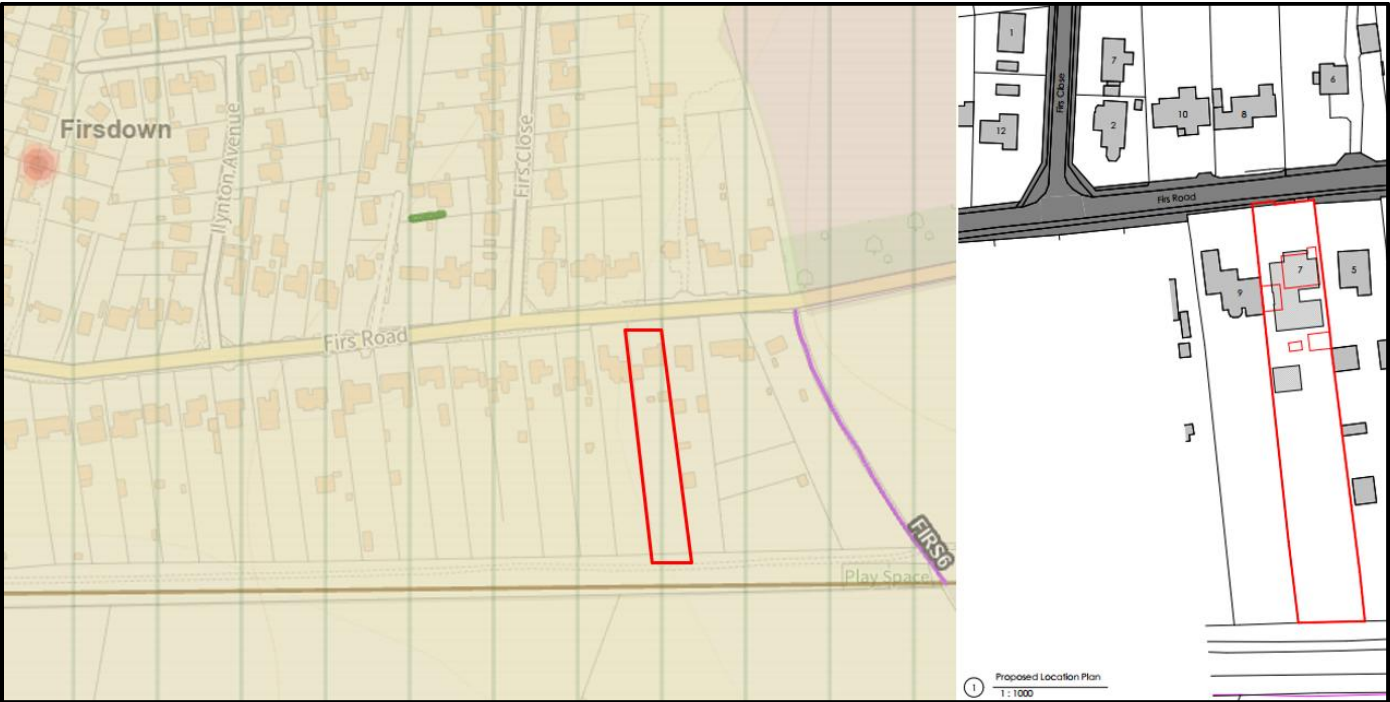


DELEGATED REPORT

Application Reference:	PL/2026/02421
Application Type:	Planning permission
Site Address:	7 Firs Road, Firsdawn, SP5 1SF
Proposal:	Variation of Condition 2 (Approved Plans) of PL/2024/06074 - Reduction in size of new dwelling and removal of rear balcony and single storey element to front
Recommendation:	Planning Permission be GRANTED

