

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01868
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Rosemary Cottage, The Lane, Porton, Salisbury, SP4 0LN
DEVELOPMENT DESCRIPTION:	Proposed 2 storey side extension & internal alterations
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL

The application seeks planning permission for the erection of a two-storey side extension to the west-facing elevation of Rosemary Cottage, a detached dwellinghouse. The extension would provide an enlarged kitchen and living space at ground floor level, with a master bedroom and en-suite accommodation at first floor, alongside associated internal alterations. Revised plans were submitted during the course of the application.

SITE DESCRIPTION/CONTEXT

Rosemary Cottage is a detached two-storey dwellinghouse of traditional construction, characterised by its white painted brick elevations and thatched roof. The property is situated on The Lane, a small historic route accessed from the High Street within the village of Porton.

Historic mapping indicates that the original cottage was constructed in the early 19th century, with the building clearly depicted on the Wiltshire Tithe Map of the 1840s. The dwelling retains a simple, linear form typical of vernacular cottages of this period, and continues to read as a traditionally proportioned thatched building when viewed from the public realm.

Detailed observations during a site visit, supported by historic mapping, indicate that the property has undergone limited historic alteration. This includes the addition of a two-storey side extension to the west elevation, likely dating from the early 20th century, and a modest single-storey lean-to extension to the east elevation which appears to represent the earliest phase of extension. Whilst the precise dates of these additions are unknown, there is no recorded planning history for the site. Notwithstanding this, it is evident that over a prolonged period, likely exceeding 100 years, the dwelling has experienced relatively modest change, with alterations largely confined to minor internal works and limited external interventions such as replacement windows.

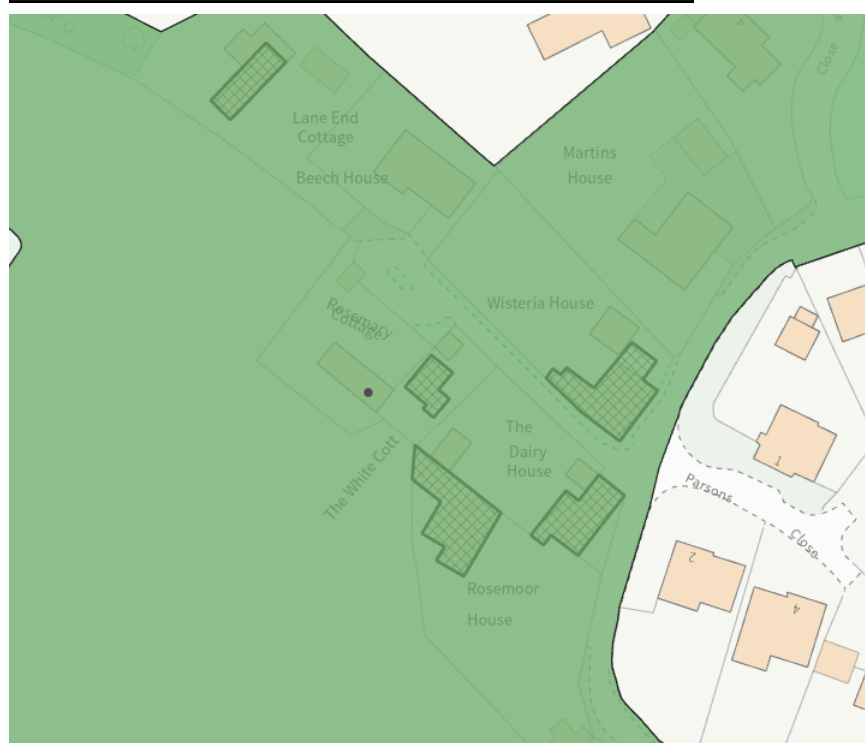
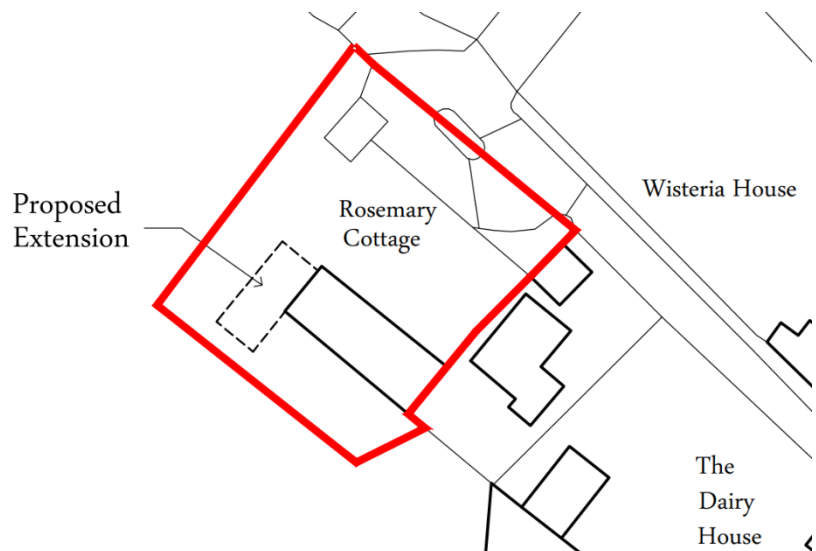
As a result, the property continues to exhibit key characteristics associated with its historic origins, including its simple linear plan form, thatched roofscape and restrained architectural detailing, which collectively contribute to a coherent and harmonious overall appearance.

