

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                                 |                                                     |
|---------------------------------|-----------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2026/03016                                       |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                     |
| <b>SITE ADDRESS:</b>            | Cob Barn, Stoford Farm, Stoford, Salisbury, SP2 0PZ |
| <b>DEVELOPMENT DESCRIPTION:</b> | Single storey extension                             |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>          |

## PROPOSAL

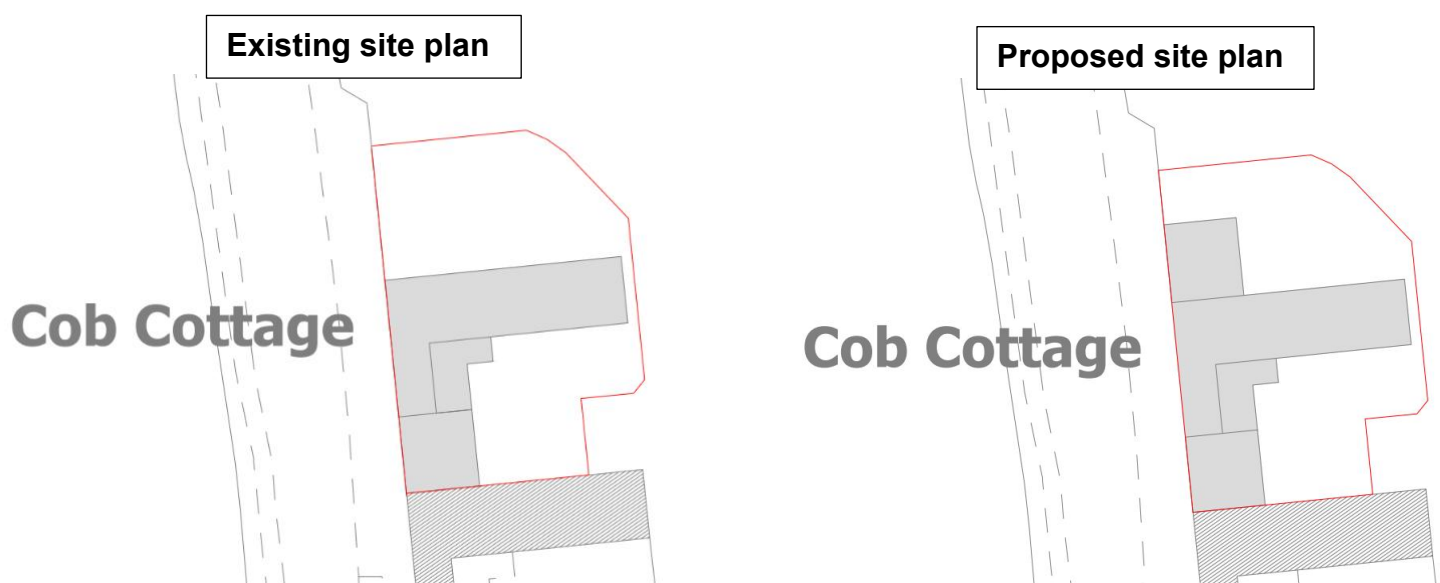
The proposal seeks planning permission for a single-storey extension on the northern side of the dwelling, projecting into the private garden to provide additional living space.

## SITE DESCRIPTION/CONTEXT

The site comprises a 1.5 storey semi-detached dwelling. It forms part of a wider development known as Stoford Farm, which was granted planning permission in 2003 (ref. S/2001/1792) for the erection of five dwellings and the conversion of an existing barn to create two additional units. The adjoining dwelling lies to the south, with a pair of similar semi-detached dwellings located immediately to the east and a two-storey detached dwelling to the south-east. There are no listed buildings in the vicinity of Cob Barn.

The site is situated within an established residential area in the small village of Stoford, which has no defined settlement boundary, as defined by Core Policies 1, 2 and 33 of the Wiltshire Core Strategy.

The site also lies within the River Avon Special Area of Conservation (SAC). However, given the nature of this application it is not considered that it will have any particular impact for this ecological designation. The site is also within a Special Landscape Area as defined by Saved Policy C6 of the Salisbury District Local Plan.