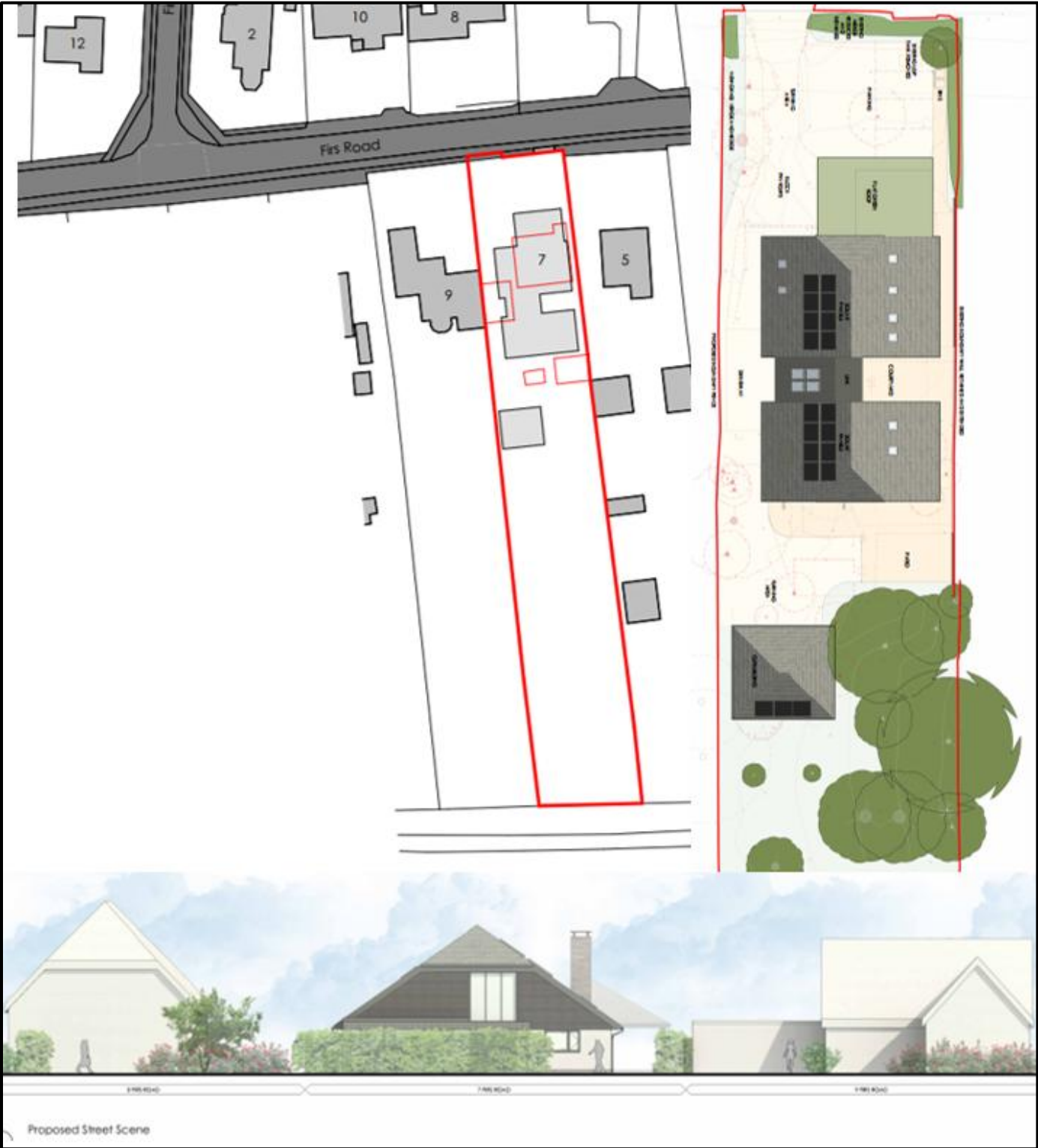
SITE DESCRIPTION/CONTEXT

The site is situated in the countryside on the southern edge of the Small Village of Firsdawn, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP23 (South Wiltshire Community Area). As can be seen in PLAN A below, the site is bounded to the north by the main road leading through the village (Firs Road). It is surrounded to the north, east and west by other residential properties and their associated amenity and parking provision. To the south the site abuts open countryside which has a public Byway (Ref: FIRS5) passing through it from east to west (marked with a thick brown line on the PLAN A below). A further public footpath (Ref: FIRS6) runs parallel to the eastern boundary of the site, approximately 74 metres away (marked with a thick purple line on PLAN A). The site is situated in a Special Landscape Area, as defined by saved Salisbury District Local Plan (SDLP) policy C6 and marked with vertical lines on PLAN A. It is also within the 13.8 kilometre recreational zone of the New Forest Special Protection Area (SPA), Special Area for Conservation (SAC) and RAMSAR site. Whilst the site is in Flood Zone 1; and is not in the vicinity of any rivers, it is situated within the catchment of the River Test and thus feeds into the Solent Maritime Special Area of Conservation SAC, Chichester and Langstone Harbours SPA and RAMSAR site, Portsmouth Harbour SPA and RAMSAR site, and the Solent and Southampton Water SPA and RAMSAR site. It is also in an area that is at high risk of ground water flooding.



PLAN A – Site Constraints & Location Plans

As can be seen in PLAN A above, the site currently consists of a long thin plot that is developed with a single storey, bungalow of some age. The existing dwelling and numerous outbuildings are situated towards the road frontage half of the site. Access is served in the north western corner of the plot, directly off Firs Road. The rear of the plot currently provides a large mature garden. Planning permission was granted in 2024 (under ref: PL/2024/06074) for the redevelopment of the plot with much larger, 1.5 storey house on a similar but elongated siting as the existing bungalow (as can be seen in PLANs B & C below).



PLAN B – Approved Replacement Dwelling (As Permitted under ref: PL/2024/06074)



PLAN C – Approved Replacement Dwelling (As Permitted under ref: PL/2024/06074)

