

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

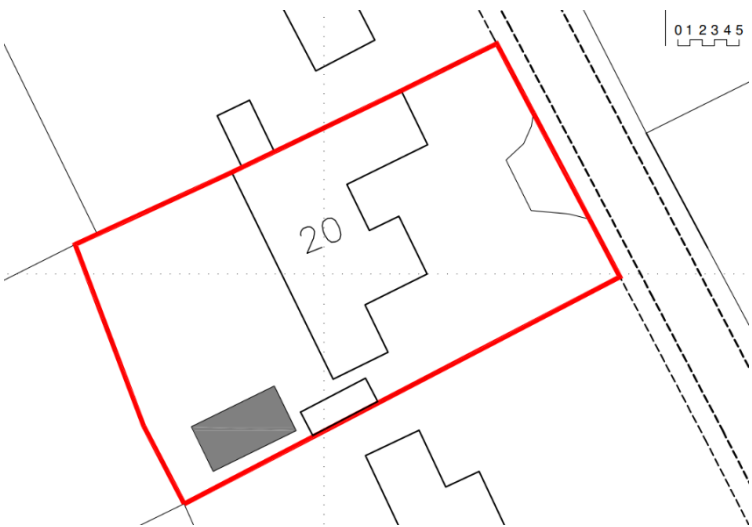
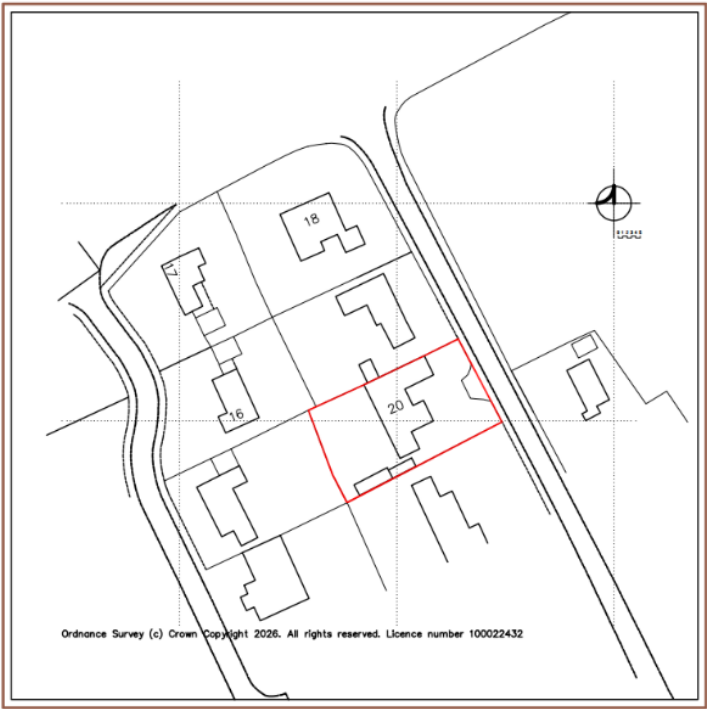
APPLICATION REFERENCE:	PL/2026/03143
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	20 The Croft, Bishopstone, Salisbury, SP5 4DF
DEVELOPMENT DESCRIPTION:	Removal of existing outbuilding and replacement with a similar outbuilding.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to replace an existing pitched-roof outbuilding, originally approved in 1992 as a pigeon loft, with a similarly sized flat-roofed outbuilding positioned broadly within the same footprint and location.

SITE DESCRIPTION/CONTEXT

20 The Croft is a detached two-storey dwelling with a front parking area and a rear garden. Over the past 40+ years, the site has been subject to a number of planning approvals, including a two-storey side extension, boundary treatments, the erection of the existing outbuilding, and the addition of an adjoining annexe. Neighbouring dwellings adjoin the site boundaries to the east, north and south. The site doesn't lie within the Bishopstone Conservation Area and is not in the vicinity of any listed buildings, but is within Cranborne Chase National Landscape. The site is located within the built-up residential area of the Small Village of Bishopstone, which has no defined settlement boundary, as set out under Core Policies 1, 2 and 33 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/1994/0408 - Full planning permission Decision - Withdrawn Date: 26/4/1994 – TWO STOREY EXTENSION, LIVING ACCOMMODATION
S/1984/1307 - Full planning permission Decision - Approve with Conditions Date: 5/11/1984 – ERECTION OF NEW GARAGE AND ENTRANCE LOBBY
S/1992/0760 - Full planning permission Decision - Approve with Conditions Date: 8/7/1992 – CONSTRUCTION OF PIGEON LOFT
S/1996/0222 - Full planning permission Decision - Approve with Conditions Date: 9/4/1996 – Front porch
S/1994/0973 - Full planning permission Decision - Approve with Conditions Date: 31/8/1994 – 2 STOREY EXTENSION WITH ALTERATIONS AND CONSERVATORY
S/2003/1400 - Full planning permission Decision - Approve with Conditions Date: 5/9/2003 – BRICK & FLINT WALL 4' HIGH
S/2004/0063 - Full planning permission Decision - Approve with Conditions Date: 27/2/2004 – FORMATION OF RESIDENTIAL ANNEXE (RETROSPECTIVE)
S/2003/0662 - Full planning permission Decision - Refused Date: 9/5/2003 – ERECTION OF BRICK AND FLINT WALL 1.22M HIGH AND GATES AND CONSTRUCTION OF NEW ACCESS

