

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03228
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The House, Harvest Lane, Bishopstone, Salisbury, SP5 4DE
DEVELOPMENT DESCRIPTION:	Construction of a dormer window to the rear of the property to facilitate a loft conversion to create additional bedroom
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL

The proposal seeks planning permission for conversion of the loft space to create an additional bedroom and ensuite, with a new box dormer on the rear roof slope and two velux roof windows on the front elevation. The proposed development would result in a four bedroomed dwelling.

Proposed elevations



Proposed plans



SITE DESCRIPTION/CONTEXT

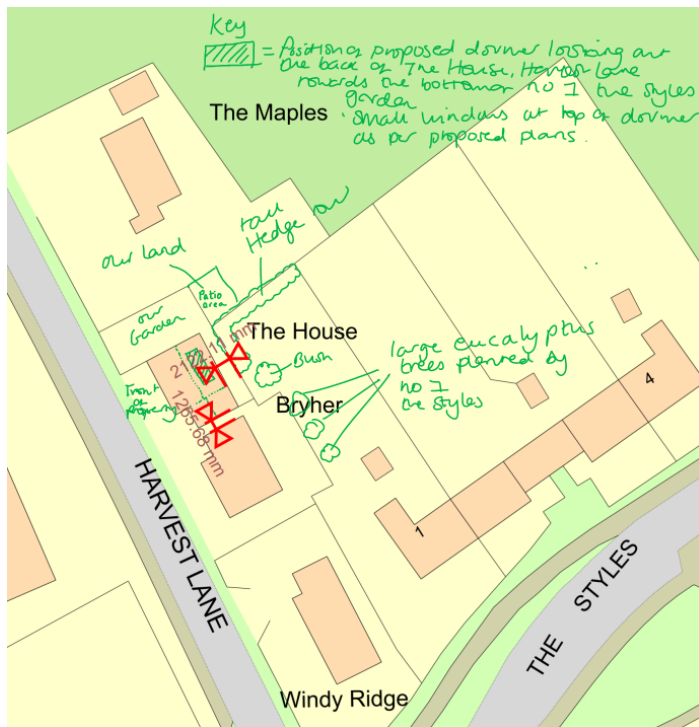


The application site relates to an extended detached, 3-bedroomed dwelling located on the eastern edge of the small village of Bishopstone, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP33 (Spatial Strategy for the Wilton Community Area).

The dwelling is within an established residential area and is one of a pair built as part of permission S/2000/1431. The garage was converted to residential accommodation as part of 14/08480/FUL.

The dwelling occupies a small and unusually configured plot. There is an area of off-road parking to the front (west), an enclosed private garden to the north and then a very small strip of land between the east elevation and the shared boundary with no. 1 The Styles (approximately 2m when measured from the site plan). There is then less than 1.3m to the detached neighbour to the south, 'Bryer'.

Proposed site plan with scale distances to boundaries



Officer site photos



The application site is within the Hampshire River Avon SAC Catchment and is within the 13.8km recreational zone of influence for New Forest SAC, Special Protected Area and

Ramsar sites. It is also within the Cranborne Chase and West Wiltshire Downs National Landscape and Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
14/08480/FUL - Full planning permission Decision - Approve with Conditions Date: 3/11/2014 – Conversion of existing garage to residential, change 2 garage doors to windows and insert new door to front
S/2000/1431 - Full planning permission Decision - Approve with Conditions Date: 24/11/2000 – ERECTION OF TWO DETACHED HOUSES AND GARAGES WITH NEW VEHICULAR AND PEDESTRIAN ACCESS
S/1999/0761 - Outline Planning Decision - Approve with Conditions Date: 31/3/2000 – ERECTION OF TWO DWELLINGS AND GARAGES

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 33: Spatial Strategy for the Wilton 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
- Core Policy 69: Protection of the River Avon SAC

Saved policies of the Salisbury District Local Plan:

H31 – Extensions to existing dwellings in the countryside

Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act)

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Bishopstone Parish Council: No comments received

Highways Officer: No objection

I refer to the above planning application for the construction of a dormer window to the rear of the property to facilitate a loft conversion to create an additional bedroom.