The supporting documentation previously confirmed that the replacement dwelling was designed to cater for the needs of a disabled son; to accommodate a self contained annexe for a live in carer (as the son requires 24 hour assistance); and that is adaptable to give the son more independence in later life. As can be seen in PLAN C above, the approved house therefore had two main parts with the front section providing for the disabled son's health, medical and care needs and the rear half functioning more as a normal dwelling for the rest of the family, linked by a mostly glazed link and central courtyard. A detached garage was also

allowed. Works to implement the scheme have not commenced on site as yet, but the pre commencement condition detail has been agreed and the permission remains extant.

PROPOSAL

This is a Section 73 application seeking changes to the design and appearance of the approved replacement dwelling (and thus seeking to vary Condition 2 (approved plans) on the approved scheme allowed in 2024 (under ref: PL/2024/06074)). In detail, as can be seen in PLANs D-F below, the proposed revisions involve the following changes:

- A reduced depth of the replacement dwelling by 1 metre in total (but the dwelling is still to be positioned on the same front building line as previously approved).
- An associated reorganisation of the internal layout
- Less solar panels on both the house and garage
- The removal of the front single storey addition, to be replaced by a much smaller flat roof porch detail
- The removal of the approved chimney stack
- The removal of the rear first floor balcony
- A reduction in the amount of glazing/changes to the fenestration including –
 - Changes to fenestration at first floor; and to the glazed link on the eastern elevation;
 - Changes to the ground floor fenestration on the southern elevation; and
 - Omission of all first floor glazing; and changes to the ground floor fenestration on the western elevation.



PLAN D – Comparison Block & Site Plans (PL/2024/06074 & Current)



PLAN E – Comparison Street Scenes (PL/2024/06074 & Current)



PLAN F – Proposed Elevations & Floor Plans

During the course of the application it has also been confirmed that the materials on the eastern elevation are changing from a rendered finish to a brick finish. Whilst the illustrative plans depict this as a dark/black brick, it has been confirmed that it will be a light brick finish as per the material agreed by the recent discharge of condition application (considered under ref: PL/2025/06187)

PLANNING HISTORY

PL/2024/06074	Construction of new chalet bungalow with detached garage/car port following demolition of existing bungalow and garage. Permission – 26.09.2024
PL/2025/06187	Discharge of Condition 3 materials relating to PL/2024/06074 - Construction of New Chalet Bungalow with Detached Garage/Car Port following Demolition of Ex Bungalow - roof and wall materials. Approved – 03.10.2025