The site lies within the Porton Conservation Area and occupies a position which, despite being set along The Lane rather than the High Street itself, remains visually sensitive. In particular, the rear (southern) elevation of the dwelling is visible from the southern approach into the village, where views are available across open land as one enters the designated conservation area.

The immediate locality is characterised by a notable concentration of heritage assets. Rosemary Cottage sits in close proximity to a cluster of five Grade II listed buildings, namely Land End Cottage, White Cottage, Rosemoor House, Wisteria Cottage and Dairy Farmhouse. This grouping forms a distinct and historically cohesive part of the settlement, reinforcing the traditional character and architectural identity of The Lane.

Having regard to its age, its survival as a largely intact example of a vernacular thatched cottage, and its contribution to both this cluster of heritage assets and the wider Conservation Area, Rosemary Cottage is considered by the Local Planning Authority to constitute a non-designated heritage asset. This matter is explored in greater detail within the assessment section of this report.

The site lies within the settlement boundary of the Large Village of Porton as defined by Core Policies 1, 2 and 4 of the Wiltshire Core Strategy. The site is also located within a Special Landscape Area as identified by saved Policy C6 of the Salisbury District Local Plan.



Porton Conservation Area shaded in green
Listed buildings shown in black hatched box

PLANNING HISTORY

There is no relevant site history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury Community Area
- Core Policy 51: Landscape
- 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

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

- C6: Special Landscape Area

Idmiston Neighbourhood Plan

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

Idmiston Parish Council: No objection – with the following text received:

‘The Parish Council have no objection to this application.’

WC Conservation: Object – a summary of the response is copied below

The Conservation Officer identifies Rosemary Cottage as an unlisted building within Porton Conservation Area that makes a positive contribution through its traditional vernacular form, materials and relationship with surrounding heritage assets, including the adjacent Grade II listed White Cottage and the nearby Rosemoor House. Historic mapping indicates the building was formerly part of a small group, which adds to its contextual significance. An objection is raised on heritage grounds, namely the impact of the proposal on the significance of Rosemary Cottage as a non-designated heritage asset, the setting of nearby listed buildings, in particular

White Cottage and Rosemoor House, and the character and appearance of Porton Conservation Area.

The Conservation Officer considers that the proposed two-storey extension would introduce a form and materials that are not characteristic of the host dwelling, disrupting its simple linear thatched roofscape and its established visual relationship with White Cottage. Concerns are also raised in respect of the scale, form and southern projection of the extension, and its prominence in views across open land to the south, where the building is experienced as part of a wider historic grouping.

Whilst revisions to the scheme have reduced some impacts, these concerns remain, and it is concluded that the proposal would result in significant harm explored in further detail throughout this report. The objection is therefore maintained.

WC Highways: No objection – a summary of the text is copied below:

'The proposed extension to the dwelling would increase the accommodation from 2- bedrooms to 3-bedrooms, with available parking in accordance with current standards. It is therefore recommended that no highway objection is raised.'

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."

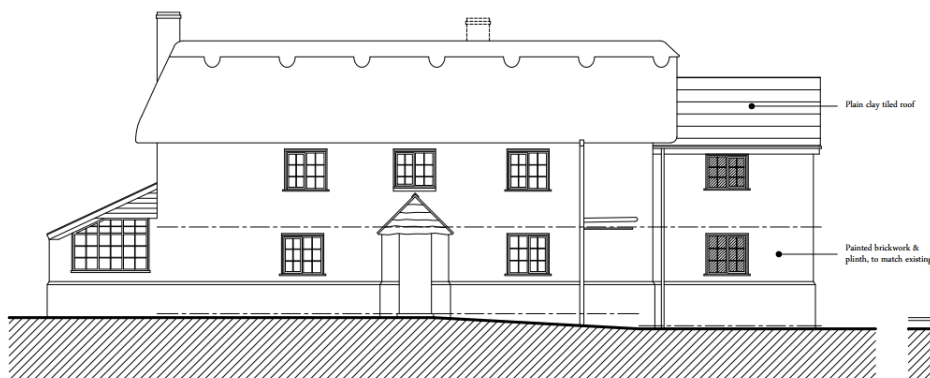
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and impact on the character of the dwelling

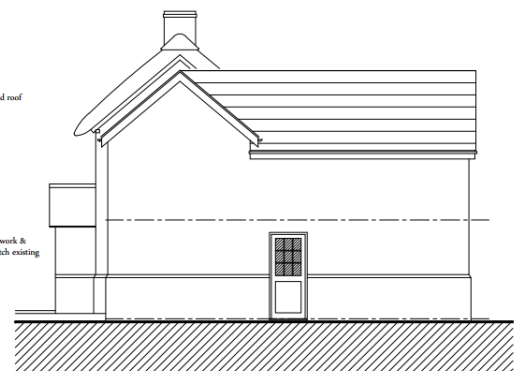
Core Policy 57 of the Wiltshire Core Strategy requires all development to achieve a high standard of design, responding positively to local character, distinctiveness and scale. Core Policy 58 requires heritage assets, including non-designated heritage assets, to be conserved in a manner appropriate to their significance. Paragraphs within Chapter 16 of the National Planning Policy Framework similarly require decision-makers to have proper regard to the significance of heritage assets and to ensure that proposals conserve and, where possible, enhance their contribution to local character.

