

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02395
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Dell Swallowcliffe, Wiltshire. SP3 5PF
DEVELOPMENT DESCRIPTION:	Erection of free standing greenhouse
RECOMMENDATION:	That Planning Permission be GRANTED

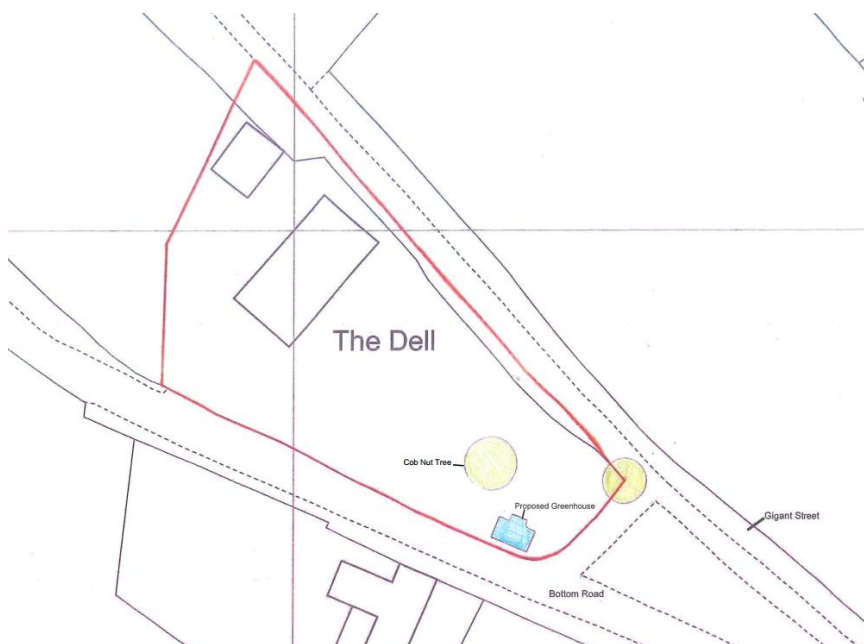
PROPOSAL

The proposal seeks planning permission for the erection of a free standing greenhouse in the rear garden of the dwellinghouse known as The Dell.

SITE DESCRIPTION/CONTEXT

The Dell is a detached dwelling house sited where Gigant Street meets Bottom Road to the south west of the built up area of the Small Village of Swallowcliffe, which itself has no defined settlement boundary as classified by Core Policies 1,2 and 27 of Wiltshire Core Strategy.

To the south of the site is the Grade II listed dwelling house known as Middledean. The site is also within Swallowcliffe Conservation Area.



PLANNING HISTORY

Proposal / Summary
20/00383/FUL - Full planning permission Decision - Approve with Conditions Date: 20/3/2020 – Proposed single and two storey extensions with associated alterations. Proposed construction of new garage.
S/1999/0388 - Full planning permission Decision - Approve with Conditions Date: 10/5/1999 – EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury Community Area
- 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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

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

‘Parish Council has no objection.’

Arboricultural Officer: No comment.

REPRESENTATIONS

One comment of support was received from a Swallowcliffe resident. It reads as follows:

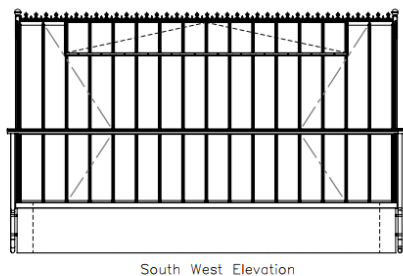
‘Looks great. Supportive.’

ASSESSMENT

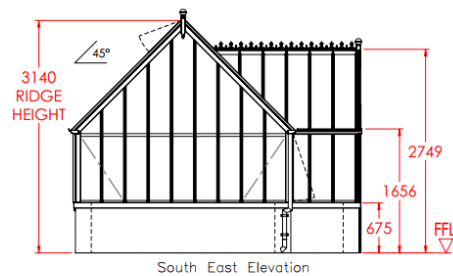
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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.