POLICIES

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide (January 2021) (NDG)

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

C6 – Special Landscape Area

C24 – Extensions in the Countryside

H30 – Replacement Dwellings in the Countryside

H31 – Extensions in the Countryside

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP23 (Southern Wiltshire Community Area)

CP45 (Meeting Wiltshire's Housing Needs)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP52 (Green Infrastructure)

CP57 (Ensuring High Quality Design & Space Shaping)

CP60 (Sustainable Transport)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

CP67 (Flood Risk)

CP69 (Protection of the River Avon SAC)

Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:

Wiltshire Design Guide (March 2024)

Creating Places Design Guide SPG (April 2006)

Achieving Sustainable Development SPG (April 2005)

Wiltshire Climate Strategy 2022-2027

Air Quality SPD (July 2025)

Wiltshire Local Transport Plan – Car Parking Strategy

Wiltshire Local Plan Review

At a meeting of full council on 19th May 2026 Councillors voted to withdraw the Wiltshire Local Plan review from examination.

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities
- Highway Safety
- Ecology
- CIL/S106

CONSULTATION

Highways – No Objection

- I reiterate my comments for PL/2024/06074 as they are relevant to this application too.
- The site is proposed to include adequate off street parking to meet Wiltshire's current parking standards and the existing vehicle access is not proposed to be altered as part of this application.

Firsdown Parish Council – No Objection

REPRESENTATIONS

Letters – None

ASSESSMENT

Principle:

The site is situated in the countryside, in the middle of a rural village which is defined as a Small Village by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP23 (South Wiltshire Community Area). The site is also already in use as a residential property and the plot is currently developed with an existing bungalow and a number of outbuildings.

Saved SDLP policy H30 allows the replacement of existing dwellings in such a location subject to the following criteria:

- (i) *the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;*
- (ii) *the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;*
- (iii) *the siting of the replacement dwelling is closely related to that of the existing;*
- (iv) *current parking and access standards can be met; and*
- (v) *the existing dwelling has not been abandoned*

The original, still extant scheme (allowed under ref: PL/2024/06074) established that the proposals complied with the replacement dwelling criteria outlined above and that the principle of a replacement dwelling on this site was therefore acceptable.

The current proposals now however seek to reduce the overall footprint; make changes to the internal layout; and reduce the level of fenestration. It also seeks to remove some of the previously approved features, such as the front addition; the chimney; and the rear balcony from the scheme. The in principle acceptability of the new development is therefore subject to an analysis about how the proposed changes will affect the character of the area and the overall design ethos of the building on this site. These matters will therefore be considered in more detail below.

Character & Design:

As is identified above, the site is situated in the middle of the Small Village of Firsdown and is surrounded to the north, east and west by other residential properties and their associated amenity and parking provision. The area therefore has a low density residential character befitting its rural location. As can be seen in the two STREET SCENE photos below, there is an eclectic mix of architecture, ages and styles of development in the vicinity of the site. Many of the plots are mature with trees and hedgerows softening the development

that fronts onto the main road. The majority of existing dwellings in this street scene consist of bungalow or chalet bungalow forms; and many of the adjacent/nearby plots have already been subject to recent redevelopment and replacement with larger and more modern dwellings. Many of the replacement dwellings that have already been developed are of significant size and fill the width of their respective plots; increase parking provision to the front; and have reduced the verdant character of the street scene.



STREET SCENE 1 – Opposite the Site (taken from Google Street View)



STREET SCENE 2 – Application Site & Adjacent Properties (Taken from Google Street View)

As can be seen in STREET SCENE 2 above, the application site currently consists of a modest, brick built, bungalow of limited height and width. The collection of attached and detached outbuilding to the side and rear of the dwelling do however extend the built form on the plot right up to the shared boundaries. The house is set back from the road behind a garden and is bounded by hedgerows providing a soft appearance to the front street scene. It is crowded to the east by a significantly taller, 2.5 storey dwelling; and to the west by a more modern, chalet bungalow which is finished in render and slate finishes.

