal, Salisbury, SP5 5QF and shall not at any time be occupied as an independent residential unit.

REASON: The development is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.