

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03647
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Riverside West, Flamstone Street, Bishopstone, Salisbury, SP5 4DB
DEVELOPMENT DESCRIPTION:	Demolition of existing conservatory and construction of a two-storey extension to the north elevation
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of a conservatory to the north elevation and the construction of a two-storey extension in the same footprint.

SITE DESCRIPTION/CONTEXT

The site is located in the hamlet of Faulston within the Bishopstone, outside of a defined settlement boundary as defined by Wilshire Core Strategy (WCS) policies CP1, CP2, and CP23. The site lies within the Bishopstone Conservation Area and the Cranborne Chase and West Wilshire Downs Area of Outstanding Natural Beauty (AONB) National Landscape (NL). It is situated within the Hampshire River Avon Catchment and within the 13.8- kilometre recreational buffer of the New Forest Special Protection Area (SPA). However, these designations have no impact on the assessment of this householder planning application because of the nature of the proposed development.

The application site is bordered by The Alley on the south, the open countryside to the north and west and a semi-detached dwelling on the east.



The red line boundary of the application site is partly within Flood Zone 2 and 3 with River Ebble located 20 metres south of the application site.

PLANNING HISTORY

Proposal / Summary
S/2007/2107 - Full planning permission Decision - Refused Date: 12/12/2007 – UPVC CONSERVATORY
S/2002/1587 - Full planning permission Decision - Approve with Conditions Date: 29/11/2002 – HOUSE EXTENSION REPLACEMENT OF GARAGE AND ERECTION OF FENCE
S/2008/1225 - Full planning permission Decision - Approve with Conditions Date: 3/9/2008 – PROPOSED REAR CONSERVATORY
S/1988/2112 - Lawful development: Proposed use Decision - Approved Date: 31/1/1989 – APPLICATION UNDER SECTION 53 OF THE TOWN AND COUNTRY PLANNING ACT 1971 AS TO WHETHER PLANNING PERMISSION IS REQUIRED TO BLOCK UP PERMANENTLY THE INTER-CONNECTING
S/1989/0141 - Full planning permission Decision - Approve with Conditions Date: 13/4/1989 – CONSTRUCTION OF BATHROOM AT FIRST FLOOR LEVEL

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

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

The Planning (Listed Building and Conservation Area) Act 1990

Section 16

Section 66

Section 72

CONSULTATION RESPONSES

Bishopstone Parish Council: None received.

Environment Agency: No comment, inappropriate consultation, apply National FRSA.

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.

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

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.

Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a

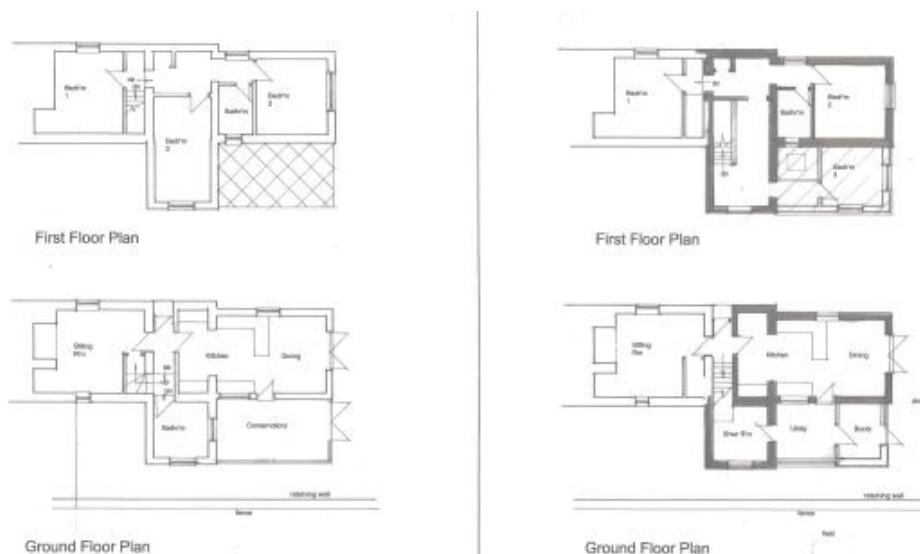


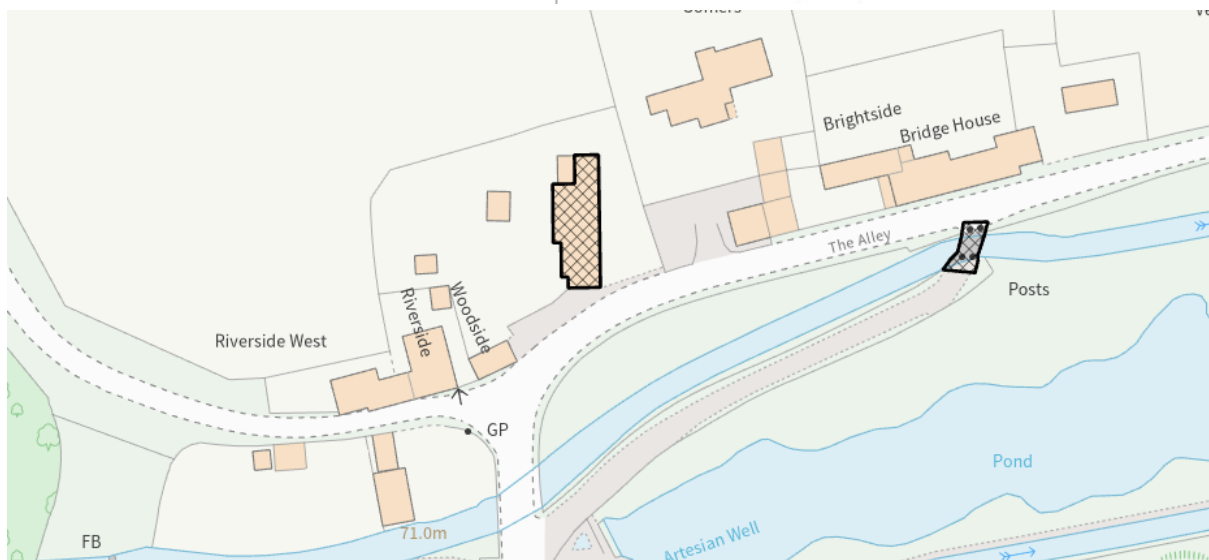
Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations.

