

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03675
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Crossways, Barber Lane, Homington, Salisbury, SP5 4NG
DEVELOPMENT DESCRIPTION:	Increase height of chimney stack above thatched roof ridge for safety compliance and insertion of French Doors
RECOMMENDATION:	That Planning Permission be GRANTED

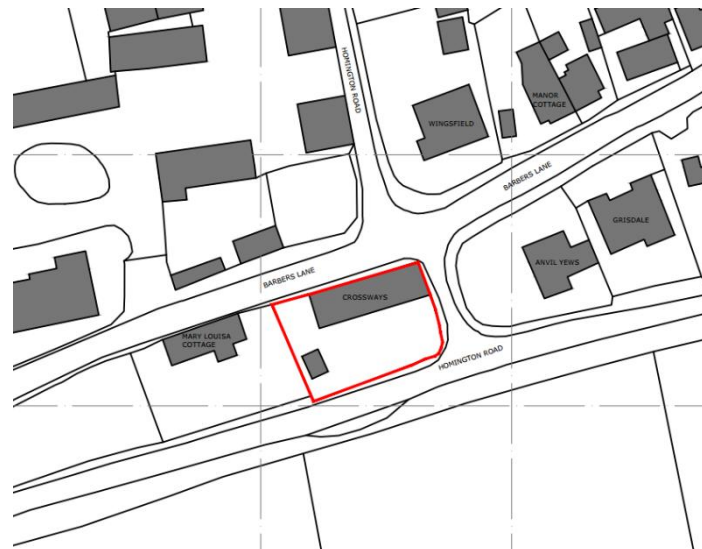
PROPOSAL

The proposal seeks planning permission to raise the height of the existing chimney stack by approximately 0.5 metres and to replace an existing ground floor window on the south elevation with French doors.

SITE DESCRIPTION/CONTEXT

Crossways is a detached thatched roof dwellinghouse sited on the junction between Homington Road and Barber's Lane in the hamlet of Homington, which itself is not defined in the settlement hierarchy of Wiltshire Core Strategy as per Core Policies 1,2 and 23.

The site is within Homington Conservation Area and in proximity to the Grade II listed Homington Farmhouse. The site is also within Cranborne Chase National Landscape.



PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Coombe Bissett and Homington 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

Coombe Bissett and Homington Parish Council: 'No comment' stance selected.

WC Conservation: No objection – subject to condition – with the following comment received:

'I previously said, in respect of a pre-application enquiry, that I considered it prudent to raise the height of the existing chimney stack in view of the fact that the building has a thatched roof covering.'

'If you are minded to approve the application, then I would recommend a condition along the lines of ' the new brick courses shall match in appearance and brick bond the existing (lower) brick courses'.'

REPRESENTATIONS

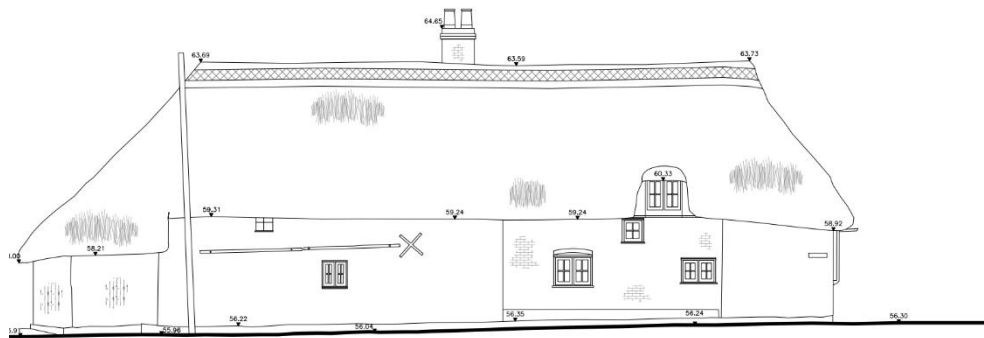
No comments were received.

