

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01986
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Font House, Teffont, Salisbury, SP3 5QY
DEVELOPMENT DESCRIPTION:	Single storey extension, single storey infill extension, garage conversion, internal and external alterations, new garden room outbuilding and carport.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a single-storey conservatory-style rear extension to provide additional living accommodation, alongside a single-storey infill extension on the north-west elevation to create a dining room. The proposal also includes the conversion of the existing attached garage to provide utility space, the erection of a garden room outbuilding within the rear garden, and the construction of a freestanding carport on an existing parking area at the end of the driveway. Associated internal and external alterations are also proposed as part of the internal reconfiguration of the dwelling.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwelling set back from the highway at the end of a driveway and benefitting from a large rear garden. It is located within the main residential area of the Small Village of Teffont Magna and Teffont Evias, which does not have a defined settlement boundary as set out in Core Policies 1, 2 and 33 of the Wiltshire Core Strategy.

The surrounding area is characterised by open fields to the west and residential properties to the north and south. The site lies within the designated Teffont Magna and Teffont Evias Conservation Area and the Cranborne Chase National Landscape.

Font House is not a listed building; however, it is situated in close proximity to a number of designated heritage assets, notably the Grade II listed Malthouse, Grade II listed Moon Cottage, and the Grade II* listed Church of St Edward.

PLANNING HISTORY

Proposal / Summary
S/1985/1388 - Full planning permission Decision - Approved Date: 4/12/1985 – ERECTION OF RESIDENTIAL DWELLING AND CONSTRUCTION OF VEHICULAR ACCESS
S/1985/0460 - Full planning permission Decision - Refused Date: 2/10/1985 – ERECTION OF DWELLING HOUSE WITH GARAGE AND CONSTRUCTION OF ACCESS
16/00618/FUL - Full planning permission Decision - Approve with Conditions Date: 15/3/2016 – Extension of an existing garden stone wall.

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

S/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Teffont Parish Council – comment – the response is copied below:

'No objections are raised by the parish council, but a few points would benefit from clarification. It is unclear how the size and height of the proposed Studio/Garden Room compare to the existing shed, particularly given its proximity to Moon Cottage. The stated separation between the car port and neighbouring boundaries also appears tight on the plans and would benefit from confirmation.'

In addition, given the risks identified in both the tree survey and the preliminary bat survey, any permission should be conditional on the implementation of the recommended protective measures, including those set out in section 6.6 and the ecological safeguards for bats and nesting birds. Subject to these points, the proposal does not raise significant concerns.'

As Teffont is situated within a designated dark skies area, could you please confirm that there will be no glazing in the roof of the proposed "orangery-style, single-storey oak extension"? Alternatively, if glazing is to be included, could you confirm that appropriate blackout blinds will be installed?'

WC Highways – no objection – with the following text received:

'I refer to the above planning application to which no highway objection is raised.'

WC Conservation – no comment – with the following text received:

'The development does not lie within our consultation remit and in view of the need to be selective in what can be given consideration by this team to allow us to focus on cases where we can add most value, we have not examined this proposal in detail and do not intend to comment. This should not, however, be construed in any way as implying approval or endorsement of the proposal. If assessment indicates that detailed conservation input is required please re-consult us.'

Arboricultural Officer – no objection subject to condition – with the following text received:

'No objection subject to trees being protected during development in accordance with the Arb Report.'

