

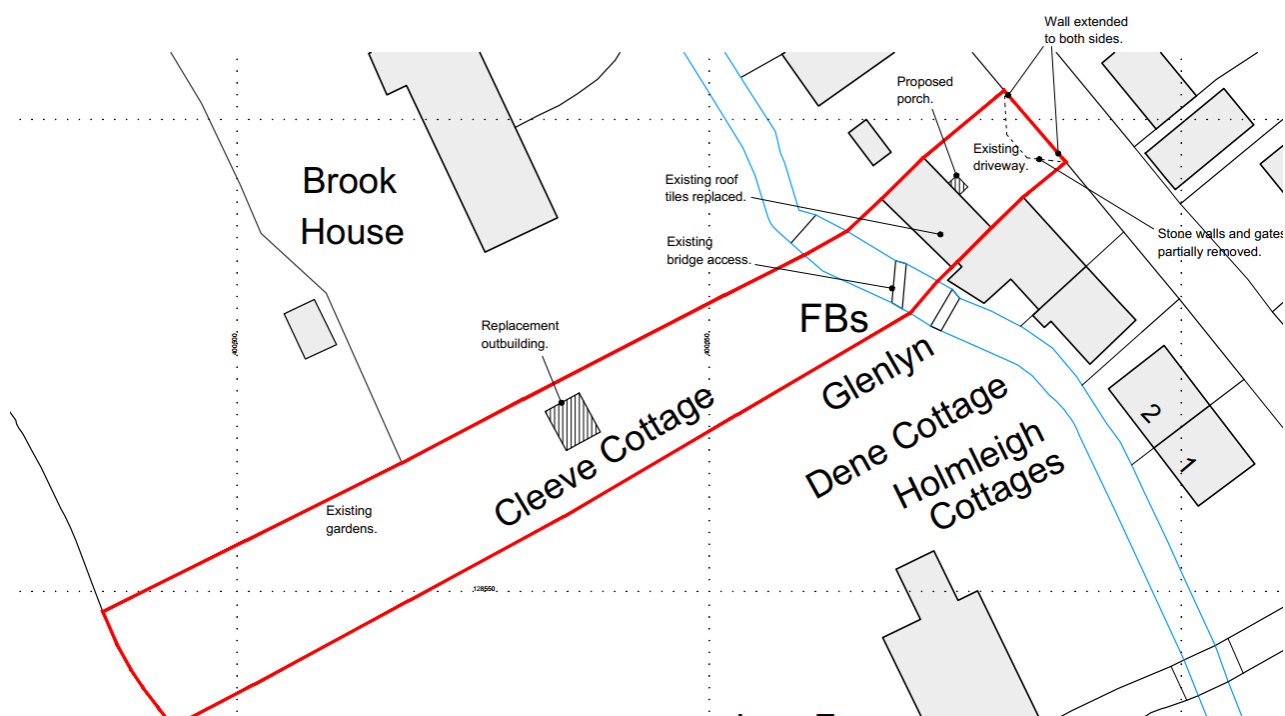
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01152
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Cleeve Cottage, High Street, Fovant, Salisbury, SP3 5JL
DEVELOPMENT DESCRIPTION:	Proposed relocation of existing front door with new stone & timber porch. New windows into existing door openings to match. Replacement of existing tiles with slate across full extent of existing building and proposed porch. Proposed replacement of existing workshop to rear garden. Removal of existing gated entrance and stone walls, and partial rebuild of stone walls at driveway entrance.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission to relocate the existing principal entrance and construct a new stone and timber porch on the north-east facing front elevation, with a slate-covered roof. The two existing front door openings would be infilled and replaced with new windows. The proposal also includes the replacement of the existing interlocking concrete roof tiles on the dwelling with natural slate.

In addition, the existing gated driveway entrance and associated stone boundary wall would be removed. Part of the stone wall would be rebuilt and repositioned. A replacement workshop outbuilding is proposed within the rear garden, broadly occupying the location of an existing outbuilding. During the course of the application, revised plans were submitted amending the design of the proposed porch and the works to the front boundary wall.



SITE DESCRIPTION/CONTEXT

Cleeve Cottage is a detached dwellinghouse located within the Large Village of Fovant, as identified by Core Policies 1, 2 and 27 of the Wiltshire Core Strategy. The site comprises the main dwelling, a front parking area accessed directly from the highway, and a long rear garden through which Fovant Brook runs in a north to south direction. The planning history indicates that the property was altered during the 1980s, with no subsequent planning permissions identified. The site lies within the Fovant Conservation Area and the Cranborne Chase National Landscape.