ASSESSMENT

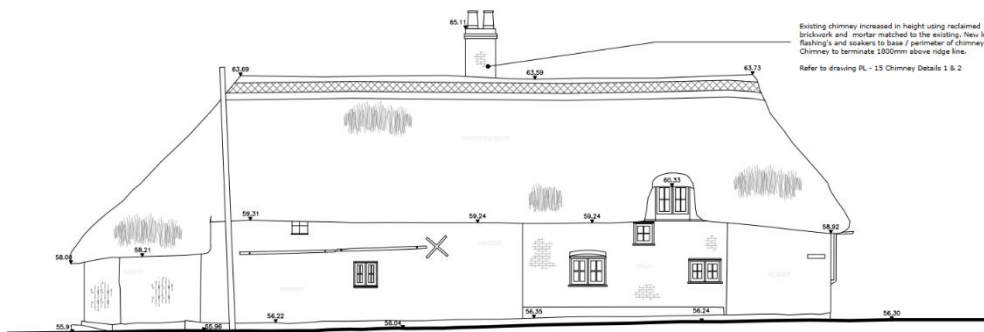
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

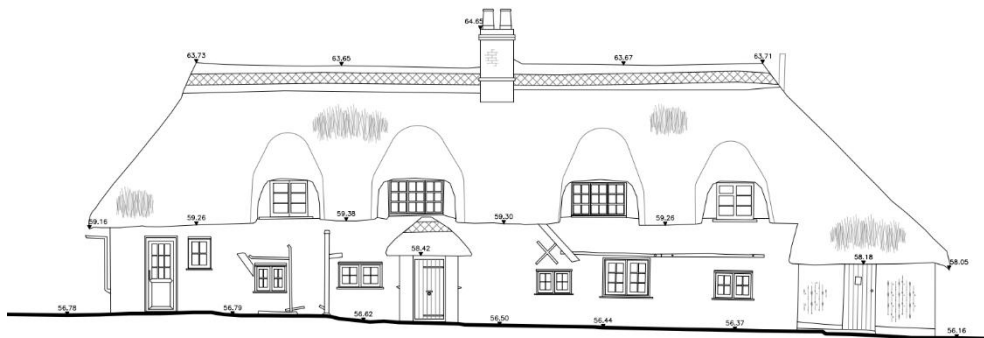
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



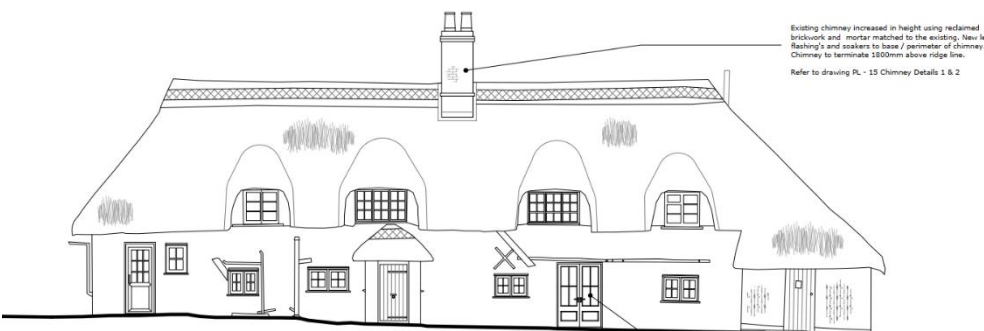
Existing North Elevation
Scale 1:100 @ A3



Proposed North Elevation
Scale 1:100 @ A3



Existing South Elevation
Scale 1:100 @ A3



Proposed South Elevation
Scale 1:100 @ A3

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

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy requires development to respond positively to local character and distinctiveness and to be of a high standard of design appropriate to its context.

The proposed increase in the height of the chimney stack is considered to be a minor alteration, increasing the visible height of the chimney by approximately 0.5 metres. As set out within the Design and Access Statement, the alteration is required to address fire safety considerations and achieve compliance with relevant Building Regulations given the relationship between the existing chimney height and the thatched roof.

In visual terms, the acceptability of the chimney alteration largely turns on its detailed design, materials and finish. The submitted *Chimney Details* drawing provides comprehensive details of how the works will be undertaken. The proposals include the reuse of salvaged clay chimney pots, the retention and reuse of existing bricks wherever possible and the use of reclaimed bricks to match the existing in size, colour, texture and finish where additional materials are required. The existing corbel detailing is proposed to be reformed to match the existing arrangement, whilst all new mortar and flaunching is specified to match the existing chimney in colour, texture and pointing profile.

