

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## DELEGATED REPORT

|                          |                                                                                                         |
|--------------------------|---------------------------------------------------------------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2026/01700                                                                                           |
| APPLICATION TYPE:        | Householder Planning Permission                                                                         |
| SITE ADDRESS:            | Foleys Cottage, Corton, Warminster, BA12 0SY                                                            |
| DEVELOPMENT DESCRIPTION: | Erection of a freestanding powder coated aluminium greenhouse in the garden of grade 2 listed property. |
| RECOMMENDATION:          | That Planning Permission be GRANTED                                                                     |



### PROPOSAL

The application seeks permission for the erection of a freestanding powder-coated aluminium greenhouse within the rear garden of a Grade II listed property (Foley’s Cottage). The structure would measure approximately 2.6 metres in both width and length, with a height of 1.7 metres to the eaves and 2.6 metres to the ridge. The greenhouse is modest in scale and would be positioned within the rear garden and ancillary to the residential use of the host dwelling.

### SITE DESCRIPTION / CONTEXT

The application site relates to Foley’s Cottage, a detached Grade II listed early 18th-century dwelling constructed of painted rubble stone with a thatched roof and later rear additions. The property lies within the Corton Conservation Area and the Cranborne Chase and West Wiltshire Downs National Landscape. The site is characterised by its rural village setting, with low-density development, mature vegetation, and open views toward surrounding agricultural land. The land slopes upward away from the highway to the south, with the dwelling partially set into the hillside and the rear garden elevated and accessed via steps. A public bridleway runs along the western boundary. The site is subject to a number of environmental constraints, including being within the Salisbury Plain SPA buffer zone and the Hampshire River Avon catchment, as well as identified groundwater flood risk, although it lies within Flood Zone 1 with no noted surface water flooding issues.

## PLANNING HISTORY

| Reference No.  | Proposal / Summary                                                        | Decision |
|----------------|---------------------------------------------------------------------------|----------|
| W/92/00794/FUL | Demolition of prefabricated garages and construction of new double garage | Approved |
| PL/2022/05101  | Demolition of garage, alterations to parking area                         | Approved |

## RELEVANT LEGISLATION, POLICIES AND GUIDANCE

### Wiltshire Core Strategy:

|                |                                                    |
|----------------|----------------------------------------------------|
| Core Policy 1  | Settlement Strategy;                               |
| Core Policy 2  | Delivery Strategy;                                 |
| Core Policy 31 | Spatial Strategy: Warminster 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 Conservation of the Historic Environment; |
| Core Policy 60 | Sustainable Transport;                             |
| Core Policy 61 | Transport and Development;                         |
| Core Policy 64 | Demand Management;                                 |
| Core Policy 67 | Flood Risk;                                        |

### The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

### Wiltshire Design Guide - Appendix D – Design Guidance for Householder extensions

### The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

### The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

### Emerging Policy – Wiltshire Local Plan Review

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. The said Plan has no material weight for the purposes of the application.

## CONSULTATION RESPONSES

### Boyton Parish Council – No Comment

## REPRESENTATIONS

One third party commented in support of the application noting that the development would have no impact to the village and was considered a good idea.

## 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.

The proposed development relates to a small-scale incidental structure within the residential curtilage of an existing dwelling and is therefore acceptable in principle, subject to compliance with relevant development plan policies

### Design, Heritage and Impact on Significance

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development achieves a high standard of design by responding positively to local context, reinforcing character, and integrating appropriately with its surroundings. In this instance, the proposed greenhouse is modest in scale, measuring 2.6m by 2.6m with a maximum height of 2.6m, and would be clearly subservient to the host dwelling. Its simple form and lightweight construction, predominantly comprising glass panels, results in a largely visually permeable structure which would not present as a dominant or intrusive addition within the garden.

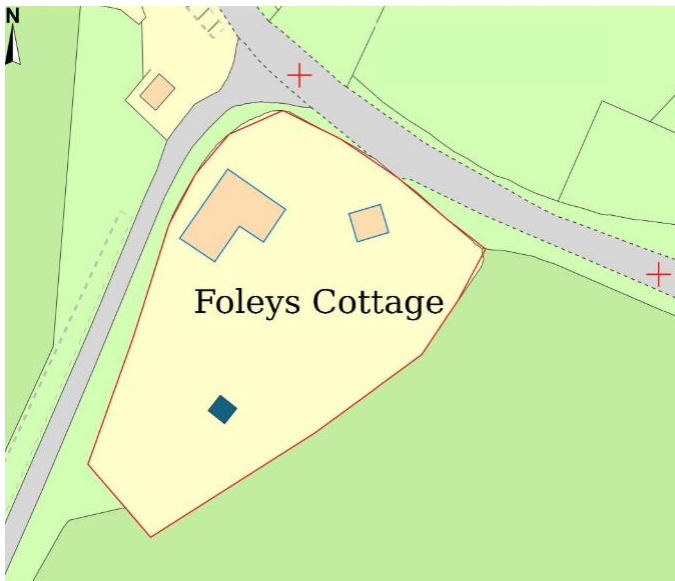
The use of powder-coated aluminium framing is considered appropriate within a residential setting and reflects materials already present on the site, including window frame colouring and other metal features present on the site. The restrained and functional design avoids overly ornate or conspicuously modern detailing, ensuring that the proposal sits comfortably within its rural context without detracting from the established character of the area.