## PLANNING HISTORY

| Proposal / Summary                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S/2001/1792 - Full planning permission Decision - Approve with Conditions Date: 20/5/2003 – RESIDENTIAL DEVELOPMENT TO COMPRISE 5 DWELLINGS AND CONVERSION OF EXISTING BARN TO 2 DWELLINGS AND NEW VEHICULAR ACCESS TO THE OLD CHAPEL |
| PL/2025/06194 - Householder planning permission Decision - Approve with Conditions Date: 17/9/2025 – Installation of freestanding car port to the front of existing garage                                                            |
| S/1996/1832 - Full planning permission Decision - Approve with Conditions Date: 20/2/1997 – Temporary siting for portacabin offices                                                                                                   |

## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 33: Wilton Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Saved Policies from Salisbury District Council Local Plan:

- C6: Special Landscape Area

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

## CONSULTATION RESPONSES

**South Newton Parish Council:** No response received.

**WC Highways:** no objection – with the following response received:

*‘The proposal will introduce an additional sitting room. No alterations are proposed to the parking provision or vehicle access. I raise no highway objection.’*

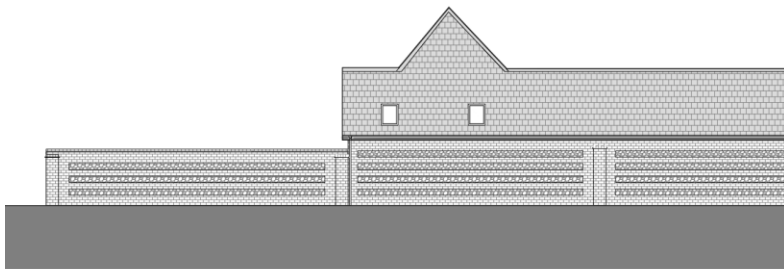
## REPRESENTATIONS

No comments were received.

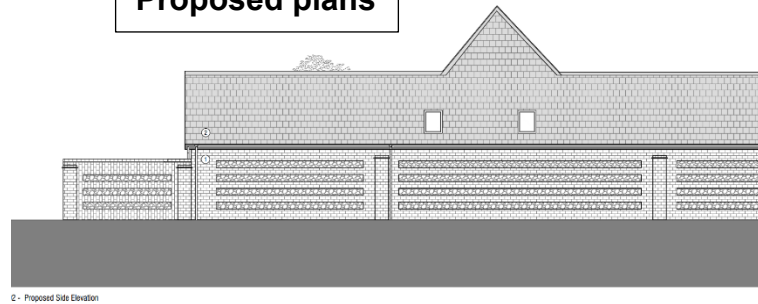
## ASSESSMENT

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.