REPRESENTATIONS

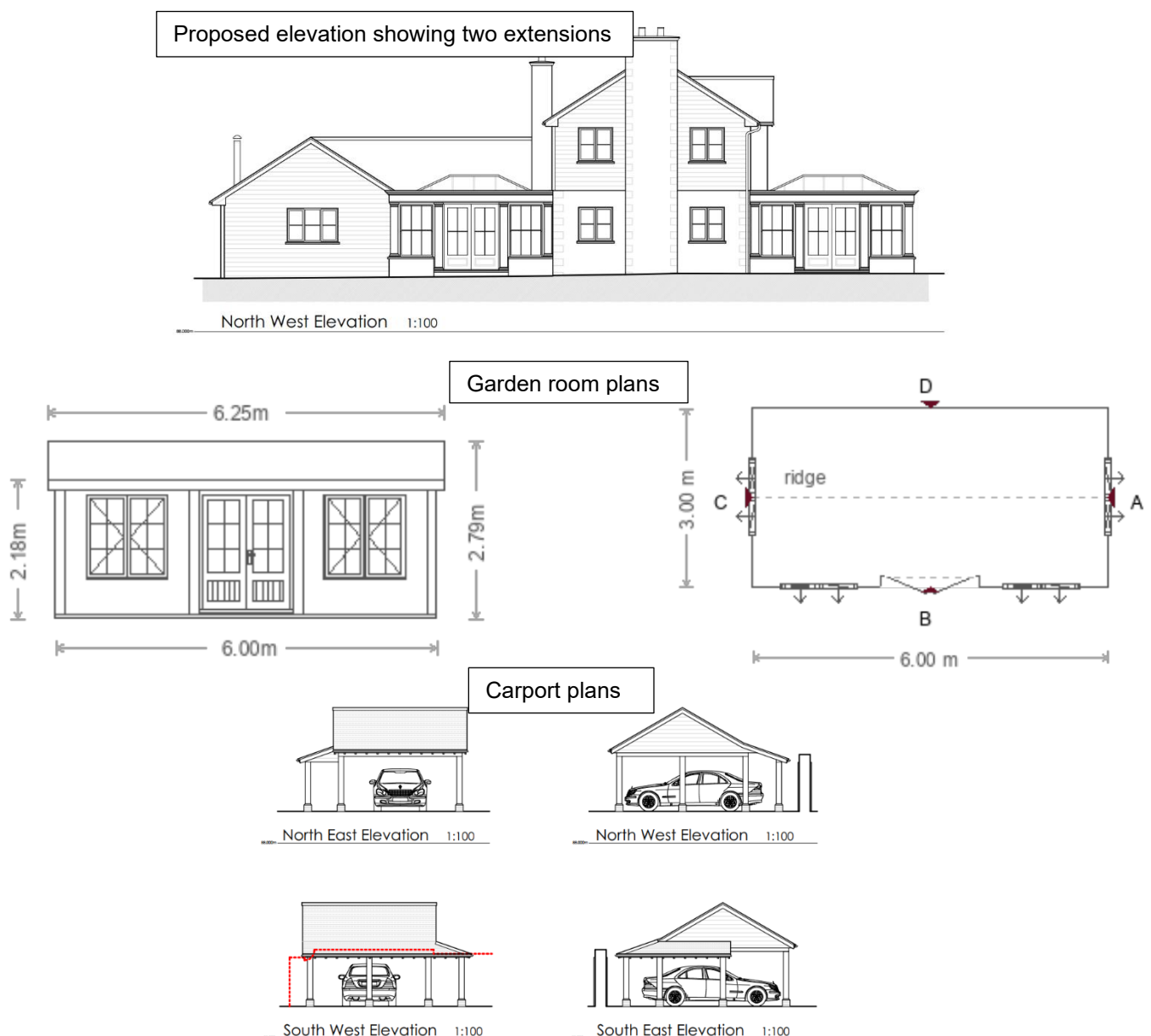
No comments were received.

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 on the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy requires all development to achieve a high standard of design, responding positively to local context, character and distinctiveness. Appendix D of the Wiltshire Design Guide provides further guidance specifically in relation to householder extensions, seeking to ensure that additions are appropriately scaled, well-sited and subordinate to the host dwelling.

The application site is set well back from the public highway and is screened by existing vegetation. As a result, the majority of the proposed development would not be visible from the public realm, thereby limiting any impact on the wider character and appearance of the locality. The proposed carport, although positioned forward of the principal elevation, would also be largely screened by existing vegetation and the established outbuilding associated with The Malthouse, such that any views would be limited and filtered in nature.