In this instance, the Local Planning Authority considers Rosemary Cottage to be a non-designated heritage asset. This view is shared by the Council's Conservation Officer. This conclusion is reached having regard to the building's demonstrable age, its continued legibility

as an early 19th century cottage, and its contribution to the distinctive character of The Lane and the wider Conservation Area. The dwelling retains a simple linear form and a continuous thatched roofscape which, alongside its traditional materials and detailing, are characteristic of vernacular cottages in The Lane. These attributes form the basis of its significance and are consistent with the recognition afforded to non-designated heritage assets within national policy, which requires their heritage significance to be taken into account in decision-making.

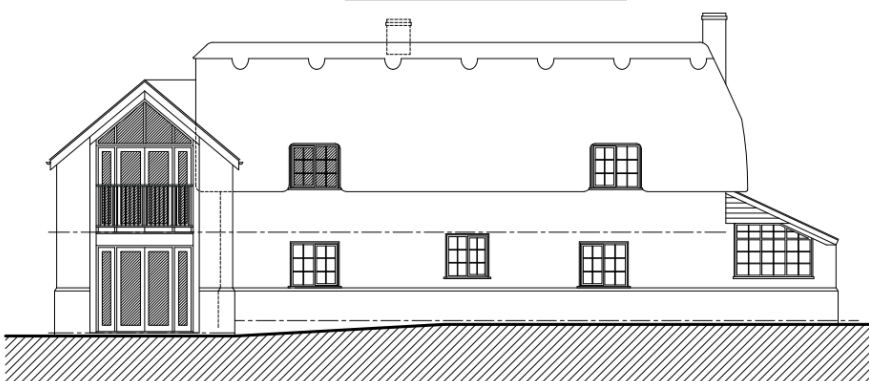


North Elevation

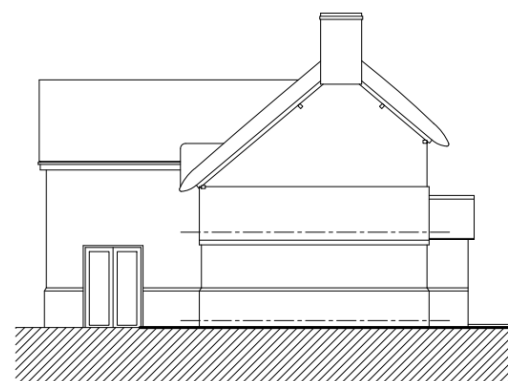


West Elevation

Revised elevations



South Elevation



East Elevation

The presence of later alterations does not undermine this classification. The dwelling has evidently evolved over time, including historic side extensions dating from the late 19th or early 20th century. These works are now part of the building's established form and, by virtue of their age, are not considered harmful to its character. Instead, they contribute to an understanding of the building's gradual evolution and remain subordinate to the overall simple and cohesive form of the cottage. Importantly, the building continues to read as a traditionally proportioned thatched dwelling when viewed from the public realm, and it is this continued legibility and coherence that underpins its identification as a non-designated heritage asset.

The significance of Rosemary Cottage therefore derives from the combination of its age, survival, and architectural simplicity. Its modest proportions, linear plan form, continuous thatched roof, and restrained fenestration give rise to a coherent and harmonious appearance. These characteristics are integral to its historic and aesthetic value and, in accordance with Core Policy 58 and the National Planning Policy Framework, any proposal for extension must respect and respond positively to these defining features.

The application was amended during the course of its consideration. The revised plans reduced the ridge height of the extension and removed the previously proposed front facing gable, introducing instead a roof form aligned with the orientation of the existing dwelling. Whilst these changes have reduced some elements of visual prominence, they do not overcome the fundamental concerns identified, and it is the revised scheme which forms the basis of this assessment.

The proposal seeks to introduce a substantial two-storey extension to the west elevation of the dwelling. By virtue of its scale, form and materials, the extension would not appear as a subordinate or sympathetic addition, but instead as a competing element that materially alters the character of the host building. The introduction of a large tiled roof alongside the thatched roofscape would erode the visual simplicity of the dwelling and disrupt its established linear form. In design terms, this fails to respond positively to the character of the existing building, contrary to the requirements of Core Policy 57.

The scale of the proposal is a key concern. Rosemary Cottage has already been extended historically and does not read as a modest building in absolute terms. The proposed extension would significantly increase the overall massing and footprint of the dwelling, adding a substantial amount of built form that is not clearly subordinate to the original structure. The cumulative effect would be an overextended building that no longer reflects the modest proportions typical of its vernacular origins. This level of enlargement goes beyond what could reasonably be considered a proportionate addition and instead results in a form of development that is detrimental to the character of the host dwelling.