PLANNING HISTORY

Proposal / Summary
S/1983/0282 - Full planning permission Decision - Approved Date: 12/5/1983 – PROPOSED FIRST FLOOR EXTENSION TO PROVIDE BATHROOM
S/80/1074 - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 2/10/1980 – Proposed alterations and additions at Brook Cottage

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury 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 64: Demand Management
- Core Policy 67: Flood Risk

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

Fovant Parish Council: No comment – with the following text received:

'Following a full Council meeting of Fovant Parish Council, the Councillors opted to respond "no comment" to this planning application.'

WC Highways: No objection subject to condition – with the following text received:

'I refer to the amended plans for the above application. I note the wall around the telegraph pole to provide protection, this is acceptable. I raise no highway objection providing the following condition is imposed.'

The recommended condition has been included on the decision notice.

WC Conservation: Comment – a summary of the response is copied below:

Concerns were raised that the proposed alterations to the front elevation and porch design lacked sensitivity to the cottage's historic character, particularly in relation to its symmetry and the extent of glazing. It was recommended that any replacement roof covering should comprise natural slate, with a preference expressed for clay tiles.

WC Drainage: No objection: a summary of the response is copied below:

'It is acknowledged that the proposed development is minor in nature, with minimal change to the site's flood risk characteristics or impermeable area. There is not an increase in flood risk to the property as a result of the proposed works.'

WC Ecology: Comment – a summary of the response is copied below:

'As there is the potential for roosting bats to be impacted by the proposal, more information must be provided prior to determination. A preliminary bat roost assessment must be conducted and any recommended additional surveys.'

REPRESENTATIONS

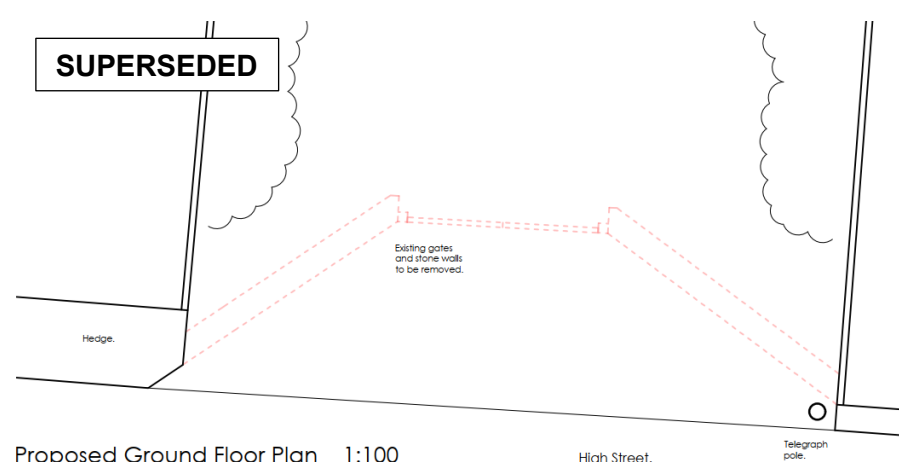
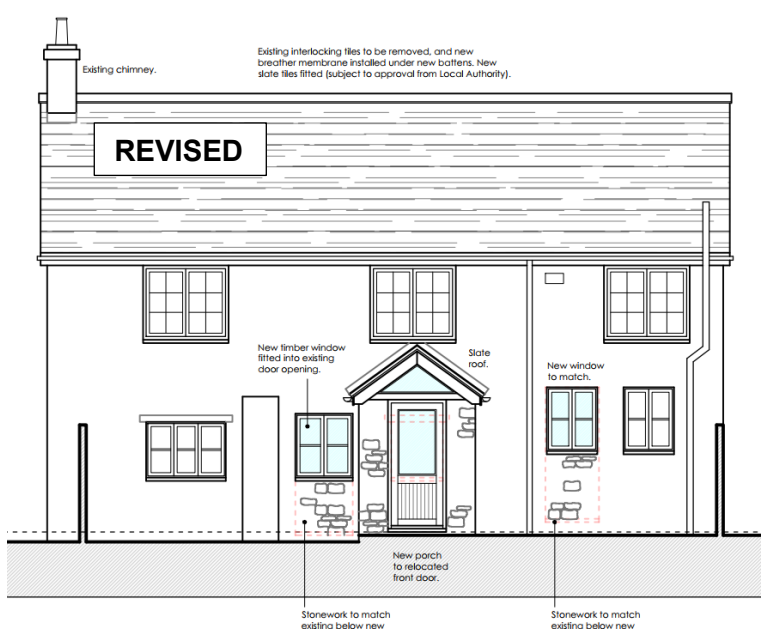
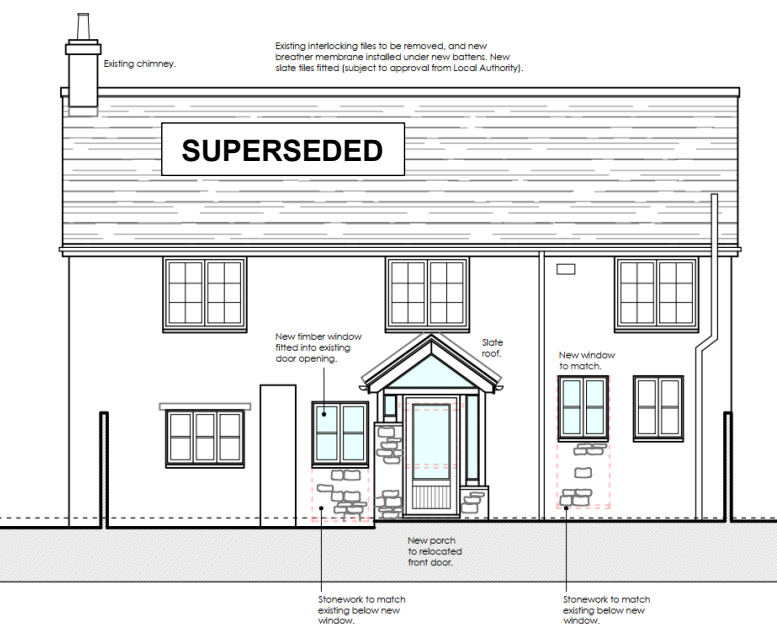
No comments were received.