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 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

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

Bishopstone Parish Council: No response received.

REPRESENTATIONS

No comments were received.

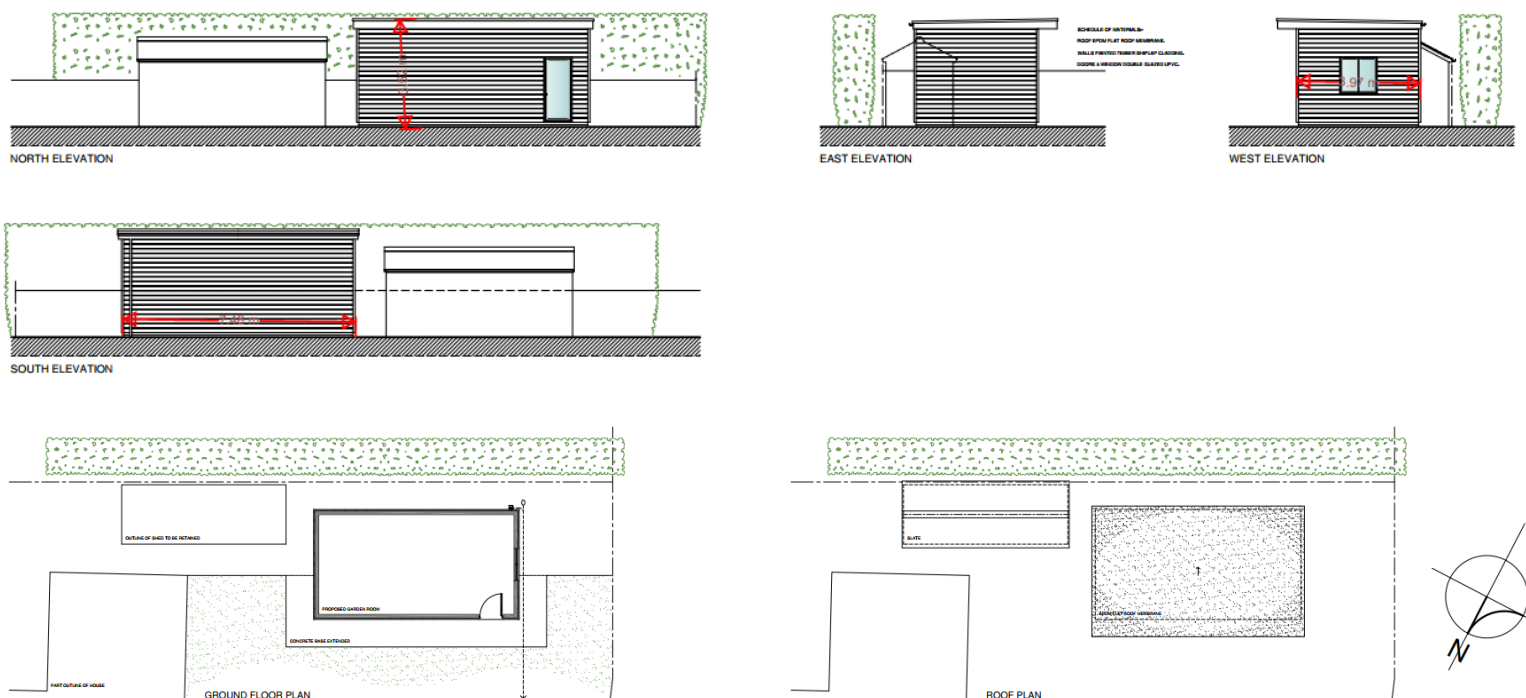
ASSESSMENT

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.

PROPOSED



Design and impact on the character and context of the area, and Cranborne Chase National Landscape

Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy seeks to ensure that all new development is of a high design quality, reflecting local context, character, and distinctiveness.