The impact on the west elevation is particularly notable. The extension would extend across almost the full depth of this elevation, effectively concealing much of the existing wall and diminishing the ability to appreciate the historic form of the building. In doing so, it would reduce the legibility of the cottage as a simple linear structure and undermine the significance derived from its historic form. This represents a failure to conserve the asset in a manner proportionate to its significance, contrary to Core Policy 58.

The harm is most pronounced on the south elevation. The extension would project in excess of 4 metres beyond the existing rear elevation, introducing a substantial rear gable that disrupts the established building line and extends the dwelling well beyond its historic footprint. This projection introduces an additional mass that competes with, rather than reads as subsidiary to, the original structure. The simple linear form of the cottage is therefore eroded, and the dwelling would no longer be perceived as a coherent traditional building but as a significantly enlarged and altered form.

In addition, the proposed glazing and detailing to this elevation would further exacerbate the harm. The inclusion of large bi-fold doors, extensive first floor glazing, a Juliet balcony and triangular glazing introduces an overtly modern and visually assertive element that is at odds with the restrained character of the existing dwelling. While the current windows are not all original, they remain modest in scale and do not materially detract from the building's overall character. The proposed design would introduce a degree of openness and visual prominence that is inconsistent with the traditional proportions and detailing that contribute to the asset's significance.

It is also relevant that historic mapping suggests the original rear of the dwelling corresponded broadly with the current rear elevation, with land to the south having been incorporated into the residential curtilage at a later stage. The proposed extension would project beyond this historic extent of the building, reinforcing the perception that the development represents an overextension of the cottage into what was not historically built form. Whilst not determinative in itself, this further supports the conclusion that the proposal does not reflect the natural evolution of the building.

Taking all matters into account, the proposal would result in harm to Rosemary Cottage as a non-designated heritage asset. The scale, massing, form, roof treatment and detailing of the extension would undermine the key characteristics that contribute to its significance, namely its simple linear form, thatched roofscape and restrained vernacular appearance.

Having regard to the requirements of the NPPF, a balanced judgement has been undertaken taking into account the significance of the non-designated heritage asset and the scale of harm identified. The proposal would deliver additional internal accommodation representing a private benefit; however, no wider public benefits have been identified. It is therefore considered that the identified harm is not outweighed by these limited benefits.

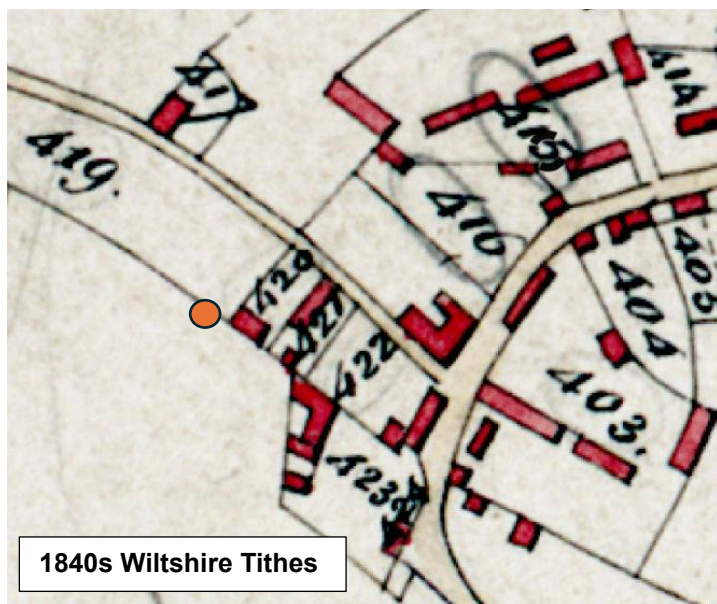
The proposal therefore fails to conserve the heritage significance of the building and conflicts with Core Policies 57 and 58 of the Wiltshire Core Strategy, as well as the objectives of the National Planning Policy Framework relating to achieving well-designed places and conserving the historic environment. This harm arises independently of, and in addition to, the separate impacts identified in respect of the setting of nearby listed buildings and the character and appearance of Porton Conservation Area, which are addressed below.