ASSESSMENT

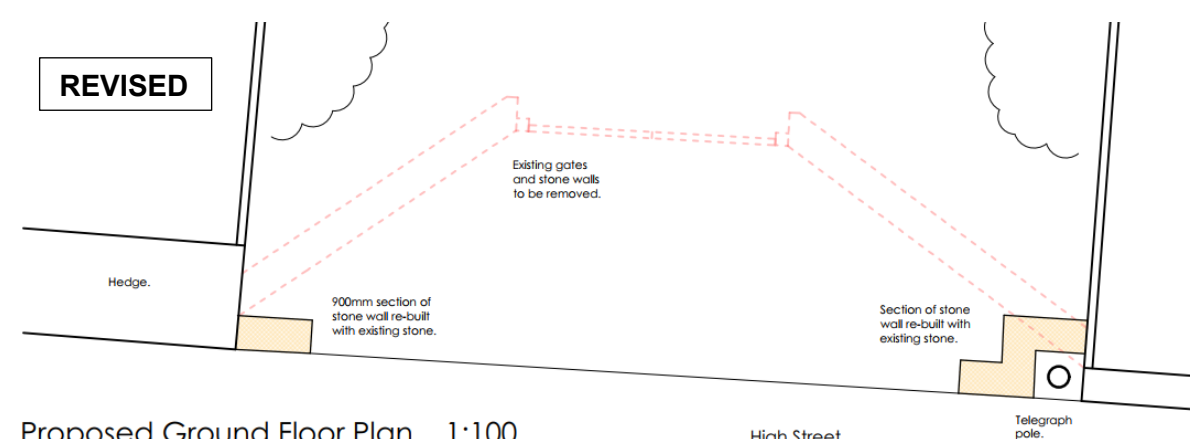
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

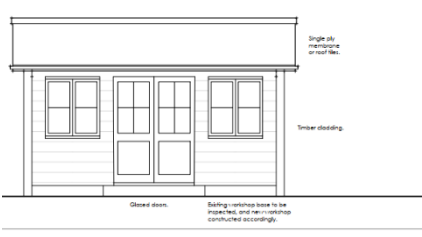
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