A significantly larger replacement dwelling has already been allowed on this plot under PL/2024/06074. It was previously concluded that much of the proposed increased massing would not be really appreciated from the front street scene; that the proposed height, position and overall width of the replacement dwelling would be comparable and not out of keeping with other dwellings in the immediate vicinity; that the plot would still be very generous and could more than accommodate the additional development; and that overall the scheme would thus complement the existing street scene and character of the area as a whole.

The proposed revisions to the proposed scheme overall result in a reduced footprint and massing and the large flat roof front projection is to be replaced by a much smaller front porch. It is considered that this will result in betterment and will not really alter the previous assessment or make the scheme any less acceptable in this regard.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

It was previously concluded that despite its significant footprint, the layout and position of the replacement dwelling relative to the shared boundaries; along with the broken roof line and modest height, would sufficiently mitigate the potential for dominance and loss of light that may occur for the immediate neighbours. Any impact would be absorbed by the maturity and generous sizes of the 3 plots and any opportunity for significant harm for neighbouring amenities was considered to be low. Therefore given the special circumstances and needs of the future occupants it was previously considered that on balance, the proposals were acceptable in this regard.

The proposed revisions involve a reduced footprint; the removal of the rear balcony; and a significant reduction in the number of windows and amount of glazing especially on the side elevations facing the respective neighbouring plots. It is therefore considered that the current scheme would represent an improved relationship for neighbouring amenities and thus the scheme continues to be acceptable in this regard too.

Highway Safety:

The proposed alterations do not involve any changes to the level of parking, access or turning provision that is to be provided at the site, to serve the replacement dwelling. The Highway Authority has therefore raised no objection and the proposals continue to be acceptable in this regard accordingly.

Ecology:

Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA), Portsmouth Harbour SPA, Solent and Southampton Water SPA

As has been identified above, whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the catchment of the River Test which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA), Portsmouth Harbour SPA, Solent and Southampton Water SPA; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations. The Solent water environment is one of the most important for wildlife in the United Kingdom and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations 2017 (as amended) as well as through national legislation for many parts of the coastline and adjacent maritime areas.

Natural England has confirmed high levels of nitrogen and phosphorus are entering this water environment and that there is sound evidence that this eutrophication is causing excessive growth of plants and algae which reduces oxygen and light levels and is leading to negative effects on the special features for which the European sites are designated. These nutrient inputs mostly come either from agricultural sources or from wastewater from existing housing and other development. Natural England currently advises that every permission for new dwellings in the River Test Catchment Area could result in increased nutrients entering the Solent area. Nutrients are generated by the new people in the housing (nutrients enter the water

environment via wastewater discharges), and from their activities and pets. Nutrients can move to designated sites by streams, rivers or through the groundwater.

However it was previously determined that as the proposal involves a replacement dwelling, it would not introduce a new household into this river catchment area and would not therefore result in any new or additional impact for the river system or its special European designations. The proposals were screened out of Habitat Regulation assessment accordingly. The current scheme does not alter this stand point.

New Forest SPA:

The site is also situated within the 13.8 kilometre recreational buffer zone of the New Forest SPA/SAC/RAMSAR site. These sensitive ecological designations are particularly susceptible to recreational pressures. The potential impacts of new housing and tourism developments in Wiltshire on the New Forest designated sites were considered in the Habitat Regulation Assessment (HRA) for the South Wiltshire Core Strategy (SWCS) adopted in 2012; and remain relevant for the adopted WCS and WHSAP. It was concluded that future housing in Wiltshire would contribute to effects on the designated sites in-combination and Natural England therefore confirmed that all new housing schemes need to be carefully managed.

However, again, as this proposal involves a replacement of the existing dwelling, and no net gain in the number of people in this catchment, the scheme was previously screened out of habitat regulation assessment. The current scheme does not alter this stand point.