Impact on the setting of nearby listed buildings and Porton Conservation Area

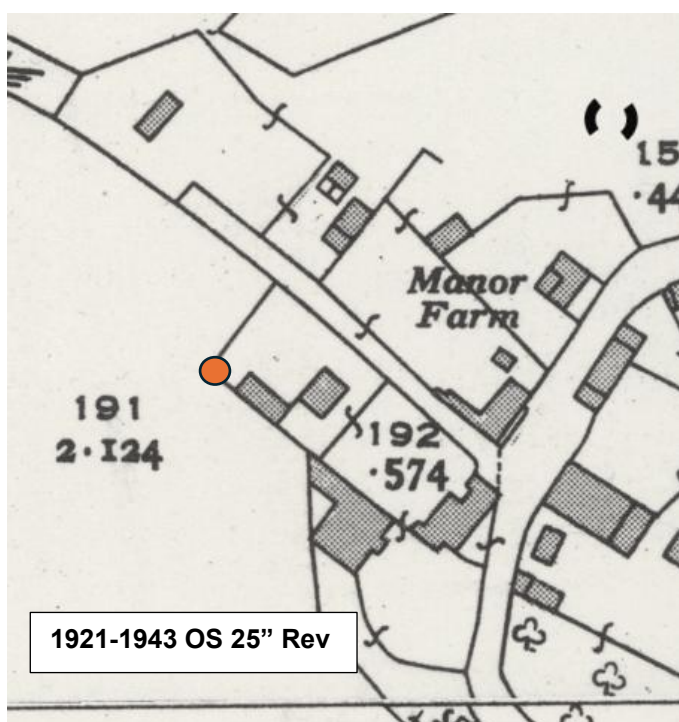
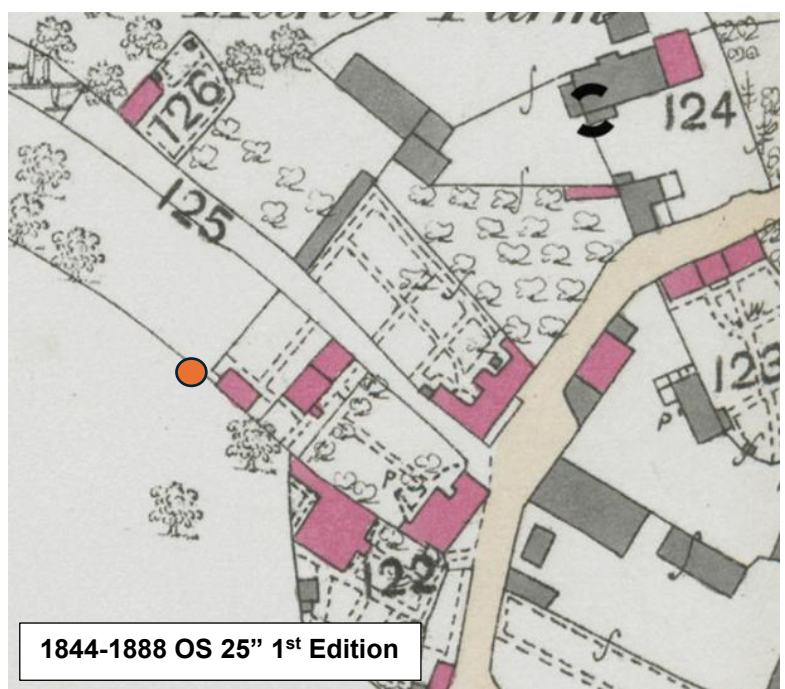
In addition to its significance as a non-designated heritage asset, Rosemary Cottage occupies a position within a highly sensitive historic environment. The statutory duties under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is had to the desirability of preserving the setting of listed buildings, while Section 72(1)

requires that special attention is paid to the desirability of preserving or enhancing the character and appearance of Conservation Areas. These duties are reinforced by Core Policy 58 of the Wiltshire Core Strategy and the National Planning Policy Framework, which require that development conserves heritage assets and their settings in a manner appropriate to their significance.

