

APPLICATION FOR ANNEXED ACCOMODATION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03706
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Rickyard, Silver Street, Alderbury, Salisbury, SP5 3AN
DEVELOPMENT DESCRIPTION:	Conversion of existing outbuilding into granny annex
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of an existing outbuilding into a granny annex.

SITE DESCRIPTION/CONTEXT

The site is situated on the edge of the defined settlement boundary of the Large Village of Alderbury, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. It is also within a Special Landscape Area, as defined by saved Salisbury District Local Plan policy C6.

The site is in Flood Zone 1 (lowest risk of flooding), has a negligible risk from ground and surface water flooding. The application site is situated within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site and is outside of the River Test Catchment area.

The application site is accessed off an unadopted track which is designated as a public footpath (Ref: ALDE2). It is also bordered by another public footpath (Ref: ALDE4) on the northeastern boundary. The application site is surrounded by dwellings on the north and northwest with the open countryside on the southwest and southeast.

PLANNING HISTORY

Proposal / Summary
14/03034/FUL - Full planning permission Decision - Approve with Conditions Date: 22/4/2014 – Construction of a detached car port with storage over
S/2007/1802 - Full planning permission Decision - Approve with Conditions Date: 8/2/2008 – PROPOSED CONVERSION AND EXTENSION OF AGRICULTURAL BUILDING TO CREATE ONE DWELLING
S/2009/0982 - Full planning permission Decision - Approve with Conditions Date: 3/9/2009 – PROPOSED CONVERSION AND EXTENSION OF AGRICULTURAL BUILDING FOR RESIDENTIAL PURPOSES (RESUBMISSION OF PLANNING APPLICATION REF S/2007/1802 TO INCORPORATE MINOR AMENDMENTS)

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

Saved Policy H33 (Accommodation for Dependent Persons)

Supplementary Planning Documents and other Guidance:

Wiltshire Design Guide (adopted April 2024)

Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking

CONSULTATION RESPONSES

Alderbury Parish Council: No comment.

Highways: No Objection – Subject to condition.

Rights of Way: None received.

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.

Principle of Development

Policy Context

When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling.

Where the proposed accommodation does not demonstrate a clear physical or functional relationship with the host dwelling, it may constitute a new dwelling and therefore not in accordance with the terms of what has been applied for i.e., ancillary accommodation.

Assessment

This application proposes to convert an existing 2 storey detached carport which was approved after planning permission reference: 14/03034/FUL. The associated host dwelling was constructed after planning permission S/2007/1802 & S/2009/0982 to convert a barn to a residential dwelling.

The existing outbuilding has a three-sided ground floor area with parking for 2 vehicles. An external staircase is located in the northeastern elevation which gives access to a first floor area which has a bathroom and a study area which is incidentally used by the occupants of the associated host dwelling. To facilitate the conversion of this outbuilding for ancillary use, this application proposes to enclose the carport on the ground floor and remove the external staircase on the north east elevation. An entrance door is proposed on the north east elevation with a porch over in a similar location to the external staircase. Internally, the ground floor would have a toilet, kitchenette, living room and dining room leading out to a decking area. An internal staircase is proposed to access a first floor bedroom with the existing bathroom on the first floor retained as such. A dormer window is proposed on the south eastern elevation with a proposed window for the bedroom and a second window from the staircase. The

existing southwestern window is proposed to be enlarged with a new ground floor window below this.

The annex is located within the residential curtilage of the host dwelling. While it is detached, it is not physically separated from the host dwelling by any fencing or walls. Between the host dwelling and the proposed annex is an existing gravel driveway which is proposed to be shared between the two with the access to this driveway the existing access which is also proposed to be shared. Beyond this gravel driveway is a garden area proposed to be shared between the two as well.

The outbuilding is proposed to be used by the applicant with her daughter and her family proposed to live in the host dwelling.

Saved Policy H33 (Accommodation for Dependent Persons) in the Salisbury District Local Plan states:

Proposals to create separate units of accommodation for dependent persons will be permitted provided that either:

(i) the accommodation is created wholly or partly within the existing dwelling or takes the form of an extension to that dwelling;

(ii) the design and internal arrangement of the proposed unit of accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required to house a dependent person; and

(iii) where an extension is proposed, its siting and design is acceptable and the remaining external space around the building is adequate or,

(iv) the accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling; and

(v) is subject to a restrictive occupancy condition or, if outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area, is subject to the applicant entering into a legal agreement with the Local Planning Authority that the ancillary accommodation will not be let or sold separately from the main dwelling.