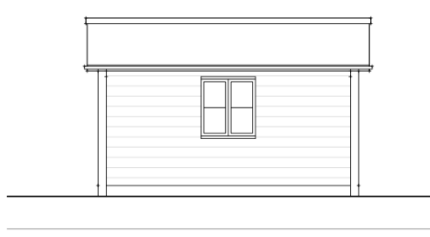
Proposed Ground Floor Plan 1:100



Proposed Ground Floor Plan 1:100

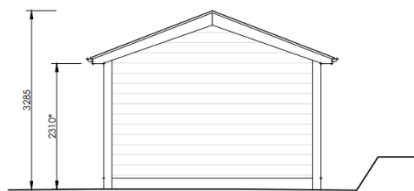


North-East Elevation (Front) 1:50



South-West Elevation (Back) 1:50

Workshop elevations





01. Stone Plinth
Locally sourced to match existing. Re-used salvaged stone from existing building where possible.

02. Timber Cladding
Larch from local saw mill, for proposed Workshop and Proposed Porch.

03. Slate tile
To match local area and surrounding buildings (grey)



Design and impact upon the character and context of the area, Fovant Conservation Area and Cranborne Chase National Landscape

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, distinctiveness and context.

Front porch and ground floor windows

The existing front elevation incorporates two entrance doors, resulting in a somewhat fragmented appearance that is not reflective of the more traditional form and arrangement of many neighbouring dwellings. The proposed introduction of a centrally positioned front porch, together with the infilling of the existing door openings and installation of windows, would create a more cohesive and balanced principal elevation. A similar front-facing porch is present on the neighbouring property, Glenlyn, indicating that such a feature is not out of keeping with the character of the locality.

Careful consideration has been given to the design and materials of the proposed porch. The original submission raised concerns from both the case officer and Conservation Officer regarding the extent of glazing and the asymmetrical appearance. During the course of the application, revised plans were submitted which reduced the amount of glazing and introduced symmetrical stone plinths either side of the entrance. The revised design is considered to provide a more proportionate and sympathetic addition that relates well to the host dwelling and the overall appearance of the principal elevation.

The proposal also includes the replacement of the existing interlocking roof tiles with natural slate. Whilst the existing roof covering is not considered harmful in itself, it is not a material typically associated with the traditional character of the dwelling. Slate is a common roofing material within the surrounding area and would better reflect local character. A sample of the

proposed slate has been provided and is considered acceptable in terms of its colour, finish and relationship with neighbouring properties.

The replacement workshop would be positioned within the rear garden and would not be readily visible from the public highway to the north. Whilst limited views may be available from Public Right of Way FOVA7 to the south, these would be significantly screened by existing boundary vegetation and other site features. The visual effects of the outbuilding would therefore be limited. The proposed use of larch timber cladding, together with its simple domestic form, would result in an incidental structure that remains clearly subordinate to the host dwelling. No harm to the character or appearance of the area would arise.

A condition requiring the development to be carried out in accordance with the approved materials schedule has been imposed to ensure the quality and appearance of the finished development. Having regard to the above, the proposal is considered to accord with the design objectives of Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Fovant Conservation Area

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Similar objectives are reflected within Core Policy 58 of the Wiltshire Core Strategy.

Given the site's location within the Fovant Conservation Area and the prominence of the proposed alterations to the principal elevation, the Conservation Officer was consulted on the application. The consultation response acknowledged the positive contribution made by the dwelling to the character of the conservation area but raised concerns regarding the original porch design, particularly its asymmetrical appearance and the extent of glazing. A comment was also expressed regarding the proposed roof covering, with a recommendation that any slate used should be natural slate and a preference stated for clay tiles.

The revised plans addressed the principal design concerns raised by the Conservation Officer through amendments to the porch design, including a reduction in glazing and the introduction of a more balanced arrangement. Whilst a clay tile roof could also be considered appropriate, the proposed slate reflects the roofing materials found on a number of nearby properties and is considered compatible with the character of the surrounding area. A sample of the proposed slate has been reviewed and is considered acceptable.

Having regard to the revised plans and the submitted slate sample, the proposal is considered to preserve the character and appearance of the Fovant Conservation Area. The development therefore satisfies the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with Core Policy 58 of the Wiltshire Core Strategy.

Cranborne Chase National Landscape

Core Policy 51 of the Wiltshire Core Strategy and the National Planning Policy Framework require great weight to be given to conserving and enhancing the landscape and scenic beauty of designated National Landscapes.