**Existing plans**

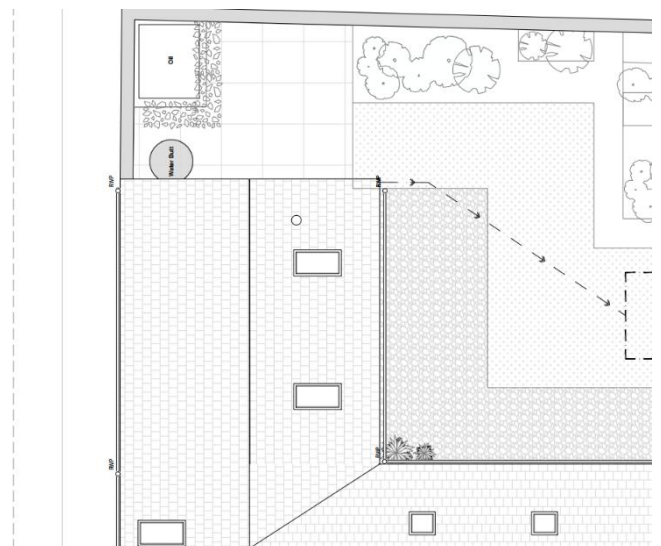
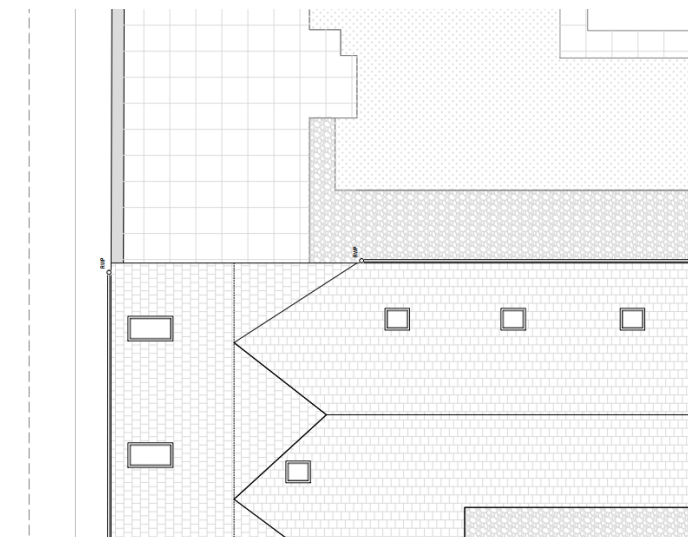
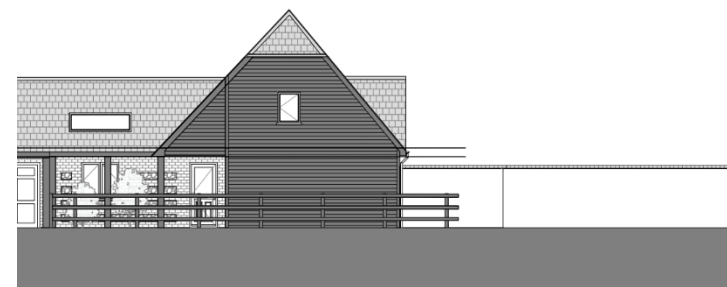
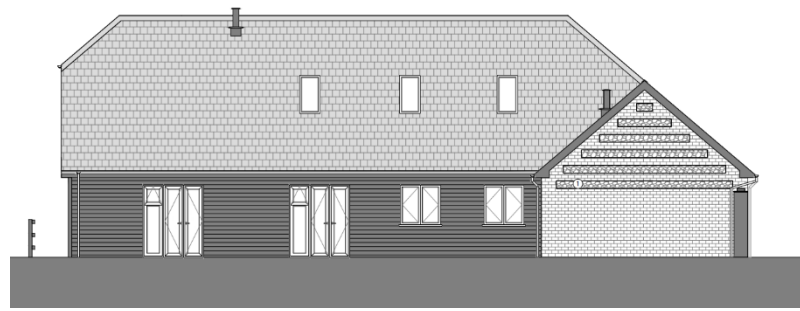
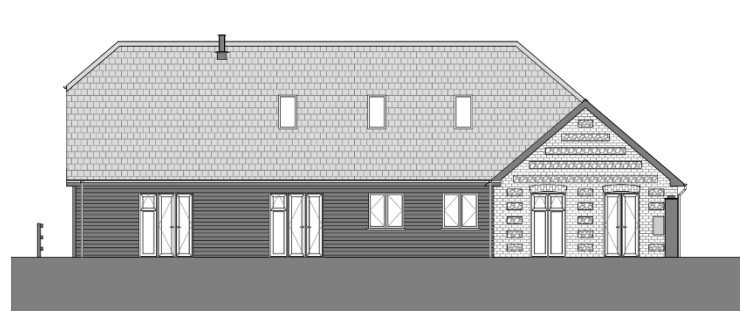


**Proposed plans**



2 - Existing Side Elevation

2 - Proposed Side Elevation



5 - Existing Site Plan

5 - Proposed Site Plan

## **Design and impact on the character and context of the area, and the Special Landscape Area**

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development achieves a high standard of design, responding positively to local context, character and distinctiveness.

In terms of the character of the area, the proposed extension would have a presence within the public realm by virtue of its position adjacent to the highway. Whilst this results in a degree of prominence, the development would replace part of the existing boundary wall, with the side elevation forming a new defined edge to the site. This approach assists in integrating the extension into its surroundings, maintaining the established enclosure along the roadside. Visually, the primary change would be limited to the continuation of the existing gable roof form above the boundary line, with detailed consideration of materials addressed below.

Within the immediate context of Stoford Farm, views of the extension would be contained. The most direct views would be from The Old Chapel to the north and The Hay Barn immediately to the east. However, given the position of the host dwelling at the northern edge of the wider site, and the siting of the extension on its northern side, the development would not be readily visible from other properties within the complex. This limited visual envelope ensures that the proposal would not materially alter the established character or spatial qualities of the development.

In terms of form and scale, the extension is single-storey and represents a modest addition to the host dwelling. The proposed roof continues the existing pitched gable form, which reinforces visual continuity and ensures the extension appears as a logical and subordinate addition. This approach allows the development to integrate successfully with the existing building, preserving its overall character. The proposed extension follows the existing building line of the dwelling, this includes the rainwater goods.