In this instance, the accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling. While the internal accommodation proposed as part of this conversion demonstrates a separate kitchen, living and dining area, this utilises the existing footprint of the outbuilding. On the first floor, while this application proposes a new dormer, internally this space remains similar to the existing as an existing bathroom and ample fenestrations are already located in this space. A condition has been included in the recommendation to ensure that the annex would remain within the same planning unit as the associated dwelling.

Design and Impact upon the upon the character and context of the area

Policy Context

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.

Assessment

The application does not propose any additional footprint to facilitate the conversion of the outbuilding to an annex. The only external addition is the proposed dormer which is proposed to have a flat roof with horizontal timber boarding to match the existing outbuilding. The annex is set back from the street scene. The proposed changes to the outbuilding are in keeping with the existing design and character of the outbuilding. The application site is located down a small road with residential dwellings without a defining design characteristic. However, the application does include a dormer extension to the outbuilding which faces the open countryside and is visible from public footpaths. A mature hedge boundary between the application site and the footpaths are located on the southern boundary. From the footpaths, the existing roof of the outbuilding is visible. The proposed dormer would therefore be visible from this footpath as well. The mature hedges will act as a visual screening between the outbuilding and the countryside. As the outbuilding is already in situ by virtue of the previous implemented planning permission, the impact of this outbuilding on the setting of the open countryside is considered to be neutral. Therefore, the addition of a dormer to the outbuilding on balance, would not have any significant adverse effect to justify the refusal of planning permission. 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.



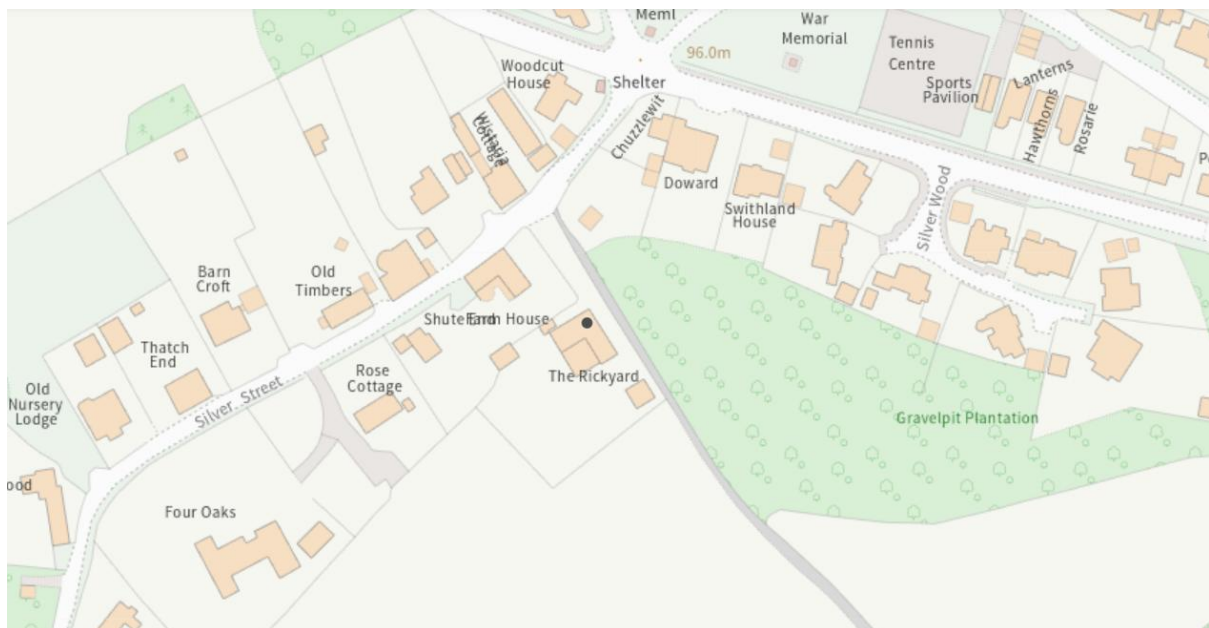
Amenity

Policy Context

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.