The application site lies within the built-up part of Fovant and the proposed works relate solely to alterations to an existing dwelling and replacement of an existing domestic outbuilding. The development is modest in scale and contained within the existing residential curtilage. The proposed changes would have no material effect on the wider setting of the National Landscape. Furthermore, the nature of the development is such that no adverse effects on the International Dark Skies Reserve would arise.

By virtue of its scale, siting and design, the proposal would conserve the special qualities and scenic beauty of the Cranborne Chase National Landscape. The development therefore accords with Core Policy 51 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact upon the amenities of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework similarly requires planning decisions to secure a high standard of amenity for existing and future users. The proposal has been assessed with regard to its potential effects on neighbouring residential amenity, including impacts relating to outlook, loss of light, overshadowing and privacy.

Overbearing impact, overshadowing and loss of light

The replacement of the existing roof tiles with slate would not alter the height, scale, form or massing of the dwelling and would therefore have no effect on neighbouring amenity. The proposed porch is modest in scale and positioned on the principal elevation of the dwelling. Given its limited projection and separation from neighbouring properties, it would not result in any unacceptable overbearing impact, overshadowing or loss of light.

Whilst the replacement workshop would represent a reasonably sized domestic outbuilding, it would be positioned within the centre of the long rear garden and would remain well separated from neighbouring dwellings. The building would have an eaves height of approximately 2.3 metres and a maximum ridge height of approximately 3.3 metres. Having regard to its scale, siting and relationship with adjoining properties, the outbuilding would not result in an unacceptable loss of light, overshadowing or overbearing effect.

Overlooking and loss of privacy

The proposed porch and windows are all at ground-floor level and would overlook only the site's frontage, driveway and the adjacent highway, giving rise to no material privacy concerns.

The replacement workshop includes windows and glazed doors typical of a domestic incidental outbuilding. Given its single-storey form, separation distances and orientation within the site, these openings would not give rise to unacceptable overlooking of neighbouring residential properties. The side elevation facing towards the nearest neighbouring dwelling, Brook House, contains no windows and further benefits from established boundary vegetation that assists in limiting intervisibility between the properties.

Having regard to the scale, siting and design of the proposed development, it is considered that no unacceptable harm would arise to the living conditions of neighbouring occupiers by reason of overbearing impact, loss of light, overshadowing or overlooking. The proposal

therefore complies with Core Policy 57 (vii) of the Wiltshire Core Strategy, Paragraph 135 of the National Planning Policy Framework and Appendix D of the Wiltshire Design Guide.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to be capable of being served by safe access and to comply with the requirements of Core Policy 61. Core Policy 61 seeks to ensure that development can be safely accessed and does not create an unacceptable impact on the transport network, whilst Core Policy 64 requires development to make appropriate provision for parking in accordance with adopted standards.

Paragraphs 115 and 116 of the National Planning Policy Framework state that development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.

During the course of the application, Wiltshire Council Highways initially raised concerns regarding the proposed removal of the front boundary wall, noting that this would leave the telegraph pole adjacent to the site entrance vulnerable to damage from vehicles entering and leaving the site. In response, revised plans were submitted showing the partial reconstruction of the wall around the telegraph pole to provide protection. Following consultation on the amended plans, the Highway Officer confirmed that no objection was raised subject to a condition securing the provision and retention of the approved protection wall.

Given the limited nature of the proposed works and the absence of any identified highway safety concerns following submission of the revised plans, the proposal is considered acceptable in highway terms. Subject to the recommended condition, the development would not prejudice highway safety and is therefore considered to accord with Core Policies 57, 61 and 64 of the Wiltshire Core Strategy together with the relevant provisions of the National Planning Policy Framework.