Core Policy 58 requires the conservation of heritage assets and their settings, consistent with the statutory duties under Sections 16(2) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In this regard, the proposal has been carefully assessed in terms of its impact on the significance of the Grade II listed Foley's Cottage and the wider Conservation Area.

The introduction of a glass greenhouse structure is not considered anachronistic or at odds with the age and character of the listed building; rather, such ancillary garden structures are commonly associated with domestic curtilages and are typically lightweight and visually recessive.

The siting of the greenhouse within the rear garden, combined with the site's sloping topography and well-established boundary treatments, ensures that it would not be visible from the public realm, including the adjacent bridleway.

Consequently, the listed building would remain the clear focal point of the site and its setting would be preserved. Overall, it is considered that the proposal would result in no harm to the significance of the listed building or the character and appearance of the Conservation Area, thereby complying with the above policy and legislative requirements.



Proposed Site Plan and Image of Greenhouse



*Site Visit Image (Proposed greenhouse location)*

The proposal would represent an appropriate and well-considered design response that integrates successfully with its surroundings. As such, it accords with the requirements of Core Policies 57 and 58 and preserves the significance and setting of the designated heritage assets in accordance with statutory duties.

### Third Party Amenity

Point vii of Core Policy 57 requires that development does not adversely affect neighbouring amenity, consistent with Paragraph 135 of the NPPF which seeks to secure a high standard of amenity for all users. In this case, the proposal relates to a modest, ground-level greenhouse located centrally within a large rear garden, with the nearest neighbouring dwelling situated approximately 60 metres to the north. Given this significant separation distance, together with the site's sloping topography and dense boundary treatments,

the proposal would not give rise to overlooking, loss of privacy, or any material change to the existing relationship between properties. Furthermore, at a maximum height of only 2.6 metres, the structure would not result in any overbearing impact or loss of light. Owing to its limited scale and minimal visibility from outside the site, the proposal is appropriately sited and designed such that it would not adversely affect neighbouring residential amenity, in accordance with Core Policy 57 (vii) and Appendix D of the Wiltshire Design Guide.

### Transport and Highways

Core Policies 60 and 61 of the Wiltshire Core Strategy, together with Paragraph 116 of the NPPF, seek to ensure that development does not give rise to unacceptable impacts on highway safety or the wider transport network. In this case, the proposal relates solely to the erection of a small domestic greenhouse and would not intensify the use of the site or generate additional trips, parking demand, or changes to access arrangements. As such, there would be no impact on highway safety or capacity, and the proposal is fully compliant with the above policies.

### Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect biodiversity by ensuring development avoids harm to habitats and species, whilst national legislation establishes that householder applications are exempt from mandatory Biodiversity Net Gain requirements. In this case, the proposal is located within an established residential garden of low ecological value and would not result in the loss of sensitive habitat or impact upon protected species. Furthermore, the development does not introduce additional foul or complex surface water drainage, with runoff limited to that from a small greenhouse roof and therefore would not have any likely significant effect on the Salisbury Plain SPA or the Hampshire River Avon catchment. Accordingly, the proposal is considered acceptable in ecological terms.

### Flooding and Drainage

Core Policy 67 of the Wiltshire Core Strategy requires development to minimise flood risk and ensure appropriate drainage measures are in place. The site lies within Flood Zone 1; however, the Council's SFRA identifies a potential risk of groundwater flooding. Whilst national policy (NPPF paragraph 176 and footnote 63) indicates that a site-specific Flood Risk Assessment may be required where there is evidence of other sources of flooding, it is considered that, given the very small scale and domestic nature of the proposed greenhouse, it would be unreasonable to require such technical information in this instance. The proposal would not introduce a more vulnerable use, nor would it materially affect drainage characteristics or increase flood risk elsewhere and is therefore considered acceptable in flood risk terms.

## **CONCLUSION**

The proposed development, by reason of its scale, siting, design and materiality, would preserve the setting of the Grade II listed building and the character and appearance of the Conservation Area, whilst safeguarding neighbouring amenity. The proposal therefore accords with the relevant policies of the Development Plan and there are no material considerations which indicate that planning permission should be refused.

**RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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 and documents:

Proposed Elevations (27 April 2026)

Proposed Site Plan (27 April 2026)

Location Plan (13 March 2026)

Base Preparation Sheet (28 April 2026)

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