The single-storey rear and infill extensions are modest in scale and are clearly subordinate to the host dwelling. Their siting is logical, reflecting the existing built form and facilitating the internal reconfiguration of the dwelling to provide improved living accommodation. The dwelling itself has not been subject to significant alteration since its construction in the mid to late 1980s, and the proposed additions would not appear incongruous or result in harm to its character or appearance.

The proposed garden room, located within the rear garden, would represent a typical domestic outbuilding appropriate to the size and character of the plot. It is of a modest footprint and height, only marginally exceeding permitted development height limits, and would sit comfortably within the spacious rear garden without appearing prominent or visually intrusive.

The carport is similarly considered to be a proportionate and functional addition. Whilst located forward of the dwelling, its lightweight form and open-sided design reduce its visual presence, and it would appear subservient in comparison to the existing outbuilding at The Malthouse, which is greater in massing and bulk. As such, it would not appear dominant or out of keeping with the surrounding built form.

Having regard to the scale, siting and design of the proposed development, and the limited visibility from the public realm, the proposals are considered to respect the character and appearance of the host dwelling and the surrounding area. The development therefore 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

Criterion vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable harm to the amenities of neighbouring occupiers. The National Planning Policy Framework (NPPF), at paragraph 135(f), similarly requires that planning decisions secure a high standard of amenity for existing and future users.

The proposed development has been carefully assessed with regard to its potential impact on neighbouring residential amenity, with particular consideration given to overlooking, loss of privacy, loss of light, overshadowing and overbearing effects.

The host dwelling occupies a relatively spacious plot and is well separated from neighbouring properties. When viewed alongside the modest scale and domestic nature of the proposed works, this context significantly limits the potential for adverse amenity impacts. Notwithstanding this, each component of the proposal has been assessed in detail below, including in response to matters raised by the Parish Council.

Rear and infill extensions

The proposed rear and infill extensions are both single-storey in form and are positioned so as to maintain adequate separation from neighbouring dwellings. Their scale and siting ensure that they would not give rise to overshadowing or overbearing impacts. Furthermore, no openings are proposed that would result in overlooking or loss of privacy to adjoining occupiers.

It is also noted that no concerns were raised by consultees or neighbouring residents in respect of these elements of the proposal. They are considered to have an acceptable impact on residential amenity and to accord with Core Policy 57.

Carport

The proposed carport would be located within an established parking area to the front of the dwelling, representing a logical and functional addition. The Parish Council has raised concerns regarding the proximity of the structure to the shared boundary with The Malthouse. In assessing this issue, it is important to have regard to the specific site context. The relationship between Font House and The Malthouse is influenced by an existing boundary arrangement, whereby an outbuilding associated with The Malthouse extends beyond the general boundary line and sits in close proximity to the driveway serving Font House. This results in an atypical spatial relationship between the two properties, with built form already present near the shared boundary.

The proposed carport has been revised during the course of the application to reduce its overall height, thereby lessening its visual presence. It would retain a degree of separation from the boundary and, given its open-sided design, would not appear unduly bulky or enclosing.

Whilst it is acknowledged that some views of the carport roof would be available from the garden of The Malthouse, this in itself does not constitute an unacceptable impact. The structure would be sufficiently separated from habitable room windows and, by reason of its scale and height, would not result in harmful overshadowing, loss of light, or an overbearing effect. In addition, the absence of enclosed elevations or windows ensures that no overlooking or loss of privacy would arise.

It is also noted that the occupants of The Malthouse were consulted and have not raised any objection to the proposal. Taking all of the above into account, the carport is considered to result in no unacceptable harm to neighbouring amenity, addressing the concerns raised by the Parish Council.

Garden room

The proposed garden room would replace an existing shed located close to the boundary with Moon Cottage. The Parish Council has queried both the height of the structure and its proximity to the neighbouring property.