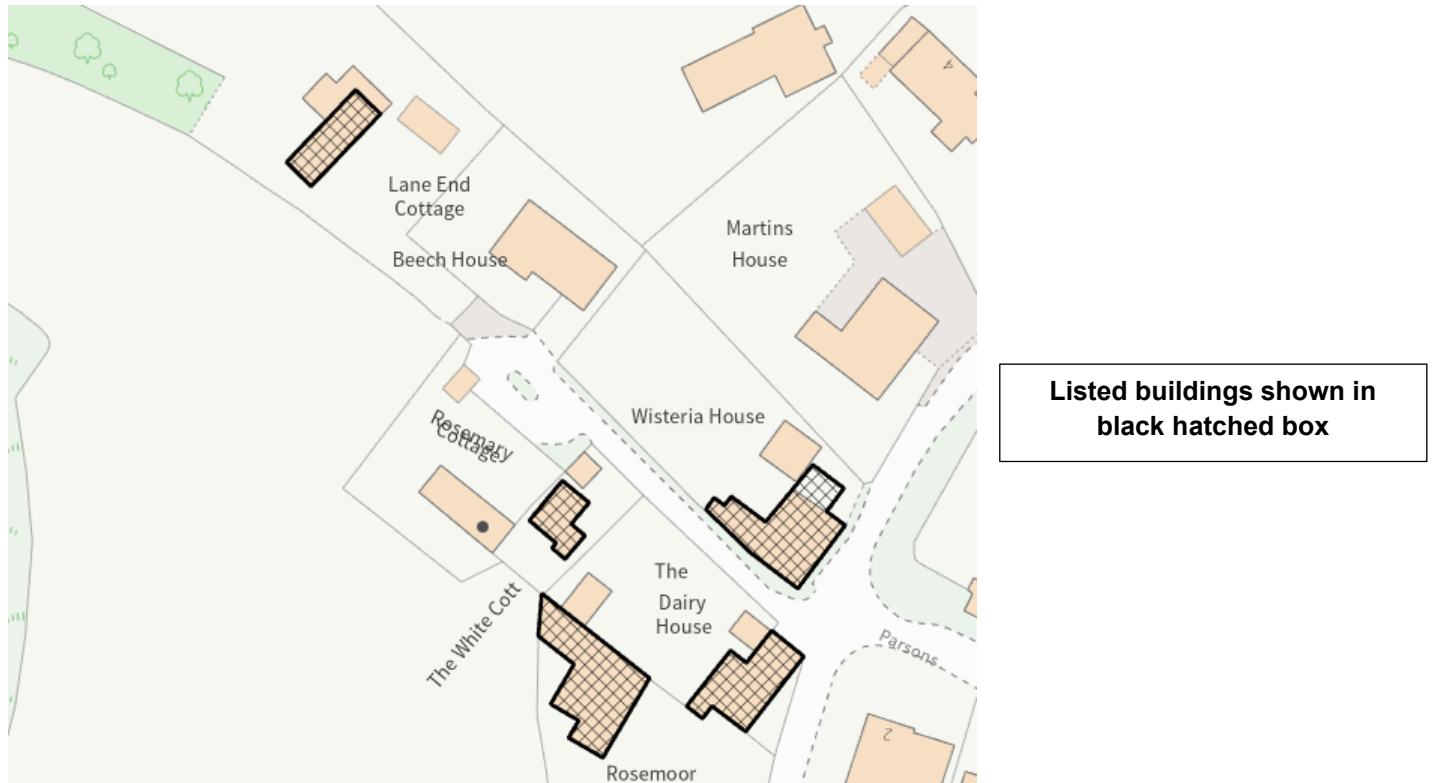
The Lane forms a distinct and historically coherent part of Porton, containing a notable concentration of listed buildings within a confined area. Five Grade II listed buildings are located along The Lane, representing a significant proportion of the village's designated heritage assets. This concentration of traditionally constructed buildings, together with their close spatial and visual relationships, creates a particularly sensitive heritage context where the setting of individual buildings contributes collectively to the significance of the wider Conservation Area.



Rosemary Cottage to the right of ● on each historic map



Within this context, particular regard must be given to the relationship between Rosemary Cottage and the adjacent Grade II listed White Cottage, as well as to Rosemoor House to the south east. Historic mapping indicates that Rosemary Cottage and White Cottage originally formed part of a group of three dwellings, with a third building formerly located to the north-east of White Cottage and subsequently demolished in the early 20th century. Whilst only two buildings now remain, the historic grouping is still legible, and Rosemary Cottage and White Cottage continue to be experienced as a pair of traditional thatched cottages.



When viewed from The Lane, this relationship is readily apparent. Both buildings are characterised by white painted brickwork and thatched roofs, presenting a unified and simple roofscape that reflects their shared vernacular origins. The setting of White Cottage is therefore derived not only from its immediate curtilage, but from its direct visual and historic relationship with Rosemary Cottage. The proposal would fundamentally alter this relationship. The introduction of a large two-storey extension, constructed with a clay tiled roof, would break the continuity of the thatched roofscape and introduce a visually dominant and discordant feature alongside the listed building. This would erode the simple and balanced composition that currently exists, diminishing the ability to appreciate White Cottage as part of a coherent historic pair. The extension would not appear as a modest or subservient addition, but as a prominent and competing element that disrupts the established character of the setting.

The impact on the setting of Rosemoor House arises primarily from the rear of Rosemary Cottage and its relationship with the open land to the south. The setting of a listed building is not confined to frontage views, but includes all aspects of the surroundings in which the asset is experienced. In this instance, views across the field towards the rear of Rosemary Cottage, and between this land and the wider surroundings of Rosemoor House, form part of that setting. The proposed extension, by virtue of its scale, depth of projection and design, would introduce a large and visually intrusive form into this relationship. The rear gable projecting

over 4 metres beyond the existing building, combined with extensive glazing and a Juliet balcony, would create a striking and modern addition that draws the eye and detracts from the currently simple and recessive character of the cottage when viewed within the landscape. This would result in harm to the rural and historic setting in which Rosemoor House is experienced.

It is important to emphasise that the proposed development is not a minor or discreet alteration. The scale of the extension, its two-storey height, its substantial projection and the introduction of modern glazing features result in a form of development that is both large and visually prominent. In views from both The Lane and the wider landscape, the extension would read as an incongruous addition that is at odds with the modest, traditional character of the surrounding buildings. The introduction of tiled roofing and extensive glazing such as the Juliet balcony contributes to a form of development that appears incongruous within its historic context, rather than one that is sympathetic or recessive.

