

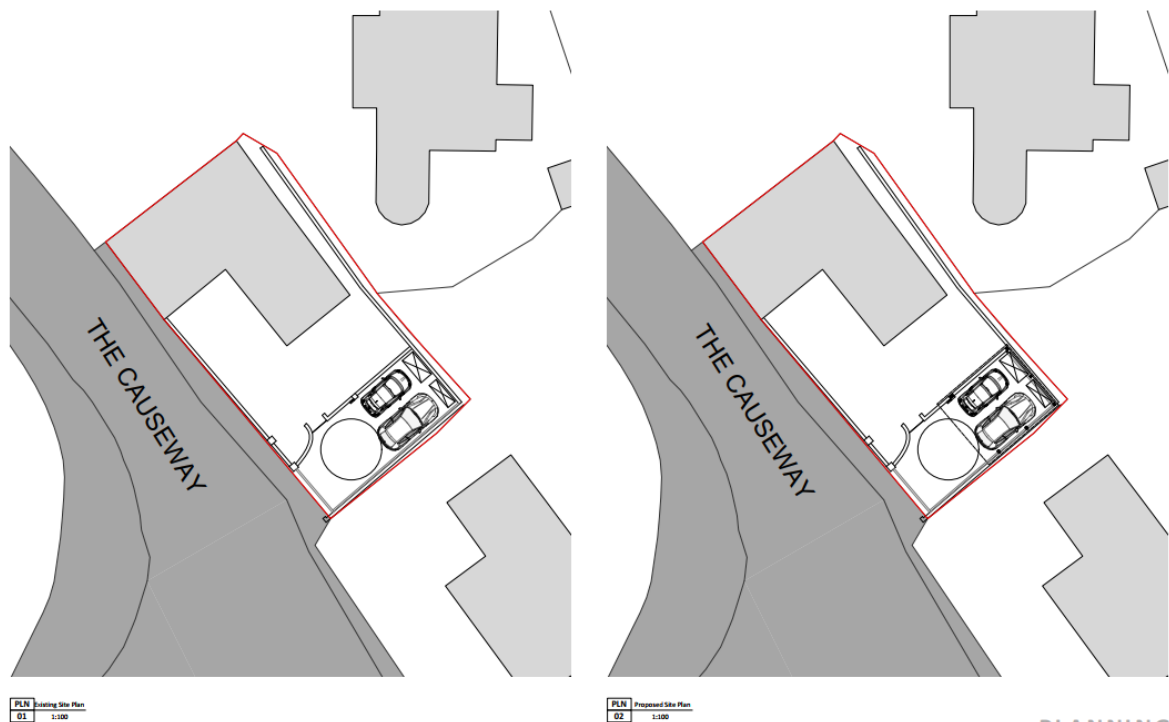
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03470
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Grey Shades, The Causeway, Broad Chalke, Salisbury, SP5 5DW
DEVELOPMENT DESCRIPTION:	The erection of a timber frame car port over the existing driveway.
RECOMMENDATION:	That Planning Permission be GRANTED

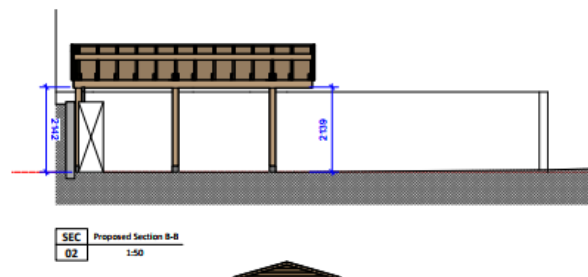
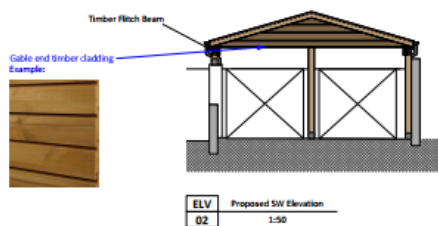
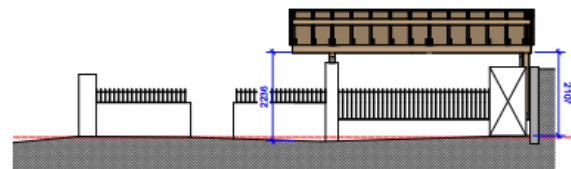
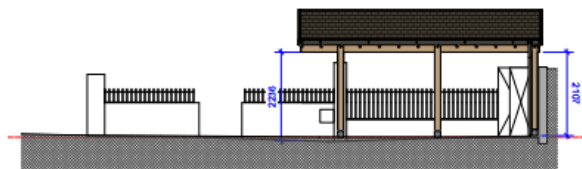
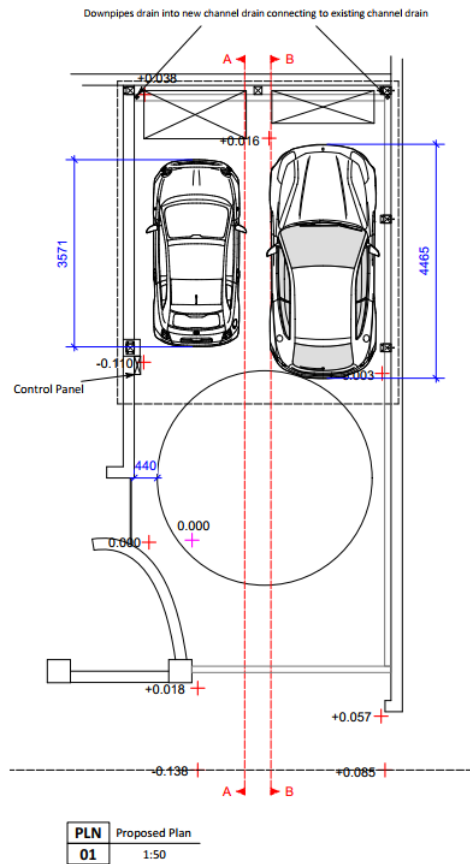
PROPOSAL