The level of detail provided demonstrates a clear intention to preserve the existing appearance and character of the chimney stack. As a result, whilst the chimney will be marginally taller, the traditional materials, detailing and brickwork will ensure that the alteration remains sympathetic to the host dwelling and is not visually prominent or incongruous within the street scene. The proposal would therefore maintain the architectural character of the dwelling whilst addressing the practical safety requirements that have prompted the alteration.

The Conservation Officer specifically requested that any approval should secure matching brick courses and brick bonding through the use of a planning condition. Whilst a condition of that precise wording has not been imposed, the submitted *Chimney Details* drawing forms part of the approved plans and a separate condition requires the chimney extension and associated alterations to be carried out in accordance with those detailed specifications. The requirements sought by the Conservation Officer are therefore appropriately secured through the approved plans and condition attached to this permission.

The proposed French doors on the ground floor south elevation, replacing an existing window opening, are similarly considered to represent a minor external alteration. During the site visit it was noted that the south elevation is substantially screened by existing vegetation and boundary treatment, limiting views of this part of the dwelling from the public realm. Furthermore, French doors are a common and established domestic feature and, by reason of their scale, design and appearance, would not appear at odds with the character of the existing dwelling. Consequently, no harm to the character or appearance of the building or surrounding area would arise.

Having regard to the above, the proposal is considered to comply with the design objectives of Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Homington Conservation Area

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when exercising its planning functions. This statutory duty is reflected in Core Policy 58 of the Wiltshire Core Strategy, which seeks to ensure that designated heritage assets, including Conservation Areas, are conserved in a manner appropriate to their significance.

Crossways makes a positive contribution to the character and appearance of the Homington Conservation Area by virtue of its traditional form, thatched roof and established presence within the street scene. The proposed chimney extension has been carefully designed to utilise matching and reclaimed materials and to replicate the existing detailing of the chimney stack. Whilst resulting in a modest increase in height, the proposal would not alter the building's overall character or appearance in any significant way. Likewise, the proposed French doors would have a very limited visual presence given their location and the existing boundary vegetation.

Accordingly, the proposal would preserve the character and appearance of the Homington Conservation Area and satisfies the statutory duty contained within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of Core Policy 58 of the Wiltshire Core Strategy.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on the amenities of neighbouring occupiers. Paragraph 135(f) of the NPPF similarly requires planning decisions to secure a high standard of amenity for existing and future users.

The proposed chimney extension would increase the height of the existing chimney stack by approximately 0.5 metres and, by reason of its limited scale, would not result in any unacceptable overbearing impact to neighbouring properties. The proposed French doors would replace an existing ground floor window and would not create any new opportunities for overlooking or materially alter the relationship between the dwelling and neighbouring occupiers. The proposal therefore accords with Core Policy 57 in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Impact on the setting of the nearby listed building

From a heritage perspective, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest. This duty is reflected in Core Policy 58 of the Wiltshire Core Strategy and the heritage provisions of the NPPF, which seek to conserve heritage assets in a manner appropriate to their significance.

Whilst the proposals are of a very limited scale and do not directly affect any designated heritage asset, it remains appropriate to consider whether any impact would arise to the setting of nearby listed buildings.

Homington Farmhouse, a Grade II listed building, is located approximately 43 metres from the application site. Given this separation distance and the modest nature of the proposed development, including the limited increase in chimney height, the proposal would not alter the relationship between the two properties or result in any harm to the significance or setting of the listed building.

The development is therefore considered to preserve the setting of nearby heritage assets and accords with Core Policy 58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 and Homington Conservation Area, or the amenities of neighbouring occupiers.

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:

- Existing location plan – (ref: PL-01) – date received: 10/06/2026
- Chimney details (ref: PL-15) - date received: 10/06/2026
- Proposed ground floor plan – (ref: PL-10) – date received: 10/06/2026
- Proposed north and east elevations – (ref: PL-13) – date received: 10/06/2026
- Proposed south and west elevations – (ref: PL-14) – date received: 10/06/2026
- Proposed roof plan – (ref: PL-12) – date received: 10/06/2026

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

3. The chimney extension and associated alterations hereby approved shall be carried out in full accordance with the details shown on the approved '*Chimney Details*' drawing (ref. PL-15), received on 10 June 2026.

REASON: In the interests of preserving the character and appearance of the dwelling, the surrounding area and the Homington Conservation Area.