

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

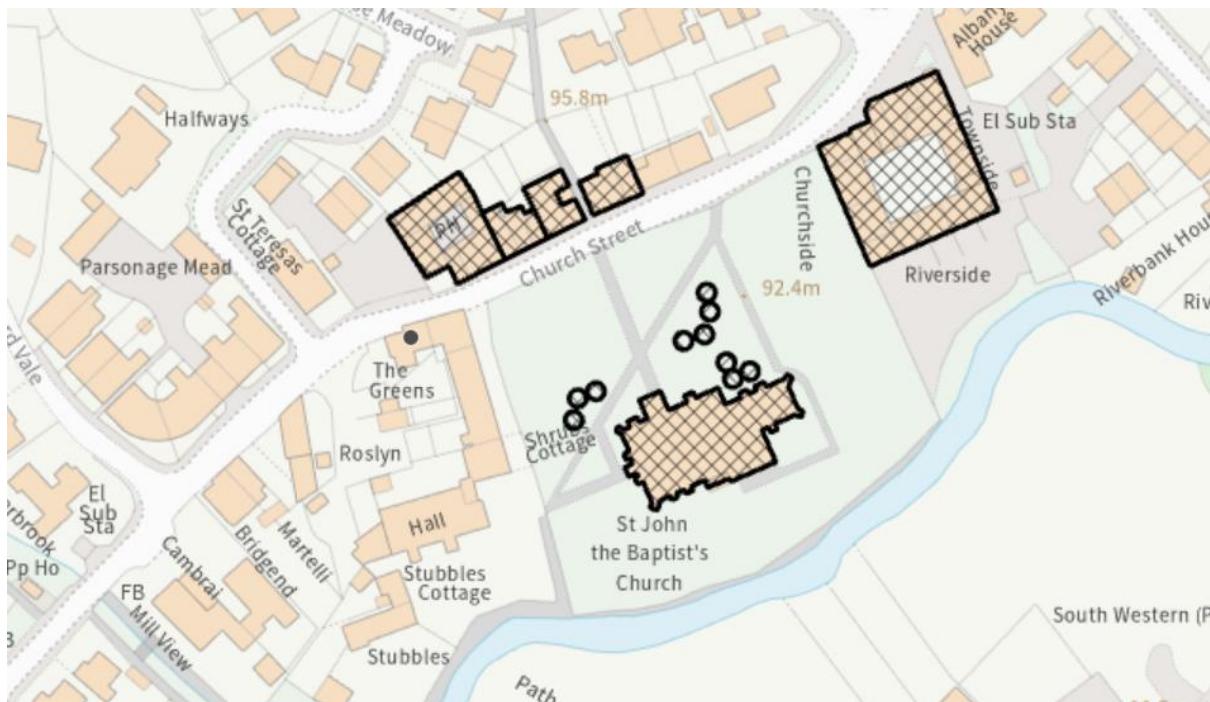
APPLICATION REFERENCE:	PL/2026/03200
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	May Cottage, Church Street, Tisbury, Salisbury, SP3 6NH
DEVELOPMENT DESCRIPTION:	1st floor extension and single storey ground floor extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first-floor extension and single storey ground floor extension.

SITE DESCRIPTION/CONTEXT

The site lies within the defined settlement boundary of Tisbury as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP27. The application site is located in the Tisbury Conservation Area, however, the application site does not consist of a listed building. There are however several listed buildings adjacent to the application site on the north across Church Street and the church on the southwest as shown in black hatched in the map extract below.



The application site is an end of terraced dwelling which is part of a terrace of dwellings lying adjacent to Grade I listed St John the Baptist's Church on the east. To the north of the application site is the highway, to the south is the terraced dwelling, and to the west is a parking area for the terraced dwelling with further residential dwellings adjacent to the parking area. The site lies in Flood Zone 1 (lowest risk of flooding) with flood zone 2 and 3 lying on the south. River Nadder lies 63 metres south of the application site. The application site also lies within

the Chilmark Quarries Bat SAC and Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty/ National Landscapes.