The proposal will increase the property from a 3 to a 4 bed dwelling which will require 3 off street parking spaces to meet Wiltshire's current parking standards. Three spaces are shown on the submitted parking plan. The first 1.5m (approximately) across the whole of the site frontage for this and the neighbouring property, Bryher is public highway, I attach an extract of the highway layer for your information.

I am aware however that previous applications, for the construction of the two houses (S/2000/1431) and for the garage conversions in both houses (14/08480 & 14/09932) did not mention the fact that the highway verge is used to facilitate the parking spaces (there is not enough frontage on either of these two properties for parking spaces to be laid out solely on land owned by the properties) therefore as this is an historic arrangement, I will not object to this situation.

Therefore as 3 parking spaces are able to be accommodated on the site frontage, including the highway verge, I raise no highway objection to the proposal.

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

The site is located within the Cranborne Chase National Landscape (formerly AONB), which is designated as Article 2(3) land under the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Under Schedule 2, Part 1, Class B of the GPDO, permitted development rights for the enlargement of a dwellinghouse through the addition or alteration of its roof do not apply to dwellinghouses on Article 2(3) land (paragraph B.1(f)). As the property is situated within such a designation, the proposed box dormer does not benefit from permitted development rights and therefore requires planning permission.

Design and Amenity Impacts

The proposals are for the conversion of the existing roof space to create an additional bedroom and ensuite. To accommodate the ensuite, a large flat roof, box dormer is proposed on the east facing, rear roof slope. The dormer is proposed to measure 1.4m x 4m, ridge height 1.84m above the roof slope, finishing just below the ridge. Two high level windows are proposed on the east elevation. Materials are proposed to be hanging tiles on the dormer walls and cheeks and a single ply EPDM roof finish.

The proposed floor plans show 3 no rooflights on the front roof slope (west elevation) but no proposed west elevation has been submitted. The roof windows would be permitted via GDPO Schedule 2, Class C – other alterations to the roof of a dwellinghouse and are therefore considered acceptable.

Design of the dormer

In terms of its detailed design, the proposed flat roof dormer would project approximately 1.8m from the existing roof plane and would sit marginally below the ridge height. It would occupy a substantial proportion of the roof slope. Whilst set in from the roof edges, its scale, projection and siting would result in a visually prominent addition that would notably alter the establish roof form.

The proposal would not read as a minor or subservient alteration but as a dominant and incongruous addition to the rear elevation. The design of the proposed dormer, with a flat roof is considered boxy, fails to reflect the style of the existing house and roof design and is out of proportion with the character of the dwelling and would appear jarring within this setting.

It is noted that the proposals could be considered overdevelopment of the site due to the position of the dwelling so close to neighbouring boundaries and with limited amenity. Given that without the addition of the dormer window, the loft could be converted to habitable accommodation under permitted development regulations, through the use of roof windows, this is not considered a reason for refusal in this instance.

The proposed rear dormer would appear as an incongruous addition within the roofscape, disrupting the simple, traditional form of the existing pitched roofs and detracting from the cohesive appearance of this group of dwellings at the edge of the village. As a result, the development would fail to respect the established roofline and character of the area and would not respond positively to the landscape setting, the existing pattern of development or retain/enhance important views into the site CP57 (i). The introduction of a rear dormer to one of these properties would not effectively integrate the rooflines within the existing setting (CP57 (iii)), it would result in an incongruous form of the development.

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.

No third-party representations were received in relation to the application; however, 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.

As set out above, the application site is a constrained plot with limited separation distances to neighbouring boundaries. All of the amenity space is to the north and there is only approximately 2m between the east elevation and the boundary with no. 1 The Styles.