The applicant may point to other developments within the vicinity; however, these do not establish a precedent that would justify the proposal. Lane End Cottage, further to the north-west along The Lane, was granted permission for a two-storey side extension in 2002. However, it is important to note that earlier proposals which did not replicate traditional materials were not accepted, and the approved scheme incorporated a thatched roof. This clearly demonstrates that extensions to thatched cottages within The Lane are expected to respond to the established character, rather than introduce contrasting materials. Furthermore, Lane End Cottage occupies a materially different position within The Lane. As its name suggests, it is located at the end of The Lane, set at a lower level and relatively detached from the core cluster of listed buildings. It does not share the same immediate relationship with multiple heritage assets, nor does it form part of the same visually sensitive grouping. As such, it cannot reasonably be relied upon as a comparable example.

Similarly, Beech House, located opposite Rosemary Cottage, is a modern dwelling approved in 2002. Its form, materials and appearance do not reflect the traditional character of the surrounding historic buildings, and it does not form part of the same group or principal views that define the character of The Lane. Whilst its presence is acknowledged, it is located on the opposite side of the road and does not form part of the visual pairing or historic grouping associated with Rosemary Cottage and White Cottage. The existence of a modern dwelling of limited contextual relevance does not justify the introduction of further unsympathetic development on an existing dwelling, within a sensitive heritage setting, particularly where it would directly affect the relationship between designated heritage assets.

Taking all of these matters into account, the proposal would result in harm to the setting of nearby listed buildings, in particular White Cottage and Rosemoor House. The scale, form, materials and detailing of the extension would introduce a visually intrusive and incongruous element into a sensitive historic context, undermining established relationships between buildings and detracting from the character of their surroundings. In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and CP58, this harm must be given considerable importance and weight, and it is concluded that the proposal fails to preserve the special architectural and historic interest of these heritage assets.

In addition to the harm identified to the host dwelling and the setting of listed buildings the proposal would also fail to preserve or enhance the character and appearance of the Porton Conservation Area. The significance of the Conservation Area extends beyond prominent streets and includes the network of lanes, groups of buildings and their wider landscape context. The Lane is included within the designation precisely because of its historic grouping of listed buildings and traditional cottages.

The proposed extension would result in harm both within The Lane itself and from the wider public realm. As established above, the introduction of a large and visually intrusive form of development would disrupt the established character of the dwelling and its relationship with neighbouring heritage assets. In addition, the extension would be clearly visible from the southern approach into Porton along the High Street by Beekeeper Cottage, open views across the adjoining field allow the rear elevation of Rosemary Cottage to be readily appreciated. From this viewpoint, the dwelling is currently experienced as a simple linear thatched cottage forming part of a wider historic landscape. The proposed rear projection, extending significantly beyond the existing building and incorporating prominent modern features including a Juliet balcony and extensive glazing, would introduce an incongruous and visually dominant feature into this view. Such a feature would be at odds with the traditional built form of the area and would detract from the character and appearance of the Conservation Area.



View of the rear of Rosemary Cottage from within the conservation area from the High Street

Accordingly, the proposal would fail to preserve or enhance the character and appearance of the Porton Conservation Area. This gives rise to conflict with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

In line with national policy, the harm identified to the setting of listed buildings and to the character and appearance of the Conservation Area carries considerable importance and weight. No public benefits have been identified that would outweigh this harm. The proposal is therefore unacceptable on heritage grounds.

Amenity

Core Policy 57 (criterion vii) of the Wiltshire Core Strategy requires development to avoid unacceptable impacts on the residential amenity of neighbouring properties. Paragraph 135(f) of the National Planning Policy Framework similarly requires that planning decisions ensure a high standard of amenity for existing and future users.

The proposed development has been assessed having regard to its potential effects on neighbouring amenity, including considerations of outlook, loss of light, overshadowing, overbearing impact and overlooking.

In terms of outlook and light, the siting of the proposed extension is such that there are no neighbouring dwellings located immediately to the north, south or west of the application site in close proximity to the proposed extension. The close proximity referenced in terms of amenity impact is materially different from assessing close proximity from a heritage impact. As a result, the scale and positioning of the extension would not result in any materially harmful overbearing impact, nor would it give rise to significant loss of light or overshadowing to neighbouring residential properties.

With regard to privacy, the proposed first-floor accommodation includes a Juliet balcony and additional glazing to the rear elevation. These features would afford views predominantly across open land to the south. Whilst there would be some oblique views towards the garden area of Rosemoor House, the open nature of the intervening land is such that this would not result in an unacceptable loss of privacy.

The proposed first-floor windows would also allow views towards Beech House, which is located opposite the site. This would lead to some increase in perceived overlooking between the two properties. However, this relationship reflects the existing situation of dwellings facing one another across The Lane, and the level of intervisibility is not considered unusual or materially different from the established pattern of development. The proposal would therefore not result in a degree of overlooking that would justify refusal.

Taking all matters into account, it is concluded that the proposal would not result in unacceptable harm to the residential amenity of neighbouring occupiers. The development is therefore considered to comply with Core Policy 57 (criterion vii) of the Wiltshire Core Strategy, with regard to amenity impact.

Highways

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 access to the highway network. Core Policy 64 requires development to comply with adopted parking standards as set out in the Local Transport Plan. The National Planning Policy Framework, in particular paragraphs 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal has been assessed by the Highway Authority, who raise no objection. The site is served via an existing shared private drive which provides access to a small number of dwellings, and it is not considered that the modest increase in residential accommodation from

a two-bedroom to a three-bedroom dwelling would result in any material increase in traffic movements that would adversely affect the safety or operation of the local highway network.