The proposed building would be modest in scale, with a maximum height of approximately 2.9 metres, only marginally exceeding the height that could be achieved under permitted development rights. Importantly, it would be positioned further away from the shared boundary than the existing shed, thereby improving the existing relationship.

The boundary between the two properties is defined by dense and well-established vegetation, which provides effective screening. As a result, views of both the existing and proposed structures from Moon Cottage are likely to be limited. In addition, no openings are proposed on the north-facing elevation of the garden room, which faces towards Moon Cottage, thereby preventing any overlooking or loss of privacy.

A separation distance in excess of 30 metres is maintained between the garden room and the main dwelling of Moon Cottage, ensuring that the structure would not appear overbearing or give rise to harmful loss of light or outlook.

Having regard to its modest scale, improved positioning relative to the boundary, and the presence of established screening, the proposed garden room would not result in unacceptable harm to the amenities of neighbouring occupiers. The concerns raised by the Parish Council have been carefully considered but are not considered to warrant refusal of the application.

Conclusion on amenity

For the reasons set out above, the proposed development would not give rise to any unacceptable impact on the residential amenities of neighbouring properties. The proposal therefore complies with criterion vii of Core Policy 57 of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires that development meets the requirements of Core Policy 61. Core Policy 61 seeks to ensure that proposals are capable of being served by safe and suitable access to the highway network, while Core Policy 64 requires compliance with adopted parking standards as set out in the Wiltshire Local Transport Plan. The National Planning Policy Framework (NPPF), particularly paragraphs 115 and 116, requires that development proposals do not result in an unacceptable impact on highway safety and that safe and suitable access can be achieved for all users.

The application has been assessed by the Council's Highways Officer, who has raised no objection to the proposed development. This is a material consideration which carries significant weight in the assessment of highway safety and access matters.

The proposal relates to alterations and extensions to an existing dwelling within a well-established residential curtilage. The development would not be expected to result in a material increase in vehicle movements beyond those associated with typical residential use.

The existing access arrangements would remain unchanged and are considered to provide safe and suitable access to the highway network.

Adequate on-site parking and turning space is available and would be retained, ensuring that vehicles can enter and leave the site in a forward gear and that there would be no increased pressure for on-street parking. The proposed carport is to be located within an existing parking area and would not compromise the usability or functionality of the access or parking arrangements. Considering the above and considering the absence of any objection from the Highway Authority, it is considered that the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is maintained in accordance with Wiltshire's adopted standards, and the access arrangements remain 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.

Heritage Impact

The statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is given to the desirability of preserving listed buildings and their settings, and that special attention is paid to the desirability of preserving or enhancing the character or appearance of conservation areas. In accordance with Section 66, considerable importance and weight has been given to the desirability of preserving the setting of nearby listed buildings.

Policy Core Policy 58 of the Wiltshire Core Strategy requires that heritage assets and their settings are conserved in a manner appropriate to their significance. These requirements are supported by Chapter 16 of the National Planning Policy Framework (NPPF), which seeks to ensure that heritage assets are conserved in a manner proportionate to their importance.

The application site lies within the Teffont Magna and Teffont Evias Conservation Area and is in proximity to a number of designated heritage assets, including the Grade II listed Malthouse, Grade II listed Moon Cottage, and the Grade II* listed Church of St Edward.



View from highway of access to Font House



Listed buildings shown in black hatched box

The host dwelling is set well back from the highway within a secluded plot, and the proposed extensions and associated structures would similarly be contained within the site and largely screened from wider public views. As such, the proposals would not materially alter the character or appearance of the conservation area, and the existing street scene and approach to the site would remain unchanged.

In terms of setting, the relationship between Font House and The Malthouse is already influenced by an atypical and closely related boundary arrangement, including the presence of a substantial outbuilding associated with The Malthouse situated adjacent to the shared boundary. The proposed carport would be read in the context of this existing built form. Whilst some limited views of the carport roof may be possible from within the garden of The Malthouse, this would be perceived alongside the existing and more substantial outbuilding and would reflect the established, interrelated nature of development along this boundary.