The proposed flat roof dormer would occupy a substantial proportion of the rear roof slope, it is considered that its scale, projection and siting would result in a visually prominent addition that alters the profile of the roof, particularly when viewed from nos 1 & 2 The Styles. The proposal would not read as a minor or subservient alteration but as a dominant and incongruous addition to the rear elevation. Whilst the proposed dormer window would not look directly towards 1 The Styles (the dwelling is located to the southeast of the site), it would increase overlooking of the rear garden and the dormer would be highly visible from the gardens of 1 & 2 The Styles. Due to the design of the dormer; flat roofed, boxy with poorly proportioned, high-level windows, it is considered that the proposals would result in a visually dominant and overbearing form of development when viewed from adjacent residential properties and their private amenity areas.

View of rear elevation of The House from the garden of 1 The Styles.



The proposal therefore fails to comply with Core Policy 57 (vii) and Appendix D of the Wiltshire Design Guide and paragraph 135 of the NPPF and is unacceptable in terms of residential amenity.

The proposal does not represent high-quality design, resulting in harm to the character and appearance of the locality. Therefore, it is contrary to Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions of the National Planning Policy Framework. The application must therefore be refused on design grounds.

Impact upon the upon the character and context of the area and National Landscape

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, including in respect of built form, scale and rooflines. The Wiltshire Design Guide, including Appendix D, requires that householder extensions and roof alterations are subservient, integrate with the host dwelling, and do not disrupt the established form of the building or the wider street scene. The National Design Guide similarly requires development to respond positively to existing local character and identity, ensuring that buildings relate well to their context and contribute to a coherent and recognisable sense of place. Section 12, paragraph 135, of the NPPF, in achieving well designed places, asserts that planning policies and decisions should ensure developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, are visually attractive as a result of good architecture and layout, are sympathetic to local character and history, including the surrounding built environment and landscape setting, and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