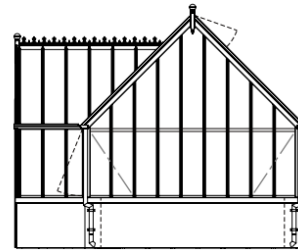
South West Elevation



South East Elevation



North East Elevation



North West Elevation



Design and impact on the character and context of the area, including Swallowcliffe Conservation Area

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design, reflecting local character and context. In addition, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The proposed greenhouse would be located within the rear garden; however, due to the site's position at the south-western edge of Swallowcliffe, the upper part of the structure would be visible from the public realm, particularly to road users entering and leaving the village. Whilst this is greater visibility than is typical for rear garden development, the overall impact is limited.

The greenhouse would have a maximum ridge height of approximately 3.1 metres and a footprint of around 14 square metres. This modestly exceeds what could be constructed under permitted development by approximately 0.6 metres; however, this difference is not considered to materially increase its visual prominence.

In visual terms, a greenhouse is a common domestic outbuilding and, in this case, the lightweight, predominantly glazed design reduces its perceived mass. The proposed materials, including a powder-coated aluminium frame (RAL 7032 'Wood Sage') and brick plinth, are considered sympathetic and would integrate appropriately with the surrounding rural character.

Although partially visible, views would largely comprise the upper glazed sections, and the structure would appear as an appropriate and unobtrusive garden feature. The modest increase in height above permitted development tolerances does not materially alter this assessment, and the proposal would not detract from the character or appearance of the area or the Conservation Area.

The proposal would not result in harm to the character or appearance of the area and would preserve the character and appearance of the Swallowcliffe Conservation Area. The development therefore complies with Core Policies 57 and 58 of the Wiltshire Core Strategy, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant provisions of the NPPF.

Impact on setting of nearby listed building

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is given to the desirability of preserving the setting of listed buildings. This duty is reflected in Core Policy 58 of the Wiltshire Core Strategy and the heritage policies of the NPPF.

The Grade II listed building known as Middledean is located approximately 60 metres to the south of the application site. Given this separation distance, alongside the single-storey scale of the proposed greenhouse, intervisibility between the two would be limited. Where glimpsed, the structure would be read within the context of a domestic garden setting.

The proposal is modest in scale and of a predominantly glazed design, which reduces its visual presence. The materials and subdued colouring are considered appropriate and would not detract from the rural character of the area or the setting of the listed building.

Having regard to the above, and giving great weight to the conservation of the listed building and its setting, the proposal would preserve the setting of Middledean and would not result in harm to the significance of any heritage assets. The development complies with Section 66(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 NPPF, in that it would preserve the setting of the listed building.

Amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy requires that development does not result in unacceptable impacts on the residential amenity of neighbouring occupiers. This is supported by paragraph 135(f) of the NPPF, which seeks to secure a high standard of amenity for existing and future users.

The proposal has been assessed in respect of its impact on neighbouring residential amenity, including potential effects relating to loss of light, overshadowing, loss of privacy and overbearing impact.

The development is single storey in nature and of modest scale, which limits its potential to give rise to adverse effects. The only nearby property with potential to be affected is The Stable Flat to the south. However, given the separation distance, existing boundary treatments and the limited height of the structure, the proposal would not result in any harmful loss of light, outlook or privacy, nor would it appear overbearing.

The proposal would not give rise to any unacceptable impacts on residential amenity and therefore accords with Core Policy 57 (vii) of the Wiltshire Core Strategy and the relevant guidance of the NPPF and Wiltshire Design Guide.

Arboriculture

The proposed greenhouse would be sited adjacent to a mature cob nut tree, which benefits from statutory protection by virtue of its size and location within the Swallowcliffe Conservation Area.

Given the proximity of the development to the tree, the Council's Arboricultural Officer was consulted. A supporting tree statement was also submitted by the applicant. A 'no comment' were received from the Arboricultural Officer, which is considered to reflect the limited scale and nature of the proposal and the adequacy of the information provided.

The development is modest in scale and comparable to outbuildings that could be erected under permitted development, and there is no evidence to suggest that it would result in harm to the health, stability or longevity of the protected tree. On this basis, no arboricultural objections are raised, and there is no requirement for further technical assessment.

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 heritage or onsite trees.

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: 13/04/2026
- Location plan – date received: 13/04/2026
- Proposed block plan – date received: 09/06/2026
- Proposed elevations – (ref: CORK8724_GP) – date received: 22/04/2026
- Proposed floor plan – (ref: CORK8724_GP) - date received: 22/04/2026

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

3. Materials used in the development hereby permitted shall be as stated in the application form.

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