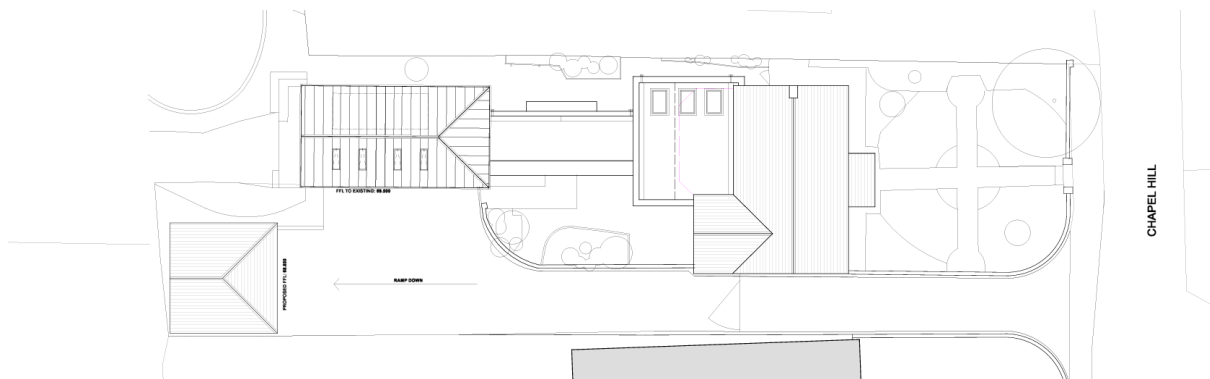


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02815
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Oak House, Chapel Hill, West Grimstead, Salisbury, SP5 3SJ
DEVELOPMENT DESCRIPTION:	New oak framed 2-car port to be read alongside existing consent PL/2025/04775
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a 2 bay Oak car port.



SITE DESCRIPTION/CONTEXT

The site is a detached residential dwelling, which recently gained permission for a rear link extension to the converted garage to the rear of the site under PL/2025/04775. The proposal is for a car port accessed directly drive the side driveway.

PLANNING HISTORY

Proposal / Summary

PL/2025/04775 - Single storey rear extension to replace existing conservatory, single storey link to converted garage building into summer lounge with mezzanine level, and new front porch. Revisions to previously granted consent REF: PL/2025/03093, APPROVED, with conditions.

PL/2025/03093 - Single storey rear extension to replace existing conservatory and conversion of garage first floor to workshop, APPROVED, with conditions.

PL/2022/03184 - Single storey rear extension to replace existing conservatory and conversion of garage first floor to workshop, APPROVED, with conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Salisbury District Local Plan (Saved Policies)

- H31 and C24 – extensions/outbuildings in the countryside

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

CONSULTATION RESPONSES

Parish/Town Council: No objection

Highways: No objection - *The proposed car port is adequate for the parking of 2 vehicles and the driveway is of an adequate size to accommodate a further car and turning. The site access is not proposed to be altered.*

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 proposed car port is a single storey addition stepped well back within the site towards the rear garden. The overall scale and design and the use of Oak is sympathetic to the overall character and appearance of the area and would sit comfortably within the plot.

Due to its rear location and scale, it would not be visually prominent and would not result in any visual harm within the streetscene.

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.

The closest neighbouring property would be Beech House, to the North.



The car port would sit alongside the shared boundary with this property. However, due to the single storey scale and nature of the proposal the addition is not considered to pose any harm in terms of the car port being overbearing, dominant or result in any loss of light.

Its position would be well stepped back from the property itself and due to the structure serving as a car report would not result in any concerns in regard to any potential overlooking or loss of privacy concerns.

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 Council's Highways officer has not raised any objections, and the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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.

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 scale and nature of development is such that significant harm to biodiversity is unlikely.

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 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.

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.