

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03971
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Alexander Fields, Upavon, Pewsey, SN9 6NB
DEVELOPMENT DESCRIPTION:	Installation of an on-roof mounted solar photovoltaic (PV) array to the existing dwellinghouse roof.
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The proposal seeks planning permission for the installation of an on-roof mounted solar photovoltaic (PV) array to the existing dwellinghouse roof.

SITE DESCRIPTION/CONTEXT

The application site is a two-storey detached dwelling located in a residential street in Upavon, Pewsey. The application site lies within the settlement boundary of the large village of Upavon in Pewsey as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP18. The site is located in a residential cul de sac and is bordered by residential dwellings on the north and southwest with the highway on the west and the countryside on the east and south. The application site is not located in the conservation area, however Upavon conservation area is located on the border of the application site on the east.

The River Avon is located approximately 140 metres east of the application site however the site lies in an area with the lowest risk of flooding. It is also situated within the Hampshire River Avon Catchment. However, this designation has no implication to the assessment of householder applications to existing dwellings.



PLANNING HISTORY

Proposal / Summary
K/30239 - Full planning permission Decision - Approve with Conditions Date: 16/1/1995 – Residential development of ten two storey dwellings and garages.
K/17138/O - Outline Planning Decision - Approve with Conditions Date: 21/9/1992 – RESIDENTIAL DEVELOPMENT OF 8 DWELLINGS.
K/10987 - Full planning permission Decision - Refused Date: 15/10/1987 – RESIDENTIAL DEVELOPMENT (9 HOUSES, GARAGES & ACCESS ROAD)

K/12908 - Full planning permission Decision - Approve with Conditions Date: 20/11/1990 – RESIDENTIAL DEVELOPMENT OF 8 DWELLINGS
K/15429/O - Outline Planning Decision - Refused Date: 15/2/1990 – RESIDENTIAL DEVELOPMENT
K/82/1013 - Full planning permission Decision - Refused Date: 26/7/1984 – Outline residential development
PL/2023/05794 - Prior approval Part 1 Class A.1(ea): Larger home extension Decision - Prior Approval Refused Date: – Single storey rear extension
PL/2023/06986 - Householder planning permission Decision - Approve with Conditions Date: 3/10/2023 – Single storey rear extension and alterations to facilitate housing an elderly relative.
PL/2025/03951 - Non-Material Amendment Decision - Approve Date: 15/5/2025 – Non-Material Amendment to planning application PL/2023/06986-Extension increased to full width of existing house. Door to Dining Room south external wall removed. High level window added to Utility north external wall. (Single storey rear extension and al
K/17159 - Full planning permission Decision - Refused Date: 20/3/1991 – REMOVAL OF AGRICULTURAL RESTRICTION
PL/2021/03003 - Approval of details reserved by a condition Decision - Approve Date: 6/5/2021 – Discharge of Condition 3 of 20/05851/FUL (Engineering operations to construction an in-ground swimming pool within the curtilage of the Manor garden).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 18: Spatial Strategy: Pewsey Community Area

Core Policy 42: Standalone renewable energy installations

Core Policy 50: Biodiversity and Geodiversity

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Core Policy 67: Flood Risk

Core Policy 69: Protection of the River Avon SAC

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Pewsey Neighbourhood Plan Review 2025-2038

The Pewsey Conservation Area Appraisal 2009

Pewsey Village Design Statement 2007

The Planning (Listed Building and Conservation Area) Act 1990

Section 66

Section 72

CONSULTATION RESPONSES

Upavon Parish Council: None received.

REPRESENTATIONS

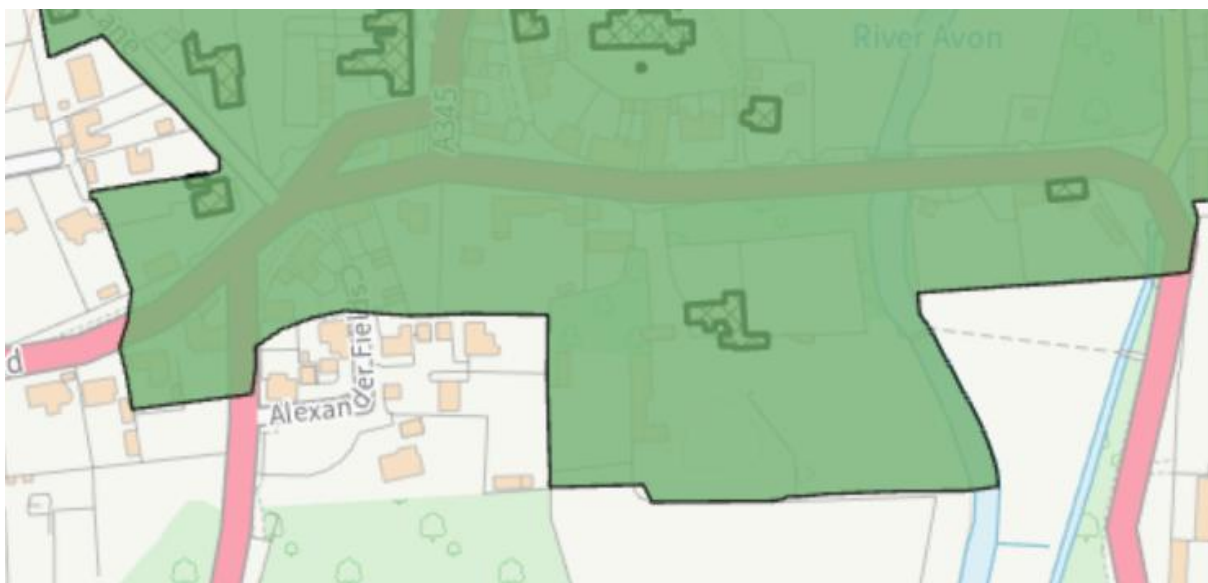
No comments were received.