The proposal seeks planning permission for a new timber frame car port over the existing driveway.

A Heritage Statement was received 13.07.2026 and an additional elevation drawing showing context and updated elevations, showing materials were received 14.07.2026.



PLANNING



SITE DESCRIPTION/CONTEXT

The application site relates to a detached single storey dwelling located within the settlement boundary of the Large Village of Broad Chalke as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP33 (Spatial Strategy for the Wilton Community Area).



The application site is located to the east of the junction of South Street and The Causeway, opposite Grade I Listed Church of All Saints. The dwelling sits between residential properties 'Ash Meadow' and 'Corner House', at a slightly lower level than the road and neighbouring dwellings. The site is bounded by facing brick walls and the existing driveway is to the south of the plot with off road parking for three vehicles.

The application site is subject to the following planning policy constraints:

- Broad Chalke Conservation Area
- Hampshire River Avon Special Area for Conservation (SAC)
- Cranbourne Chase and West Wiltshire Downs National Landscape
- Flood Zone 1

The application site has previously been known as 'The Causeway' and the signage on the pier closest to the driveway names the property as 'Cart Barn'.

PLANNING HISTORY

Proposal / Summary

19/07347/FUL Proposed Extension - Approve with Conditions 26/09/2022
S/1995/0109 Of store to single bedroomed dwelling & alteration to access – Approve with Conditions 24/10/1996

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 33: Spatial Strategy for the Wilton Community Area
- Core Policy 50: Biodiversity and Geodiversity
- 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 67: Flood Risk

Broad Chalke Neighbourhood Plan 2019 – 2026, made July 2021

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act)

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

Broad Chalke Parish Council: No objection

Highways Officer: No objection

Highway Considerations

Access

The site is served by an existing vehicular access onto The Causeway, with no alterations proposed.

Parking and Turning

The site currently provides for parking on an open surfaced area, accommodating two spaces, with a turning table to facilitate access and egress in a forward gear. However, it is not clear if this is routinely used.

The proposal to provide a timber car port over the spaces would not appear to affect the use of the turntable, and whilst the supports to the car port would result in some limited encroachment into the surfaced area, it is not to a degree that the spaces could not be used, or would warrant an objection.

Summary and Recommendations

The proposed timber car port would be sited on an existing surfaced parking area and would maintain the current level of parking for the dwelling.

It is therefore recommended that no highway objection is raised.

REPRESENTATIONS

One comment was received as follows:

Whilst it is acknowledged that the proposed construction appears to be of a high standard in terms of design and finish, there are concerns regarding its scale and relationship with the existing bungalow.

The proposed roof pitch would be considerably higher than that of the existing property, resulting in a building that appears out of proportion within the site. This increased height would create an imbalance between the new and existing structures and would have a detrimental visual impact on the character and appearance of the site.

The development should be carefully considered in terms of its scale, massing and integration with the surrounding properties to ensure it remains sympathetic to the existing setting.

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 Conservation 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 policy requires applicants to “demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

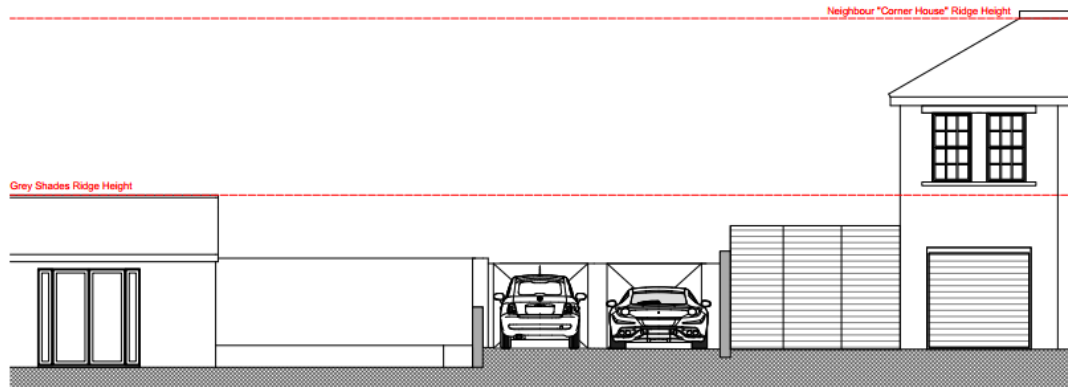
The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site is within the Broad Chalke Conservation Area and the neighbour to the south, 'Corner House' is designated as non-designated heritage asset within policy 3A of the Broad Chalke Neighbourhood plan, where consideration of development is expected to balance the scale of any harm or loss against the significance of the heritage asset. A Heritage Statement was submitted during the application process, but it was not considered necessary to consult with the Conservation Officer as the proposal does not relate to a Listed Building.