Impact on setting of nearby listed buildings

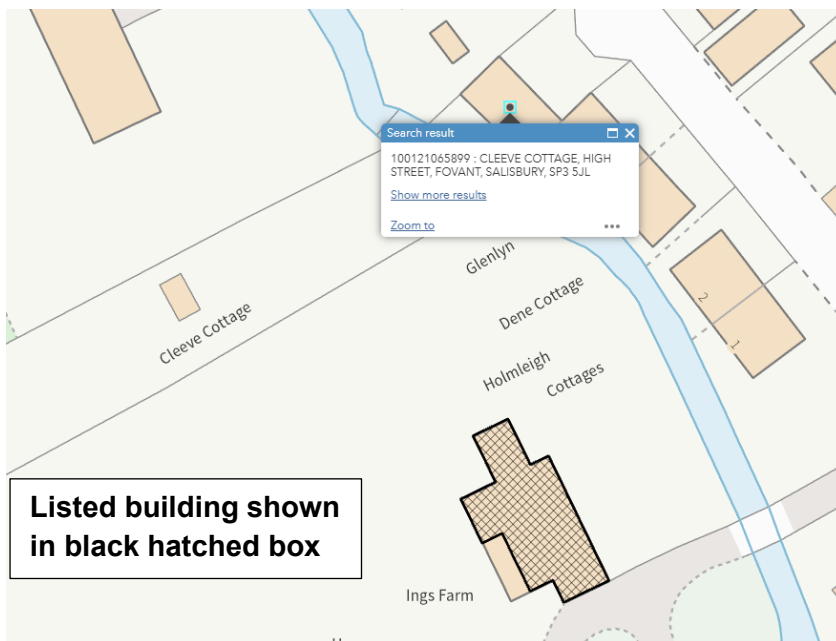
Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority, when considering development affecting a listed building or its setting, to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses. Similar objectives are reflected in Chapter 16 of the National Planning Policy Framework and Core Policy 58 of the Wiltshire Core Strategy.

Ings Farmhouse, a Grade II listed building, is located approximately 30 metres to the south of the application site. Given the separation distance between the properties, together with the modest nature of the proposed development, the proposal would have a limited relationship with the listed building and its setting.

Views of both properties in combination from the public realm are restricted given the separation distance, and largely screened by intervening vegetation and boundary treatments. The proposed works comprise alterations to an existing dwelling all of which are considered appropriate in scale, design and materials for the host property. The development would not

introduce any incongruous or visually intrusive features that would detract from the significance or appreciation of the nearby listed building.

Having regard to the scale, siting and design of the proposed development, it is concluded that the proposal would preserve the setting of Ings Farmhouse and would result in no harm to its significance as a designated heritage asset. The proposal therefore accords with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.



Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect biodiversity and ensure that development does not result in harm to protected species or habitats. Similar objectives are set out within the National Planning Policy Framework.

Wiltshire Council Ecology initially requested further information in the form of a Preliminary Roost Assessment due to the proposed reroofing works. During the course of the application, a Preliminary Roost Assessment prepared by Stark Ecology was submitted. The assessment found no evidence of bats and concluded that the building has negligible potential to support roosting bats, with no further surveys recommended. No ecological impacts requiring mitigation, compensation or further survey work have been identified. Given the modest scale of the development and the findings of the assessment, a further consultation with the Ecology Officer is not considered necessary or proportionate in this instance.

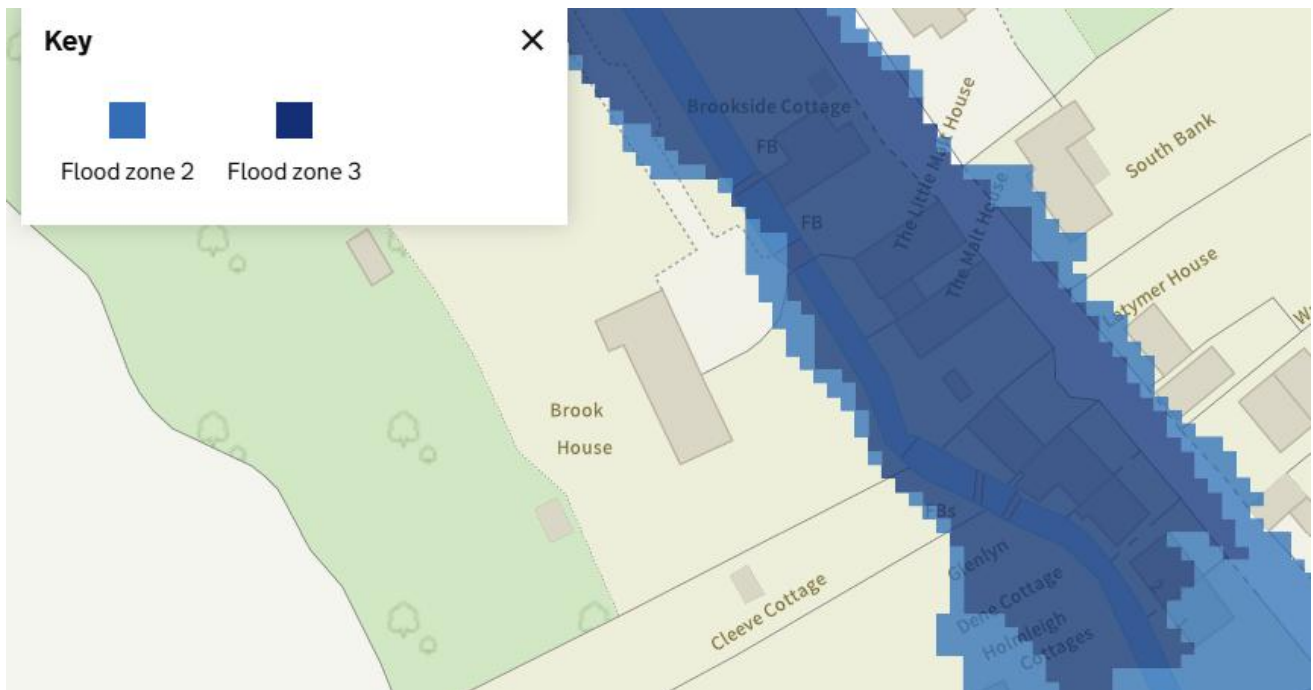
Notwithstanding the above, bats and their roosts remain protected under separate legislation and an informative has been added to the decision notice to remind the applicant of their ongoing legal responsibilities should evidence of protected species be encountered during works.