In respect of parking provision, the site benefits from an area of frontage capable of accommodating two vehicles. This level of provision accords with Wiltshire's adopted parking standards for a three-bedroom dwelling. Adequate space is therefore available within the site to meet parking requirements, and there are no concerns in this regard.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the National Planning Policy Framework, and the Wiltshire Local Transport Plan.

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 assessed against the Development Plan and the National Planning Policy Framework, with particular regard to its impact on design and status as a NDHA, as well as nearby designated heritage assets, and its impact on Porton Conservation Area.

The proposal would result in harm to the significance of Rosemary Cottage, which the Local Planning Authority has identified as a non-designated heritage asset. By reason of its excessive scale, massing and form, the extension would introduce a substantial and visually prominent addition that appears incongruous within the established character of the building. The introduction of a tiled roof and expansive modern glazing would further undermine the simple linear thatched form and restrained vernacular character that define the asset's significance.

In addition, the development would cause harm to the setting of nearby listed buildings, in particular White Cottage and Rosemoor House. The extension would appear as an alien and competing feature within a sensitive and historically cohesive group of buildings, disrupting the established relationship between Rosemary Cottage and White Cottage and introducing a visually intrusive form into the rear setting of Rosemoor House, to the detriment of its rural and historic context.

The proposal would also fail to preserve or enhance the character and appearance of Porton Conservation Area. The Lane forms part of a unique and cohesive cluster of heritage assets, where the simplicity of form, traditional materials and linear thatched roofscapes collectively define the character of the area. The introduction of a large and incongruous extension would interrupt this established character, appearing as a discordant and visually assertive feature both within The Lane and in wider public views from the southern approach into the village.

In accordance with the statutory duties under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the harm identified to the significance of heritage assets and their setting must be given considerable importance and weight in the decision-making process. Core Policy 57 of the Wiltshire Core Strategy requires development to respond positively to local character and distinctiveness, whilst Core Policy 58 requires heritage assets and their settings to be conserved in a manner appropriate to their significance. These requirements are reflected in Chapter 16 of the National Planning Policy Framework, which seeks to conserve and enhance the historic environment and requires decision-makers to take account of the impact of development on heritage significance. In addition, paragraph 216 of the Framework requires that, in respect of non-designated heritage assets, a balanced judgement is undertaken having regard to the scale of harm and the significance of the asset.

In applying this policy framework, the proposal would deliver limited private benefits in the form of additional residential accommodation. However, these benefits are not considered to outweigh the harm identified to the non-designated heritage asset, the setting of nearby listed buildings, and the character and appearance of the Porton Conservation Area. The proposal therefore conflicts with Core Policies 57 and 58 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

Accordingly, the application is recommended for refusal.

RECOMMENDATION: That Planning Permission be REFUSED.

The proposed development, by reason of its scale, massing, form, materials and design, would introduce a substantial, visually prominent and incongruous addition to Rosemary Cottage, which the Local Planning Authority considers to be a non-designated heritage asset. The extension, incorporating a tiled roof, excessive rear projection and extensive modern glazing including a Juliet balcony, would undermine the simple linear form, continuous thatched roofscape and restrained vernacular character which define the building's significance, appearing as an alien and competing feature that erodes its legibility and integrity.

Furthermore, the development would result in harm to the setting of nearby Grade II listed buildings, in particular White Cottage and Rosemoor House. The proposal would disrupt the established visual and historic relationship between Rosemary Cottage and White Cottage, eroding their unified thatched roofscape and introducing an incongruous and discordant feature within a sensitive historic grouping, originally comprising three buildings. In addition, the scale, rearward projection and prominent glazing would introduce a visually intrusive and alien form into the rear setting of Rosemoor House, detracting from its rural and historic context. As such, the proposal fails to preserve the special architectural and historic interest of these heritage assets. The proposal would also fail to preserve or enhance the character and appearance of the Porton Conservation Area. The Lane forms part of a unique and cohesive cluster defined by simple forms, traditional materials and linear thatched roofscapes. The proposed extension would appear as an incongruous and visually assertive feature that undermines this established character, both within The Lane and in wider public views from the southern approach into the village.

Overall, it is considered that the proposal would deliver only limited private benefits which do not outweigh the identified harm and fails to conserve the significance of the non-designated heritage asset. The proposal is therefore contrary to the Development Plan and national policy, and in particular, is contrary to Section 66(1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 & 58 of the Wiltshire Core Strategy, and the provisions of Chapter 16 of the National Planning Policy Framework.

Informative

The plans and documents considered in reaching the decision are as follows:

- Location and proposed block plan – ref (1043/Ex/01-A) – date received: 22/05/2026
- Proposed floor plans – ref (1043/PL/01-A) – date received: 12/05/2026
- Proposed elevations – ref (1043/PL/02-A) – date received: 12/05/2026
- Application form – date received: 19/03/2026