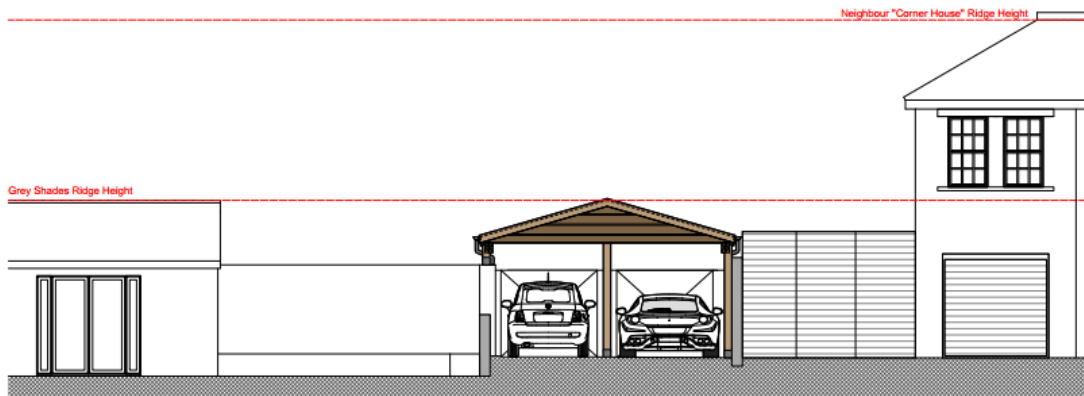
The proposal seeks planning permission for a new timber frame car port over the existing driveway. The carport would comprise a low pitched roof, supported by six timber posts. The upper part of the gable end is proposed to be infilled with horizontal timber cladding. It would be enclosed on three sides by existing site walls, two of which form the boundary with 'Corner House', the neighbour to the south that sits at a higher level.

Whilst within the Conservation Area, Grey Shades is a bungalow with no historical features. Its location, at a lower level, between 'Corner House' and Ashmeadow is discreet and it neither enhances nor detracts from the setting of the area. The proposed carport is modest in scale and would be sited over an existing area of driveway/hardstanding. It would be predominantly open, bounded by existing boundary walls.

A representation was received raising concerns about the scale and relationship with the existing bungalow. Additional site sections were requested to evaluate the relative heights of 'Grey Shades', the proposed car port and 'Corner House':



ELV Existing Street-scene
01 1:50



ELV Proposed Street-scene
02 1:50

The height relates to that of the existing bungalow and the proposed car port is considered to be modest and relates well to the small/discreet scale of the existing bungalow. It is clearly separate and subservient to 'Corner House'. The carport would be located, located towards the back of the site, away from the street frontage, reinforcing its subservient scale.

Whilst the site is opposite Grade I Listed Church of All Saints, the access to the Church is on the south side from South Street and the boundary between the Church and The Causeway is one of mature hedges and trees so there is no visual connection between the site and the heritage asset.



The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets.

Having regard to the above, the proposal complies 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 189, 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.

While the development would be visible from the street, its modest scale, traditional materials and limited extent of visibility, due to the setback position, ensure that it would not result in significant harm to the character or scenic quality of the landscape - noting that the proposal is within a well-established residential curtilage. The proposal would not conflict with the duty under Section 85 of the CRow Act and is considered to conserve the landscape qualities of the National Landscape in accordance with Core Policy 51 of the Wiltshire Core Strategy, and paragraph 189 of the NPPF.

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 proposal is for a single storey carport over an existing parking area. Grey Shades is at a lower level than the neighbouring dwellings, there are no concerns regarding loss of light, loss of privacy or overbearing impact.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 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.

No alterations to the site access are proposed. The proposed timber frame carport would be sited on an existing surfaced parking area and would maintain the current level of parking for the dwelling. The timber posts to support the roof would result in a limited encroachment into the surfaced area. No objection has been raised by the Highways Officer.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to a single-storey carport with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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:

Title	Description	Received Date
Existing and Proposed Site Plan	1187 - 07	2 June 2026
Location Plan	1187 - 06	2 June 2026
Proposed Plans and Elevations	1187 - 05E	14 July 2026
Street Scene Existing and Proposed	1187 - 08	14 July 2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

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