It is situated within the Hampshire River Avon Catchment; and is within the Cranborne Chase & West Wiltshire Downs National Landscapes/AONB. However, due to the nature of the application, these designations do not have any bearing on the assessment of this application.



PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/2001/2357	To raise part of an existing garden wall to 2.1m	Approve with Conditions
S/2001/0879	Erect Extension	Approve with Conditions
S/1987/0194	New Kitchen and Bathroom Extension	Approve with Conditions
S/77/0585	Conversion of premises units use for the manufacturer, storage and wholesale display of sportswear toy with car parking and improvement of existing access.	Approve with Conditions
S/77/1231	Conversion of premises into use for manufacturer , storage and whole-sale display of sportswear toy with car parking and improvement of existing access.	Approve

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 27: Spatial Strategy: Tisbury Community Area

Core Policy 41: Sustainable construction and low-carbon energy

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

Saved Policy H31: Extensions to Dwellings in the Countryside

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

The Planning (Listed Building and Conservation Area) Act 1990

Section 66

Section 72

Cranborne Chase National Landscape Management Plan

Tisbury and West Tisbury Neighbourhood Development Plan 2019-2036

CONSULTATION RESPONSES

Tisbury Parish Council: No Objection.

Highways Department: No 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.

Design and Impact upon the 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 application is assessed with regards to the Planning (Listed Building and Conservation Areas) Act 1990: Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 which requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset. Additionally, Core Policy 58 of the WCS states that designation of a conservation area or listed building does not preclude the possibility of new development. In considering applications for new development, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context.

The application consists of a two storey two-bedroom dwelling, the design and access statement submitted by the agent has noted that the dwelling has likely been created from subdividing the 'eastward' property to create a one up one down cottage. The application site has had a previous planning permission with reference S/2001/0879 to erect a single storey mono pitched garden room with glazed walls and roof and a single storey extension to create a kitchen. Internally, the first-floor bedroom was subdivided into two bedrooms. This application proposes to demolish the single storey mono pitched glazed extension due to the glazing creating unpleasant internal conditions during both the winter and summer. The application proposes to erect a part two storey part one storey extension. The existing pitched kitchen extension is proposed to have a first-floor extension to create a bedroom. Internally, the existing first floor area will become one bedroom, with the extension having the second bedroom with an en-suite. The dwelling will remain as a two-bedroom dwelling, albeit with bigger bedrooms. The single storey extension is proposed to replace the glazed garden room with a solid roof with a solid fascia to conceal the mono pitched roof behind with the mono pitched roof proposed to have a metal roof with a smaller glazed rooflight area. From the highway, the north elevation is proposed to have vertical timber clad walls on the first floor which sits on top of the existing masonry of the ground floor. The roof is proposed to have a clay tile roof and will follow the existing ridge height and pitch of the existing two storey element of the dwelling.

In terms of the design, scale and massing of the proposed extensions, the extensions follow the same height of the existing two storey element of the host dwelling with garden room area remaining as single storey. The massing and height is considered to be subservient to the host dwelling with minimal additional footprint on the ground. This allows the amenity space of the dwelling to be retained.

From the public vantage points as the dwelling is in a conservation area and lies adjacent to listed buildings, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. The western elevation of the host dwelling will be minimally visible from the street scene as there is an existing stone wall facing the highway. The north elevation on the other hand faces the highway and is located in a prominent position within the conservation area. The surrounding area is mainly characterized by stone walls with areas of painted or rendered walls and a few brick buildings. Vertical timber cladding is not a feature found in the immediate vicinity of the conservation area, while some smaller elements such as outbuildings or sheds, have used horizontal timber cladding. In this instance, the vertical timber clad area is proposed to retain the existing set back of the single storey extension after the 2001 application with the principal northern façade being set forward of this. The agent has confirmed that this timber will be sawn larch left untreated so it will weather naturally to a silver grey finish.