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.



Design and Impact upon the upon the character and context of the adjacent 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.

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.

Pewsey Neighbourhood Plan review 2025 – 2038 has noted:

3.3 Pewsey village has a mixed architecture containing many listed buildings and vernacular buildings of local interest. The village centre is a designated Conservation Area which is considered by Historic England to be 'At Risk', primarily through gradual erosion from unsympathetic, modern development and the loss of features due to ad-hoc alterations.

High quality design will be a pre-requisite for new development, respecting the quality of the local built environment, particularly within the Conservation Area. All 19 new housing must also be built to the highest environmental standards including renewable energy where appropriate and be energy efficient.

Paragraph 164 of the NPPF states that *'In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).*

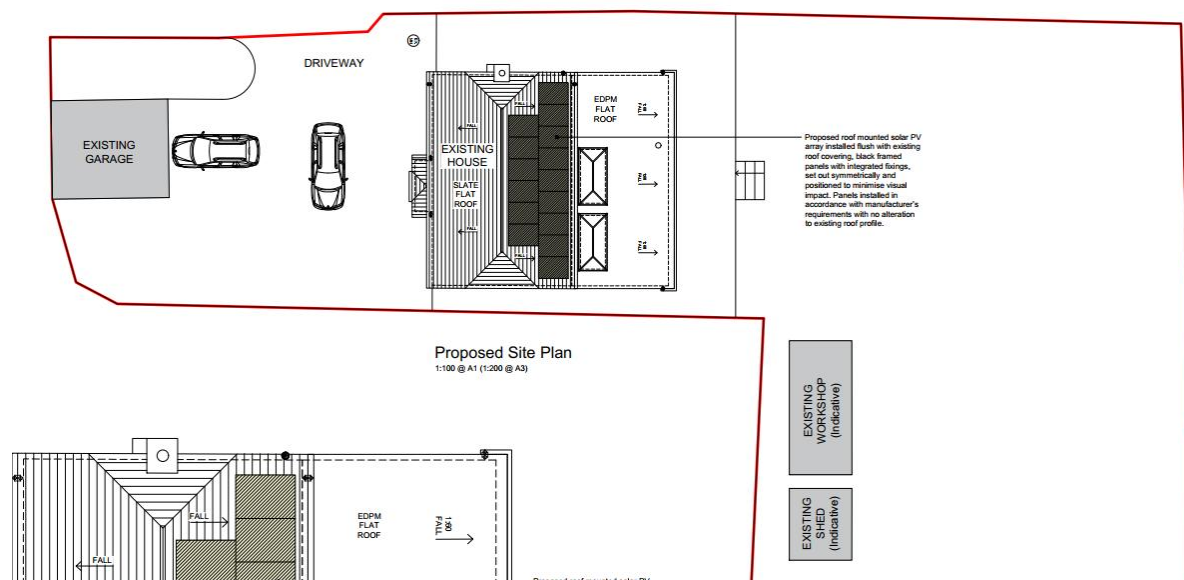
This application proposes to install 15 Aiko 490W solar panels on the east facing roof (rear elevation) of the host dwelling.

Planning applications for the addition of solar panels can fall under permitted development rights Part 14 Class A. However, Condition 4 of the original permission for the construction of dwellings on this site removed PD rights for additions, extensions or enlargements to the dwellings.

While the application site is not part of a conservation area, the conservation area of Upavon begins on the eastern boundary of the application site. Additionally, Manor House is a Grade II listed building located on the east of the application site. This application proposes to install 15 solar panels on the east elevation which is the rear roof slope of the host dwelling and as such this would not be visible from public vantage points. However, the rear roof slope faces the conservation area and the listed building on the west. There is however significant distance of approximately 81 metres to the west of the application site to the closest listed building with trees and screening between them. Therefore, it is not considered that the addition of solar panels to the dwelling would harm the character of the adjacent conservation area and listed buildings.

In addition to this, the addition of solar panels to residential dwellings are becoming increasingly accepted and commonplace within the built environment. The principle of the addition of solar panels to an existing building is considered a positive contribution to Wiltshire as part of a high standard of design. Encouraging energy reduction measures to improve energy performance is good design in the context of the Wiltshire Core Strategy. The solar array is proposed to be used for the residential dwelling. CP42 of the adopted WCS states that proposals for “standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints.” This is also in line with Pewsey Neighbourhood Plan review 2025 – 2038 which has noted that they are in support of renewable energy where appropriate.

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.



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 installation of solar panels to the roof of a residential dwelling is not considered to cause any overshadowing, overbearing or overlooking impacts to the residential amenity of the local area. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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, relationship with the surrounding area and would not harm the character of the adjacent conservation area and listed buildings. Additionally, it would not result in any unacceptable harm to the character of the locality and 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:

Design and Access Statement Received: 23 June 2026

Proposed Elevations Drawing No. 26-1057-201 Received: 23 June 2026

Proposed Site Plan and Roof Plan Drawing No. 26-1057-200 Received: 23 June 2026

Location Plan Drawing No. 26-1057-LOC1 Received: 23 June 2026

Solar and Battery Proposal and Specification Received: 23 June 2026

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

3. The solar panels hereby approved shall be removed within 2 months of them no longer being required for microgeneration purposes and within 2 months of their removal, the site shall be made good to its appearance at the time immediately before the panels' first installation.

REASON: In the interests of protecting heritage assets, visual amenity and the character and appearance of the area.