The principle of an outbuilding exceeding permitted development limits within the rear garden of 20 The Croft, positioned along the southern boundary, is well established, with planning permission originally granted in 1992 for a pigeon loft. The current proposal seeks to remove the existing structure, which is in a poor state of repair, and replace it with a purpose-built, modern outbuilding of similar scale, albeit with some minor design changes.

The existing outbuilding measures approximately 3.2m in height, 8.6m in length, and 3.3m in depth. The proposed replacement would measure approximately 3.52m in height, 7.5m in length, and 4m in depth. Whilst this results in a modest increase in footprint of around 5%, this

is achieved alongside a reduction in overall length of approximately 0.9m. The existing structure features a symmetrical pitched roof, whereas the proposed building would incorporate a flat roof. In design terms, this represents a minor variation, with both roof forms commonly found in domestic outbuildings. The building would remain single storey and would continue to appear subservient and non-dominant in relation to the host dwelling.

The visual impact of the proposal must be considered in its context, located within the rear garden where views from the public domain are limited to glimpsed views from the highway to the east. Given the broadly comparable siting, scale, and footprint, the overall visual presence of the structure would remain largely unchanged.

The existing outbuilding has a blue painted finish which, whilst not causing significant harm in itself, is not particularly sympathetic to the host dwelling. Its current condition also detracts from the overall appearance of the site. The proposed replacement, finished in grey painted timber cladding with a flat EPDM roof and uPVC double-glazed openings, would present a more modern, well-maintained and visually neutral structure.

Having regard to the above, the proposed development, by virtue of its scale, siting, design, and materials, is considered to result in a neutral and, in some respects, improved visual relationship with the host dwelling and surrounding area. 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.

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, with particular weight given to designated areas such as National Landscapes. Paragraph 189 of the National Planning Policy Framework similarly requires that great weight be given to conserving and enhancing landscape and scenic beauty in such areas.

The site lies within the Cranborne Chase National Landscape. However, the proposal relates to the replacement of an existing domestic outbuilding of a comparable scale and siting within the established curtilage of a residential property. Given its single-storey form, modest scale, and limited visibility in wider views, the development would not give rise to any material harm to the character or scenic qualities of the National Landscape.

The proposal, by virtue of its scale, siting, and design, would therefore conserve the special qualities of the Cranborne Chase National Landscape and complies with Core Policy 51 of the Wiltshire Core Strategy and relevant provisions of the National Planning Policy Framework.

Amenity

Point (vii) of Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on the amenities 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 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. No third-party representations have been received. Notwithstanding this, a full assessment has been undertaken by the case officer, informed by a site visit.

The amenity impacts of the proposed building are considered to be broadly comparable to those of the existing outbuilding. The nearest neighbouring properties lie immediately to the north and south, with two further dwellings located to the west. The building would remain single storey, which inherently limits its potential to give rise to harmful amenity impacts. The modest increase in footprint (approximately 5%) is not considered sufficient to materially alter the existing relationship in terms of overbearing impact, overshadowing, or loss of light.

The property most likely to be affected is the dwelling to the south. However, the established boundary treatment, comprising a dense and mature hedge, provides effective screening and limits any intervisibility between the properties. This relationship would remain unchanged as a result of the proposal, though it is noted the proposed outbuilding is at an increased distance from the boundary hedge compared to the existing. All other neighbouring dwellings are set at sufficient distances such that no undue overbearing impact, overshadowing or loss of light would occur.

In respect of privacy, the continued single-storey form of the building ensures a low potential for overlooking. No windows are proposed on the south-facing elevation. Whilst a window is proposed on the west-facing elevation, the separation distance to No. 15 The Croft, combined with the single-storey nature of the structure, ensures that no harmful overlooking would arise beyond that already associated with the use of the rear garden. It is also noted that a building of a reduced height falling within permitted development tolerances could similarly accommodate such openings without the need for planning permission.

Having regard to the above, the proposal would not result in any unacceptable impacts on the residential amenity of neighbouring occupiers in terms of loss of light, outlook, privacy, or overbearing effects. The development therefore accords with Core Policy 57 (vii) of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.

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 result in any unacceptable harm to the character of the locality or the amenities of neighbouring occupiers.

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.

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: 15/05/2026
- Location plan – date received: 15/05/2026
- Proposed block plan – date received: 15/05/2026
- Existing and proposed plans and elevations – ref (1631/01) - date received: 15/05/2026

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 application form.

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

4. The outbuilding hereby permitted shall not be used at any time other than for purposes incidental to the residential use of the main dwelling, known as 20 The Croft, and it shall remain within the same planning unit as the main dwelling.

REASON: To ensure the outbuilding remains incidental to the lawful residential use of the dwellinghouse, in the interests of safeguarding residential amenity and to allow the Local Planning Authority to retain control over any alternative use.