Turning to materials, the proposal utilises brick and flint walling to match the existing dwelling, alongside slate roof tiles and rooflights also to match the existing dwelling. Aluminium bi-fold doors are proposed on the garden-facing elevation. The scheme also involves the partial removal of the existing boundary wall, with the side elevation of the extension forming a new boundary treatment. This elevation incorporates brick and flint detailing that reflects the appearance and character of the existing wall, thereby maintaining visual coherence along the site boundary.

The site lies within a Special Landscape Area, as defined by Saved Policy C6 of the Salisbury District Local Plan. This policy seeks to conserve the quality and character of the landscape by resisting development that would cause harm to its scenic attributes. In this instance, the proposal is of a domestic scale, closely associated with the existing built form, and located within an established residential curtilage. Given its modest scale and use of materials that reflect the local vernacular, the development would not give rise to any adverse impact on the character or scenic quality of the Special Landscape Area. Accordingly, the proposal is considered to accord with the aims and objectives of Saved Policy C6.

Having regard to the above, the proposed development is considered to result in a low overall visual impact. It responds appropriately to the character of the host dwelling and its

surroundings, and would not harm the qualities of the wider landscape designation. The proposal therefore accords with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

### **Amenity**

Core Policy 57 (criterion vii) of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable harm to the residential amenity of neighbouring properties. Paragraph 135(f) of the National Planning Policy Framework (NPPF) similarly requires that planning decisions secure a high standard of amenity for existing and future occupiers.

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

No third-party representations were received during the consultation process. Notwithstanding this, the potential impacts of the proposal have been carefully assessed by the case officer.

The extension is single-storey in scale and positioned on the northern side of the dwelling, which inherently limits its potential to give rise to adverse amenity impacts. The nearest neighbouring properties with potential views of the development are The Old Chapel, located approximately 25 metres to the north, and The Hay Barn, situated at a similar distance to the east. These separation distances are sufficient to ensure that the proposal would not result in any unacceptable loss of light, overshadowing, or overbearing effects.

In respect of privacy, no windows are proposed on the north-facing elevation, thereby avoiding any overlooking towards The Old Chapel. The bi-fold doors proposed on the east-facing elevation would open onto the applicant's private garden and, whilst allowing views towards The Hay Barn, would not introduce any materially greater level of overlooking than currently exists from the garden area. It is also noted that the site forms part of a courtyard-style development where a degree of mutual overlooking between properties is already characteristic of the layout.

Overall, by reason of its modest scale, siting, and design, the development would not give rise to any unacceptable harm to the living conditions of neighbouring occupiers. The proposal is therefore considered to accord with Core Policy 57 (criterion vii) of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.

### **Highways impact**

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

Whilst the proposal does not involve any increase in the number of bedrooms, nor does it propose any alterations to the existing access arrangements or parking provision, Wiltshire

Council Highways were consulted as part of the application. In their response, no objections were raised.

Having regard to the nature and scale of the proposal, it is not considered that the development would give rise to any material increase in traffic movements or parking demand. Accordingly, the proposal would not have an adverse impact on highway safety or the operation of the surrounding highway network. The proposal is therefore considered to comply with Core Policies 57, 61 and 64 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 considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not give rise to any unacceptable harm to the character and appearance of the locality, the amenities of neighbouring occupiers, or the safe operation of the highway network. The proposal represents a modest and well-integrated addition to the host dwelling, making appropriate use of materials and form to respect its context.

Having regard to the above, and in the absence of any material considerations that would indicate otherwise, the proposal is considered to accord with the relevant policies of the Wiltshire Core Strategy, the Salisbury District Local Plan, and the National Planning Policy Framework. Accordingly, 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:

- Location plan – ref (00-001-P1) - date received: 11/05/2026
- Proposed side elevations – ref (10-201-P1) - date received: 11/05/2026
- Proposed roof plan – ref (10-102-P1) - date received: 11/05/2026
- Proposed first floor plan – ref (10-101-P1) - date received: 11/05/2026
- Proposed front and rear elevation – ref (10-200-P1) - date received: 11/05/2026
- Proposed ground floor plan – ref (10-100-P1) - date received: 11/05/2026
- Proposed block plan – ref (10-002-P1) - date received: 11/05/2026

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 approved '*proposed front and rear elevations*' (ref 10-200-P1) and '*proposed side elevations*' (ref 10-201-P1).

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