The proposed first floor extension is proposed to read as a contemporary addition to the host dwelling with the cladding being a contrasting material to the stone of the host dwelling. While

timber cladding is not a material currently used in the vicinity, the extension is minimal in area and proposes to create a subordinate addition to the historic stone of the cottage which therefore demonstrates progression of the building over time. Additionally, retaining the off set nature of the single storey element allows the extension to remain as a subservient addition to the host dwelling.

It is therefore considered that the proposed development would have a neutral impact on the character and appearance of the wider conservation area with the proposal complying with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all 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), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The application site is situated within the Cranborne Chase & West Wiltshire Downs National Landscapes/AONB and is a designated Dark Skies Area. The dwelling has an existing single storey sun room extension with fully glazed roof and walls, this application proposes to reduce the glazing of the dwelling by replacing the fully glazed roof with a metal roof. The extension will still have glazing from the windows and the addition of 2 no. rooflights to the extension. However this is considered to be a reduction in glazing when compared to the existing dwelling. As such, it is considered that the proposed works will not have an impact to the Dark Skies area. Additionally, the proposed extension is minimal in scale and is located within an established residential area. Therefore, it is considered that the proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne Chase & West Wiltshire Downs National Landscapes/AONB. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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.

Loss of Light / Overshadowing

The proposed two storey extension is located south of the highway, in terms of overshadowing impacts, with the sun going from east to west, any shadowing from the proposed extension will fall onto the highway. The attached dwelling on the east is a two storey cottage with the roof connected to the host dwelling, as such no instances of overshadowing is created by the proposed extension.

Loss of Privacy

The part two storey part single storey extension proposes first floor fenestrations on the west and north elevation. The first-floor windows on the northern elevation faces the highway and is not considered to create any undue overlooking to the amenity of neighbouring dwellings. While the first-floor windows on the western elevation faces the amenity space of the host dwelling and the neighbouring dwelling on the southwest, Roslyn, which is approximately 22 metres away which has dormer windows in the roof. This neighbouring dwelling has existing overlooking instances from the terrace of dwellings parallel to the host dwelling albeit the proposed windows being closer to the neighbouring dwelling by approximately 11 metres. Oblique overlooking instances from the proposed first floor windows are minimal with the application site set forward compared to the neighbouring dwellings. The south elevation has a proposed rooflight which will face the adjacent garden areas of the neighbouring terrace dwellings to the south. However, this proposed rooflight is proposed to serve a landing area. Nonetheless, an obscure glazing condition has been included in the recommendation to prevent any overlooking to the neighbouring amenity areas.

Overbearing Impact

The proposed works utilise the existing footprint of the host dwelling with minimal extension to the footprint by creating a single storey porch. The two storey extension element follows the existing set back of the existing single storey element of the host dwelling, this retained set back allows the dwelling to remain subservient to the two storey stone element of the host dwelling.



The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and 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 conservation area and AONB/NL and the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

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 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:

Design and Access Statement Rev A Received:31 May 2026
Site and Location Plan Drawing No. GA 01 Received:31 May 2026
Existing and Proposed ground floor plans Drawing No. GA 02 Received:19 May 2026
Existing and Proposed first floor plan Drawing No. GA 03 Received:31 May 2026
Existing and Proposed roof plans Drawing No. GA 04 Received:19 May 2026
Existing and Proposed West Elevations Drawing No. GA 05 Received:19 May 2026
Existing and Proposed North Elevations Drawing No. GA 06 Received:19 May 2026
Existing and Proposed South Elevations Drawing No. GA 07 Received:19 May 2026
Sections AA and CC Proposed Drawing No. GA 08 Received:19 May 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. Before the development hereby permitted is first brought into use the proposed rooflight on the south elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the window shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.