

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/01868
Decision Date: 17/07/2026

Applicant:	Mr & Mrs P Homer Rosemary Cottage , The Lane, Porton, Wiltshire, SP4 0LN
Particulars of Development:	Proposed 2 storey side extension & internal alterations
At:	Rosemary Cottage, The Lane, Porton, Salisbury, SP4 0LN

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 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

2 Plans list

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

Nic Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a householder planning decision: Overview - GOV.UK \(www.gov.uk\)](#)).