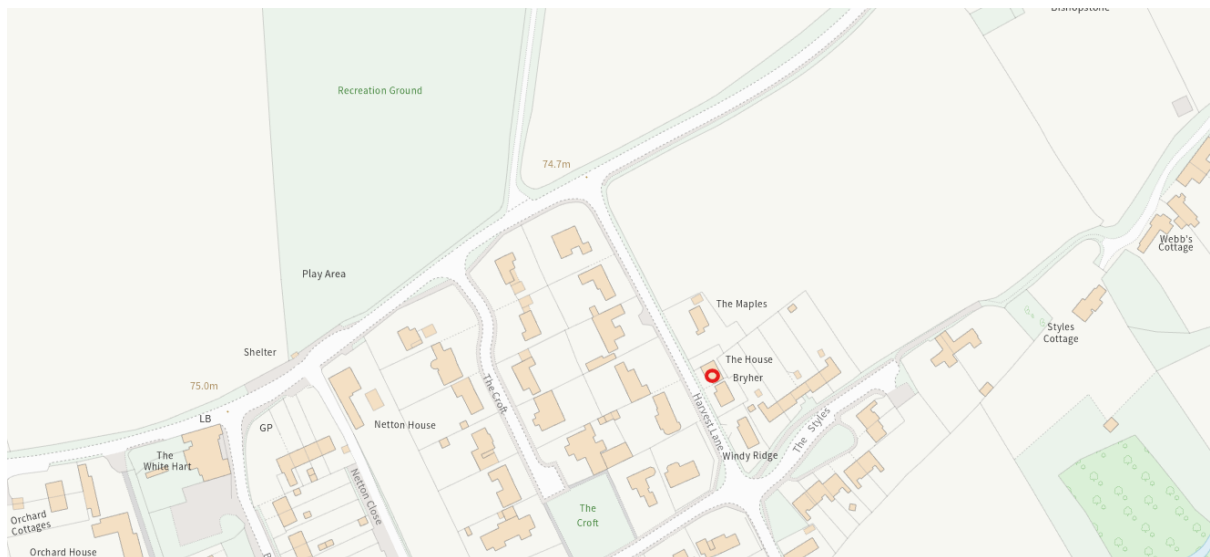
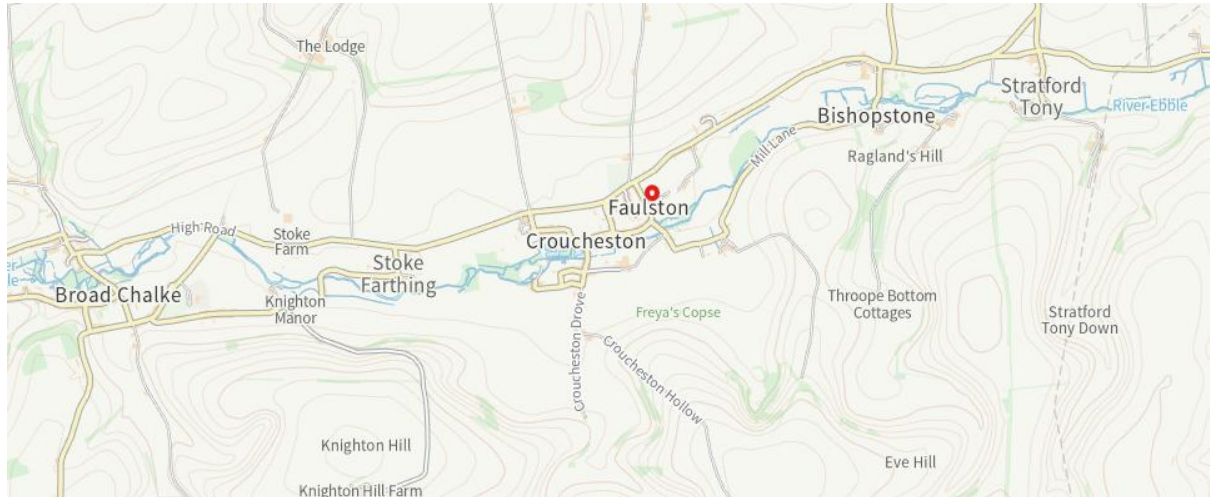
Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

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.

Under Section 245 of the Levelling-Up and Regeneration Act 2023, the Council must now 'seek to further' the purposes of the National Landscapes in its decision making. This legislative change strengthens the duty under Section 85 of the Countryside and Rights of Way Act 2000, which originally required that authorities 'have regard to' their conservation purpose. In assessing this proposal, the Council has actively considered how it will conserve and enhance the natural beauty of the National Landscape, in line with national legislation and the area's Management Plan.

The application site lies within the Cranborne Chase and West Wiltshire Downs National Landscape. The property is located on the eastern edge of the village, the rear roofscapes of The House and other the properties along the east side of Harvest Lane and the north side of The Styles are highly visible from Broadchalke Road which runs along the northern edge of the village, connecting the villages along the River Ebble valley and wider public views.

Snip showing application site (red circle) relative to Broadchalke Road



Snips from Google Street View showing the rear elevations of Harvest Lane from Broadchalke Road:



The proposals as already stipulated are for the conversion of the existing roof space to create an additional bedroom and ensuite. To accommodate the ensuite, a large flat roof, box dormer is proposed on the east facing, rear roof slope. The dormer is proposed to measure 1.4m x 4m, ridge height 1.84m above the roof slope, finishing just below the ridge. Two high level windows are proposed on the east elevation. Materials are proposed to be hanging tiles on the dormer walls and cheeks and a single ply EPDM roof finish.

It is noted that none of the roofs on the rear elevations of Harvest Lane or The Styles, that are visible from Bishopstone Road have dormer windows, this is a defining feature of the roofscapes, contributing to the character of this side of the village and the wider CCNL.