Importantly, the proposal would not interrupt or detract from the principal views in which The Malthouse is experienced, nor would it affect the appreciation of its architectural or historic significance. The carport's scale, form and positioning ensure that it would not result in harm to the setting of the listed building.

Similarly, the proposed extensions and garden room are modest in scale and remain closely associated with the host dwelling within its established curtilage. They would not alter the spatial or visual relationships through which the nearby listed buildings, including Moon Cottage and the Church of St Edward, are experienced or understood.

Having regard to the above, the proposals are considered to preserve both the character and appearance of the conservation area and the setting of nearby listed buildings. No harm to the significance of designated heritage assets has been identified. The development therefore complies with Core Policy 58 of the Wiltshire Core Strategy, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant provisions of the NPPF.

Ecology impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity, ensuring that development avoids harm to protected species and secures appropriate mitigation where necessary. This approach is supported by the National Planning Policy Framework (NPPF), which requires that impacts on biodiversity are minimised and that harm is avoided or adequately mitigated.

The application site lies within the consultation zone for the Chilmark Quarries Special Area of Conservation (SAC), which is designated for its bat populations. In recognition of this, the applicant has submitted a Preliminary Roost Appraisal (PRA), which also considers the potential for nesting birds.

The submitted report identifies that the buildings on site are of *[low/negligible] potential to support roosting bats** and does not identify any evidence of active roosts at the time of survey. It concludes that the proposed works can proceed subject to the implementation of precautionary working methods and ecological safeguards. These include measures such as

careful timing of works, a precautionary approach during demolition or alteration, and protection of nesting birds where present.

Having regard to the findings of the report, it is considered that the proposed development would not result in harm to protected species, subject to adherence to the recommended mitigation measures. These measures can be appropriately secured by condition, ensuring that the works are undertaken in accordance with the submitted ecological report. This approach is also consistent with the request made by the Parish Council in their consultation response.

It is noted that the protection of species such as bats and nesting birds is also afforded by separate legislation. The development therefore complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires 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), at paragraph 176, states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes. Development within such areas must therefore demonstrate that it would not result in unacceptable harm to their special qualities.

The application site lies within the Cranborne Chase National Landscape. As such, the case officer has given careful consideration to the potential impact of the proposals on the special qualities of the area. Given that this is a householder application, the key considerations relate to general landscape impact and the potential for light pollution affecting the Dark Skies Reserve.

In terms of landscape impact, the proposals comprise modest alterations and additions to an existing dwelling. All elements are contained within the established residential curtilage, none exceed the height of the host dwelling, and all remain closely related to it in terms of siting and form. As such, the visual presence of the development would be consistent with the existing built form on the site and would not introduce development that appears isolated, prominent or incongruous within the wider landscape. The general landscape impact is therefore not considered to exceed that of the existing dwelling.

Turning to the Dark Skies Reserve, the Parish Council has raised concerns regarding the inclusion of roof lanterns and has suggested either their removal or the use of blackout blinds to reduce potential light spill.

In considering this point, it is important to recognise that the dwelling benefits from permitted development rights. These rights would allow for extensions of a similar scale, potentially including a greater extent of glazing, without requiring planning permission. The presence of the National Landscape designation does not remove or alter these fallback positions. A similar approach applies to domestic outbuildings, which could also incorporate glazing under permitted development.

Having regard to this fallback position, the case officer considers that it would be unreasonable to require the removal of roof lanterns. Furthermore, the installation and ongoing use of blackout blinds is not something that could be reasonably or effectively enforced through a planning condition.

It is also relevant that the site is located within the built-up part of Teffont, surrounded by existing residential development. Within such a context, a degree of domestic lighting is characteristic and expected, including from glazed extensions, some of which are likely to have been constructed under permitted development.

