

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02842
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 East Farm Close, Wyllye, Warminster, BA12 0RU
DEVELOPMENT DESCRIPTION:	Erection of a Summerhouse in garden
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a summerhouse in the garden of a residential dwelling.

SITE DESCRIPTION/CONTEXT

The site lies in the open countryside and is not situated within a defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). The application site is location on a corner plot with Wilton Road on the north and Dinton Road on the West. It is surrounded by residential properties on the east and south. It lies within the Wyllye Conservation Area with the closest listed buildings to the northeast and northwest. The vehicular access is from Dinton Road on the west which leads to a shared parking area with three dwellings, Nos 1 to 3 East Close Farm. Whilst the site is in flood zone 1 (lowest flood risk) and is not in the vicinity of any river or within an area at high risk of ground water flooding; it is situated within the catchment of the Hampshire River Avon Special Area for Conservation (SAC). It is also within the 6.4 kilometre buffer of the Salisbury Plain Special Protection Area (SPA) and Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty/National Landscape.

The site currently consists of a two storey, detached stone dwelling with a residential garden located on the northeast.

PLANNING HISTORY

Proposal / Summary
S/2001/2041 - Full planning permission Decision - Refused Date: 4/2/2002 – FOUR NEW DWELLINGS AND DEMOLITION OF EXISTING AND ALTERATION OF EXISTING ACCESS
S/2001/2205 - Demolition in a conservation area Decision - Refused Date: 4/2/2002 – FOUR NEW DWELLINGS AND DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS
S/2007/1260 - Full planning permission Decision - Approve with Conditions Date: 27/7/2007 – ERECTION OF RETAINING WALL
S/2005/0107 - Full planning permission Decision - Approve with Conditions Date: 7/3/2005 – ERECTION OF A WOODEN GARDEN SHED

S/2007/0713 - Full planning permission Decision - Refused Date: 30/5/2007 – ERECTION OF RETAINING WALL
S/2005/0881 - Full planning permission Decision - Refused Date: 1/7/2005 – ERECTION OF SMALL CONSERVATORY TO ACCESS NORTH END FRENCH WINDOWS CONSTRUCTED FROM WHITE COATED ALUMINIUM

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy: Amesbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 69: Protection of the River Avon SAC

The Planning (Listed Building and Conservation Area) Act 1990

- Section 66
- Section 72

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy

CONSULTATION RESPONSES

Wylve Parish Council: None 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.



Design and Impact upon the character and context of the conservation area

Core Policy 57 is regarding high-quality design and place shaping to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. 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.

The existing dwelling consists of a two-storey detached dwelling with a 2 car garage/carport located on the corner of Dinton Road and Wilton Road. The vehicular access is off Dinton Road to the west which leads to a shared driveway with nos. 1 to 3 East Farm Close. The application site has a residential garden located northeast of the residential dwelling. This application proposes to erect a single storey detached summerhouse measuring approximately 1.8 metres in width and 2.4 metres in length and 2.4 metres in height. The summerhouse is proposed to have a simple rectangular floorplan with an entrance door and

fenestrations and a flat roof. The materials are proposed to be spruce timber painted grey. The location of the summerhouse will be 2.5 metres from the boundary on the north and 5 metres north of the dwelling. The northern boundary of the dwelling is located on the corner of a highway characterised by mature hedging. The mature hedging provides visual screening of the summerhouse from the public realm and as such is not visible from the conservation area. The summer house is minimal in scale and remains subservient to the host dwelling. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



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.

The summerhouse is proposed to be located on the northwestern corner of the application site. This lies adjacent to the highway on the north and west, it is not located in close proximity to residential dwellings and the scale and height of the proposed summerhouse will be minimal at 2.4 metres in height. As the proposed summerhouse is minimal in height and footprint with the proposed location being within the garden of the application site and adjacent to the highway it is not considered that the summerhouse will cause any adverse impact to the neighbouring dwellings in terms of overshadowing, overbearing or privacy. Lastly, the proposed summerhouse is for incidental purposes associated with the residential use of the dwelling, the minor scale and footprint and proposed usage of the summerhouse is considered to be in line with expected residential uses and is not considered to adversely impact the neighbouring dwellings.

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, 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 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 Received: 18 May 2026
Proposed Block Plan Received: 18 May 2026
Proposed Floor Plan Received: 18 May 2026
Proposed Front Elevation Received: 18 May 2026
Proposed Side Elevation 1 Received: 18 May 2026
Proposed Side Elevation 2 Received: 18 May 2026
Proposed Rear Elevation Received: 18 May 2026
Proposed building materials Received: 15 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. The summerhouse hereby permitted should only be used for purposes incidental to the residential use of the main dwelling, known as 4 East Farm Close, Wyllye, Warminster, BA12 0RU and it shall remain within the same planning unit as the main dwelling.

REASON: The summerhouse 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 unit or habitable accommodation. The use of the building for incidental use to the main dwelling complies with the NPPF and Wiltshire Core Strategy and ensures the development is nutrient neutral.