In terms of overbearing impacts and overshadowing impacts, the location of the outbuilding is of considerable distance from neighbouring dwellings to negatively impact their amenity on these grounds. 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

Policy Context

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.

Assessment

The application site is accessed off an unadopted track (designated as a public footpath reference: ALDE2) off Southampton Road. The existing outbuilding is accessed from the existing driveway of the associated residential dwelling with the outbuilding being a carport for two vehicles. An existing gravel parking area is located next to the outbuilding and the host dwelling; this measures approximately 10 metres in length. These dimensions allow for up to 3 vehicles to be parked in this location with enough space to exit the site in forward gear given the width of the existing driveway. This is in line with the Wiltshire Local Transport Plan 2011-2026 which states:

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

Lastly, highways officer has no objection to the application on highways grounds.



Rights of Way

The application site is accessed off an unadopted track which is designated as a public footpath (Ref: ALDE2). It is also bordered by another public footpath (Ref: ALDE4) on the northeastern boundary. From this footpath, the house and the existing outbuilding are visible.

The rights of way team were consulted on this application but no response was received. However, the application does not propose any additional footprint and therefore, having consideration for this and the proposed changes that include the insertion of a dormer window, users of the public right of way will not be impacted by way of this proposal. The existing access to the application site and other adjacent dwellings are from the public footpath. There are no proposed changes to the access of the application site as part of this application. It is assumed that the applicant has vehicular access rights over this footpath to access their property, a separate matter outside of the planning regime.



Ecology Impact

Policy Context

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 Environment Act 2021 introduces a statutory requirement for most developments to deliver a minimum 10% Biodiversity Net Gain (BNG).

Assessment

The application site is not located within any designated ecological site. The existing outbuilding is located on the southeastern corner of the application site. This lies adjacent to Gravelpit Plantation on the north and the open countryside on the south. The application did not include any ecological assessment or surveys. There is an existing mature hedge along the southeastern boundary of the application site which is proposed to be retained and not impacted by the development. This allows for a buffer between the settlement boundary and the open countryside in this location. On the eastern boundary, the existing outbuilding is

adjacent to an existing 1.8 metre high timber fence which separates the application site to a rights of way footpath and Gravelpit Plantation on the other side.

While no assessment has been submitted as part of this application, under the Conservation of Habitats and Species Regulations 2017, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation.

The application site lies within the zone of influence of the New Forest Special Area of Conservation (SAC), where residential development—including proposals that result in a net increase in overnight accommodation—may contribute to increased recreational pressure on protected habitats. In accordance with the Conservation of Habitats and Species Regulations 2017, such development may be required to demonstrate that it will not have an adverse effect on the integrity of the designated site, either alone or in combination with other plans or projects.

In this case, the proposed annexed accommodation is considered to be ancillary to the main dwelling and does not result in a net increase in independent residential units. It is not intended to function as a separate dwelling or generate additional recreational visits to the New Forest SAC.

On this basis, the development is not considered to give rise to additional recreational pressure and therefore does not require mitigation under the New Forest Strategic Access Management and Monitoring (SAMM) Strategy. Consequently, no Appropriate Assessment is required under the Habitats Regulations.

This conclusion is reached on the proviso that a planning condition is imposed to ensure the annexe remains ancillary to the main dwelling and is not used as a separate unit of accommodation.

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 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:

Location Plan & Block Plan Drawing No. 03 Received: 11th June 2026

Proposed Plans, Elevations & Sections Drawing No. 02 Received: 11th June 2026

Covering Letter Received: 11th June 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and the submitted documents.

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

4. The ancillary accommodation hereby permitted shall not be occupied at any time as an independent residential unit or for purposes other than those which are ancillary or incidental to the residential use and occupation of the main dwelling, known as The Rickyard, Silver Street, Alderbury, Salisbury, SP5 3AN. The accommodation shall remain within the same planning unit as the main dwelling as a single dwellinghouse (C3).

REASON: To allow the Local Planning Authority to consider use or occupation for purposes which are not ancillary to the host dwelling to ensure that proper consideration is given to the means of access, amenity considerations and necessary infrastructure associated with the creation of an independent unit of residential accommodation.