Taking all of the above into account, the case officer is satisfied that any light spill from the proposed roof glazing would be limited in extent and would not give rise to a harmful impact on the Dark Skies Reserve or the wider National Landscape. The concerns raised by the Parish Council have been carefully considered, however the requested measures are not considered necessary or reasonable in this instance.

Overall, the proposal, by virtue of its scale, siting and design, would not harm the special qualities or scenic character of the Cranborne Chase National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and paragraph 176 of the NPPF.

Arboriculture

The proposal has been considered in relation to its potential impact on existing trees within and adjacent to the site. The application is supported by an Arboricultural Impact Assessment, which sets out appropriate measures to protect retained trees during the course of development.

The Council's Arboricultural Officer has raised no objection to the proposal, subject to a condition requiring the development to be carried out in accordance with the submitted arboricultural report. A request for such a condition was also made by the Parish Council in their consultation response.

Subject to the imposition of this condition, it is considered that the proposed development would not result in harm to the health or longevity of retained trees.

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 has been carefully assessed against the relevant policies of the Development Plan and all other material considerations. In terms of design, the proposals comprise modest and proportionate additions to the existing dwelling which, by virtue of their scale, siting and limited visibility from the public realm, would not harm the character or appearance of the host dwelling or the surrounding area.

With regard to residential amenity, the relationship between the site and neighbouring properties, together with the modest scale of the proposals, ensures that no unacceptable

impacts would arise in terms of overlooking, loss of privacy, overshadowing or overbearing effect. The concerns raised by the Parish Council in respect of the carport and garden room have been fully considered; however, for the reasons set out in the assessment, these elements are not considered to result in material harm to neighbouring amenity.

In highway terms, the proposals would not materially increase traffic movements and would continue to be served by safe and suitable access. Adequate on-site parking and turning provision is retained, and the Highway Authority has raised no objection.

From a heritage perspective, the proposals would preserve both the character and appearance of the Conservation Area and the setting of nearby listed buildings. The scale and siting of the development ensure that key views and established relationships between buildings remain unaffected.

In ecological terms, the submitted information demonstrates that, subject to appropriate mitigation secured by condition, the development would not result in harm to protected species or the integrity of the Chilmark Quarries SAC. Similarly, impacts on trees can be appropriately managed through compliance with the submitted arboricultural information.

In respect of the Cranborne Chase National Landscape, the proposals represent modest domestic additions contained within the residential curtilage. The potential for light pollution has been carefully considered in response to the Parish Council's comments; however, taking account of the permitted development fallback and the site's location within an established settlement, any light spill would not give rise to harm to the Dark Skies Reserve or the wider landscape.

Taking all matters into account, the proposal 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, ecology or the National Landscape. The concerns raised during the consultation process have been duly considered but do not outweigh the overall acceptability of the development.

The proposal therefore accords with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan and the National Planning Policy Framework. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, 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 and documents:

- Application form - date received: 24/03/2026
- '*Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan*' produced by Hawes Arborists (ref:26.302) - date received: 24/03/2026
- Block and location plan – (05) – date received: 24/03/2026
- Garden room plans (sheets 1-7) – date received: 24/03/2026
- 'Preliminary roost appraisal report' by Stark Ecology dated March 2026 – date received: 24/03/2026
- Proposed carport – (07B) – date received: 14/06/2026
- Proposed plans, elevations and sections – (03C) – date received: 24/03/2026
- Proposed site plan – (06C) – date received: 08/06/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.

4. The 'garden room' hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as Font House, and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation 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.

5. The development hereby permitted shall be carried out in strict accordance with the approved document produced by Hawes Arborists titled '*Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan*' (ref:26.302) received on 24/03/2026.

REASON: To ensure the development hereby permitted is undertaken with appropriate methods to prevent harm to nearby trees, and the root protection areas.

6. The development will be carried out in strict accordance with the following document:

- '*Preliminary roost appraisal report*' by Stark Ecology dated March 2026 – date received: 24/03/2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.