Biodiversity Net Gain:

As of 2nd April 2024 the requirement for Biodiversity Net Gain (BNG) on *all* new sites came into force. Any small scale (none major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

However a number of exemptions apply to this requirement, one of which is that self and custom build housing is exempt. Previously it was found that as the applicants have purposefully designed the dwelling to their own very specialist needs and are intending to occupy the house with their disabled son it would consist of a custom build development that is therefore exempt from BNG. The applicant has confirmed that this is still the intention and so no BNG is required from this proposal.

Drainage/Flooding:

As has been identified above, whilst the site is situated in Flood Zone 1 and is some distance from any river; it is in an area that is at high risk of ground water flooding. The NPPF confirms that *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk...Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere'*. Whilst Paragraph 168 of the NPPF confirms that flood risk should be considered from any source.

Previously it was found that as the proposals do not involve a change to the vulnerability of the use of the site, the application does not need to be accompanied by a Flood Risk Assessment. In addition, as the site is already in use for residential purposes; the proposals involved a replacement dwelling; and given that the whole site is at high risk from ground water flooding, there is nowhere else on the site where the replacement dwelling could be sited so as to reduce this risk. It was therefore previously concluded that the proposals represented no additional/significantly different potential impact in terms of flooding to the existing arrangement; and thus that the matters of drainage and flooding would be adequately addressed at the building control stage. The reduced footprint and revisions now identified do not alter this stand point.

CIL/S106:

As of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

CONCLUSION

Overall, the reduced footprint; removal and reduction in level of fenestration; removal of the rear balcony; and removal of the large flat roof, front projection all represent betterment and an improved situation in terms of the character of the area/Special Landscape Area; the design of the dwelling; and the implications for neighbours. The application is recommended for permission accordingly.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before 26th September 2027.

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:

Application Form & Certificate

Ref: P23-043 02-02-001 Rev F – Proposed Site Plan. Received – 14.04.2026

Ref: P23-043 02-02-002 Rev B – Proposed Location Plan. Received – 14.04.2026

Ref: P23-043 02-03-001 Rev F – Proposed Ground Floor Plan. Received – 14.04.2026

Ref: P23-043 02-03-002 Rev D – Proposed First Floor Plan. Received – 14.04.2026

Ref: P23-043 02-03-003 Rev A – Proposed Garage Plans. Received – 29.08.2024

Ref: P23-043 02-04-001 Rev D – Proposed Section. Received – 14.04.2026

Ref: P23-043 02-05-001 Rev F – Proposed Elevations. Received – 14.04.2026

Ref: P23-043 02-05-002 Rev E – Proposed Elevations. Received – 14.04.2026

Ref: P23-043 02-05-003 Rev A – Proposed Street Scene. Received – 14.04.2026

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

3. Notwithstanding the illustrated approved plans, the development hereby approved shall be carried out in accordance with the material details approved by letter dated 3rd October 2025 and considered as part of the relevant discharge of condition application (ref: PL/2025/06187)

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

4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping including the new boundary treatment identified along shared boundaries, shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. No demolition, site clearance or development hereby approved shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until protective fencing (in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"); has been erected around all retained trees and hedgerows that are identified to be retained on the approved plans. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations. No retained tree/s shall be cut down, uprooted destroyed, topped or lopped other than in accordance with the approved plans and particulars. If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a comparable size and species. No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and the paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To ensure the retention of trees/landscape features on the site in the interests of the visual amenities of the area.

6. No part of the development hereby approved shall be first occupied until the access, turning areas, bin storage/collection and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

7. The dwelling hereby approved shall be designed to ensure they do not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

REASON: In the interests of water quality in the area

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the eastern or western elevations of the dwellings hereby permitted.

REASON: In the interests of residential amenity and privacy.

9. Before the development hereby approved is first occupied, the first floor glazed link windows in the eastern elevation shall be fitted with obscure glass only, to an obscurity level of no less than level 5 and the windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C or E shall take place on the dwellinghouse hereby permitted or within its curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

INFORMATIVES

- 1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.
- 2) 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.
- 3) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development which is exempt as it involves a custom build unit