The application consists of a two-storey semi-detached dwelling with an amenity garden on the west of the dwelling and parking and amenity space associated with the dwelling on the south across the highway.

This application proposes to demolish an existing single storey conservatory located northwest of the host dwelling and proposes to replace this with a two-storey rear extension with the same footprint as the existing conservatory. The footprint of the extension will measure approximately 3 metres in width and 5 metres in length. On the ground floor, internally, the kitchen, dining room and bathroom are retained as existing. The extension will create a boot room and utility room with a similar side access to the dwelling as existing. On the first floor, the extension will create a larger third bedroom and an en-suite. The materials of the proposed extension are render on the ground and Cedral cladding on the first floor with a slate roof. The two-storey extension will have a pitched roof which becomes a flat roof as it connects to the existing two storey rear extension. The eaves height of the proposed two storey extension will be higher than the eaves height of the principal cottage, however, the eaves of the extension will match the eaves height of the existing two storey rear extension. The proposed fenestrations have been designed to match the fenestrations of the existing dwelling.

Although Cedral cladding is not a prevailing material within the locality, its use is restricted to a subordinate extension and would provide a contemporary finish. The extension will predominantly be visible from the rear with the side elevation being visible from the highway on the west. However, it is not considered to detract from the character or appearance of the host dwelling or wider area and is therefore considered acceptable from a design perspective. The extensions are subservient to the host dwelling, with the footprint of the extension following the footprint of an existing conservatory.





The application site is located within a conservation area although the host dwelling is not a listed building. The closest heritage asset is The Three Horseshoes on the northeast of the host dwelling. 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. The development is therefore considered to comply with Core Policy 57 & 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions 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 application site lies adjacent to Riverside on the east and the open countryside on the north and west with the highway on the south and land used for amenity and parking by the host dwelling on the south. The extension does not propose any fenestrations facing the neighbouring dwelling on the east as the proposed extension would be behind an existing two storey extension which faces the neighbouring dwelling. As such, it is not considered that the proposed works would create any additional overlooking to the neighbouring dwelling.

In terms of overbearing and overshadowing impacts, with the sun rising from the east and setting in the west, the location of the dwelling and extensions would not create any undue overshadowing to the neighbouring dwellings. 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.

The application is for a two storey rear extension to an existing residential dwelling. The application site is located along the corner of Flamstone Street, Bridge Road and The Alley. While it is located within the Cranborne and Chase National Landscape it lies adjacent to residential dwellings particularly along The Alley.

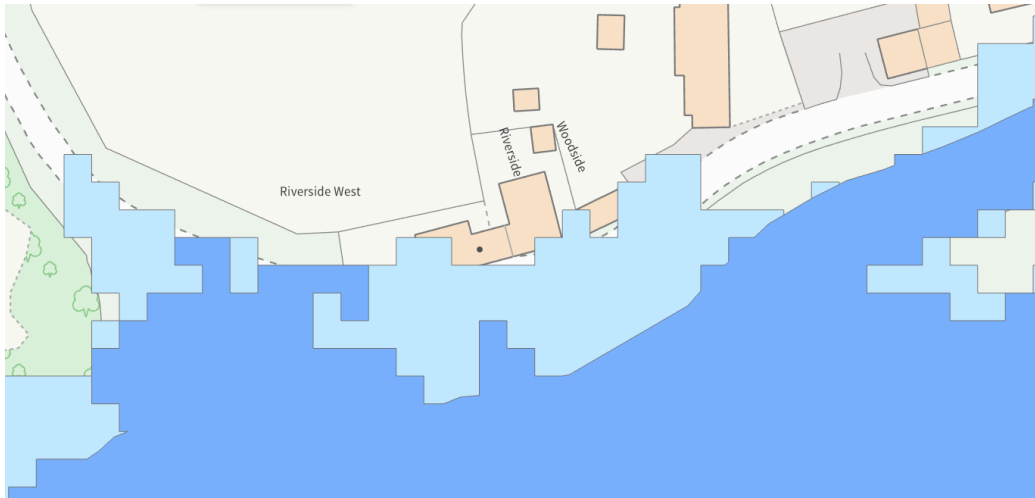
The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 of the NPPF in conserving and enhancing the National Landscape.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national

policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.



The application site is partly located within Flood Zone 2 with Flood Zone 3 and River Ebble being approximately 20 meters south of the application site. Paragraph 176 of the NPPF has noted that while applications for minor development would not be subject to a sequential test, the requirements for site specific flood risk assessments as set out in Footnote 63 is still applicable. Footnote 63 has stated that: *A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.* No site specific flood risk assessment has been provided for this application. The planning statement noted that the application does not propose any additional footprint but rather uses the existing footprint of the conservatory to construct the extensions over this. The planning statement has noted: *the north side of the property is positioned close to a retaining wall supporting the field to the north; therefore by appropriate arrangement of steps it is conceivable that escape to Flood Zone 1 Area at the higher level is possible... Signing up to the Environment Agency early warning system would be prudent.*

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 begin 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:

Existing and Proposed plans & elevations, Location and site plan Drawing No. 3326 1

Received: 05 June 2026

Planning Statement Received: 05 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 in the submitted documents.

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