

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02446
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Meadow Barn, Fishermans Reach, Quidhampton, Salisbury, SP2 9BG
DEVELOPMENT DESCRIPTION:	Proposed front porch, replacement windows to the rear elevation, and replacement pier caps and drainage improvements to existing haha/retaining wall to rear garden.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a new external timber and brick porch on the front elevation of the property, with associated re-paving of the front garden path. To the rear elevation, the existing three timber patio French doors will be replaced with two aluminium window units and a central aluminium French door. Additional works are proposed to the rear garden haha/retaining wall, including improved drainage behind the structure and the installation of stable pier caps.

SITE DESCRIPTION/CONTEXT

The application site is an existing two-storey mid terrace dwelling. The site is not situated within a settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP33.

The application site is located within a special landscape area according to the Saved Salisbury District Local Plan Policy C6. While it is located within the Hampshire River Avon Catchment and New Forest Protected Site 15km Recreation zone of influence these designations do not have any bearing on this application type as it is for a householder extension to an existing dwelling. It is located within Flood Zone 1 (lowest risk of flooding). The site is accessed through a private track from Lower Road. The site is bordered by the private track on the north, attached residential dwellings on the east and west, and the open countryside to the south.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/2004/0616	SINGLE STOREY GARDEN SHEDS TO UNITS 1-5	Approve with Conditions
S/2004/2166	1 No ADDITIONAL ROOF WINDOW TO WEST ELEVATION OF UNIT 2	Approve with Conditions
S/2003/1732	SINGLE STOREY EXTENSION TO UNIT ONE	Approve with Conditions
S/2002/2031	DEMOLITION OF DWELLING AND GARAGE ERECTION OF 5 HOUSES WITH ASSOCIATED ACCESS AND PARKING	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 33: Spatial Strategy: Wilton Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

- Appendix D - Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

- Saved Policy C6: Special Landscape Area
- Saved Policy C24: Extensions to Buildings

CONSULTATION RESPONSES

Quidhampton Parish Council: None 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.

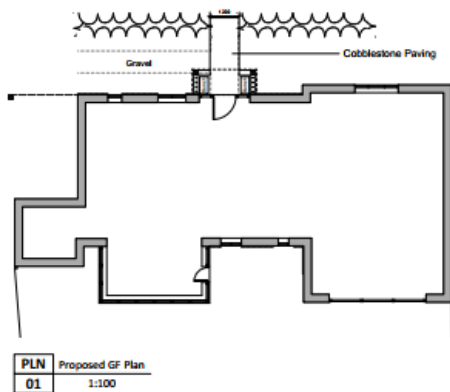
The application site lies within the Special Landscape Area defined by Saved Policy C6 of the Salisbury Local Plan 2011. Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which 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.

Saved Policy C24 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.

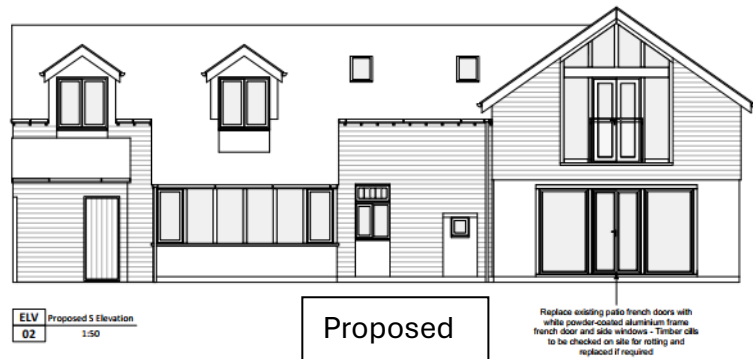
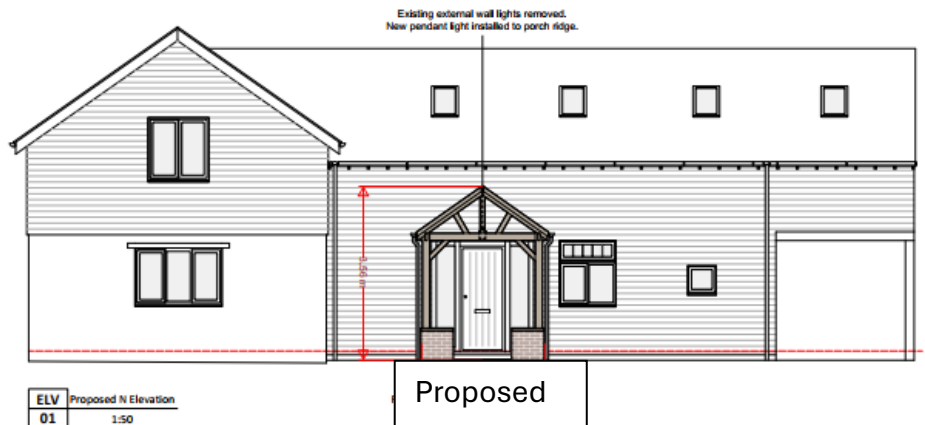
The application site is an existing two storey mid terrace dwelling constructed following the grant of planning permission S/2002/2031. This permission included condition 4 which removed Class A-E Schedule 2 Part 1 and Class A Part 2 of the GPDO. The condition stated: No extensions nor any erection of any structures within the curtilage nor the erection of any

walls, fences or other means of enclosure unless otherwise agreed upon submission of a planning application.

This application proposes the erection of a new external front porch and re-paving of the front garden path. The front porch will measure approximately 2.53 metres in width and 3.56 metres in height. The materials are proposed to be brick plinth with timber posts and roof tiles to the pitched roof to match existing materials of the host dwelling. The front garden path measures approximately 1.2 metres in width and 3.23 metres in length and will be made up of cobblestone paving. This element of the proposed development is considered to be subservient to the host dwelling and uses suitable matching materials. As such the front porch works are considered acceptable.



Paving examples:



In addition to the porch, this application proposes to replace three existing timber patio French doors on the rear elevation with two aluminium windows on either side of a central French door. The works are within the existing window opening and no additional opening will be created to facilitate the works. In terms of design, the replacement windows are considered to be acceptable and not detrimental to the character of the host dwelling and the surrounding dwellings.



Lastly, the application includes changes to improve the existing haha/retaining wall on the rear garden of the application site to improve the drainage behind the structure and the installation of stable pier caps. In terms of design, externally the associated change is the installation of pier caps on top of the existing retaining wall. These pier caps are proposed to be Indian sandstone measuring approximately 0.56 x 0.42 in width and 0.5 metres high. The changes to the retaining wall/haha are minimal in scale and as such, not considered to be detrimental to the character of the host dwelling and surrounding area. The works also propose to improve the drainage behind the existing wall. These drainage works may be subject to separate building control approval as these technical details lie outside the planning system. 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.

Due to the minimal scale of the proposed porch, it is not considered that this proposed porch would detrimentally impact the existing residential amenity of the neighbouring dwellings with regard to loss of light/overshadowing, loss of privacy or would it have an overbearing impact to the neighbouring dwellings. The proposed changes to the windows do not introduce new window openings wider than the existing windows, therefore no additional overlooking will be generated by the proposed works. Lastly, the proposed changes to the drainage of the existing haha/retaining wall will not impact the amenity of the neighbouring dwellings due to the nature

of the works. 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 locality, the amenities of neighbouring occupiers, or the interests of highway safety, or ecology. The proposed changes to improve drainage behind the retaining wall may be subject to separate building control approval notwithstanding planning permission.

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 begin 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: 15 April 2026

Proposed Plans Drawing No. 1173-04A Received: 15 April 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.

Informative:

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.