Accordingly, it is not considered that the proposed development would result in harm to protected species or biodiversity interests and the proposal therefore complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is appropriately located and designed so as not to increase flood risk either on-site or elsewhere. Similar objectives are set out within the National Planning Policy Framework.

Part of the application site, including the dwelling and sections of the rear garden, lies within Flood Zone 3 due to the presence of Fovant Brook. However, the proposed workshop would be located outside of the identified flood risk area. Given the site's location, a Flood Risk Assessment was submitted in support of the application and Wiltshire Council Drainage were consulted.



Wiltshire Council Drainage raised no objection to the proposed development, noting that the works are minor in nature and would result in minimal change to the site's flood risk characteristics or impermeable area. It was further noted that the proposal would not increase flood risk to the property or elsewhere.

The proposal comprises alterations to an existing dwelling together with a replacement domestic outbuilding and would not materially alter existing drainage arrangements or flood risk at the site. Having regard to the submitted information and the consultation response received, the case officer is satisfied that the proposal would not increase flood risk on or off site. The development therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

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 acceptable having regard to its design, scale and appearance, and would sit comfortably within its surroundings. The development would preserve the character and appearance of the Fovant Conservation Area, safeguard the setting of nearby listed buildings, and would not result in unacceptable harm to neighbouring residential amenity, highway safety, ecology or flood risk interests.

The proposal is considered to accord with the relevant policies of the Wiltshire Core Strategy and the National Planning Policy Framework. Accordingly, planning permission 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:

- Location and existing block plan (ref: 25042-200) – date received: 24/02/2026
- Proposed block plan (ref: 25042-201 rev B) – date received: 24/06/2026
- Proposed elevations (ref: 25042-205 rev A) – date received: 24/06/2026
- Proposed floor plans (ref: 25042-204 rev B) – date received: 24/06/2026
- Proposed materials schedule (25042-207) – date received: 18/02/2026
- Proposed workshop plans (25042-206) – date received: 18/02/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the document titled 'proposed material schedule' (25042-207) – date received: 18/02/2026.

REASON: In the interest of the visual amenity and character of Fovant Conservation Area.

4. The outbuilding, also referred to as 'the workshop', hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as Cleeve Cottage, and it shall remain within the same planning unit as the main dwelling.

REASON: The outbuilding is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

5. No part of the development shall be first brought into use until the telegraph pole protection wall, as shown on approved floor plan 204 Rev B received on 24 June 2026, has been constructed. The wall shall thereafter be retained and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

Informatives

Bats (Protected species)

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). It is an offence to deliberately capture, injure, kill or disturb bats, or to damage or destroy a bat roost, whether or not bats are present at the time. Planning permission does not provide a defence against prosecution under this legislation. If bats, or evidence of bats, are found at any stage of the development, work must cease immediately and advice should be sought from a suitably qualified ecologist. Any works affecting bats or their roosts may require a European Protected Species Licence from Natural England before proceeding.