It is also acknowledged that the character of Harvest Lane has variation in built form and that there is a front box dormer on 21 The Croft, opposite The House, but this does not have any planning history.,

Whilst each application must be assessed on its own merits, the introduction of a rear box dormer to this dwelling would make it increasingly difficult to resist similar proposals on

neighbouring properties. The likely consequence would be a gradual erosion of the simple and consistent roofscape which currently defines the character of this eastern edge of the village within the CCNL, resulting in cumulative harm. However, the overriding harm as identified within the design and amenity section of this report is the defining factor in the determination of this application. While there would be some evitable impact to the character and appearance of the CCNL by way of this proposal, it would not be so significant to justify the inclusion of this within a refusal reason.

Highways Impact

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.

The proposal would increase the dwelling from three to four bedrooms and, as such, three off-street parking spaces are required to meet Wiltshire's adopted parking standards. A parking plans, showing spaces for three vehicles has been submitted. The Highways Officer has raised no objection but has noted that the first 1.5m of the site frontage is public highway, meaning that the highway verge is currently used to facilitate parking for both The House and neighbouring property, Bryher. The Officer has concluded that as this is an historic arrangement, they will not raise any objection.

Snip from Highways Officer showing the extent of the public highway (red)



It is noted by the case officer that the reliance on the use of public highway to facilitate the parking requirement for three vehicles to meet Wiltshire's adopted parking standards for a four bedroomed property could be considered as an additional reason for refusal.

Ecology Impact

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 application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 13.8km recreational zone of influence for New Forest SAC, Special Protected Area and Ramsar sites but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy 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 has been carefully assessed having regard to its design, scale, siting and impact on neighbouring residential amenity. Whilst the proposal would provide additional accommodation within the existing dwelling, the benefits associated with the loft conversion are limited and do not outweigh the harm identified.

The application site occupies a constrained plot with particularly limited separation distances to neighbouring residential boundaries. In this context, the proposed dormer, by reason of its scale, projection and flat-roofed form, would appear as a visually dominant and unduly prominent addition when viewed from neighbouring properties and their private amenity areas. The resulting development would create an overbearing presence and fail to maintain an acceptable relationship with adjoining occupiers, particularly that of the dwellinghouses known as Nos 1 and 2 The Styles.

The proposal would therefore result in unacceptable harm to residential amenity and fail to achieve the high standard of design required by the development plan. As such, the development conflicts with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide SPD and paragraph 135(f) of the National Planning Policy Framework.

Accordingly, the application is recommended for refusal.

RECOMMENDATION: That Planning Permission be REFUSED.

1. The proposed rear dormer window, by reason of its size, projection, siting and design on the rear roof slope of a dwelling occupying a constrained plot with limited separation to neighbouring boundaries, would result in a visually dominant and overbearing form of development when viewed from adjacent residential properties and their private amenity areas. The proposal therefore fails to provide an acceptable standard of residential amenity and is contrary to Core Policy 57(of the Wiltshire Core Strategy (2015)), Appendix D of the Wiltshire Design Guide SPD and paragraph 135 of the National Planning Policy Framework, which require development to protect the amenities of neighbouring occupiers and ensure that development is compatible with its surroundings.

INFORMATIVE

The documents and plans considered in reaching the above decision are as follows:

- Application Form, received 20.05.2026
- PP-14949206v1 Location Plan, received 20.05.2026
- THB07EE Existing Elevations, received 09.06.2026
- THB06FPP Floor Plan Proposed (ground and first), received 09.06.2026
- THB06FPP Floor Plan Proposed (first and roof space), received 09.06.2026
- THB08EP Elevations Proposed 1, received 09.06.2026
- Photo of Existing Parking, received 09.06.2026
- Aerial photo, received 09.06.2026
- TQRQM26163181739504 Site Plan, received 15.06.2026
- Parking Plan with measurements, received 24.06.2026