

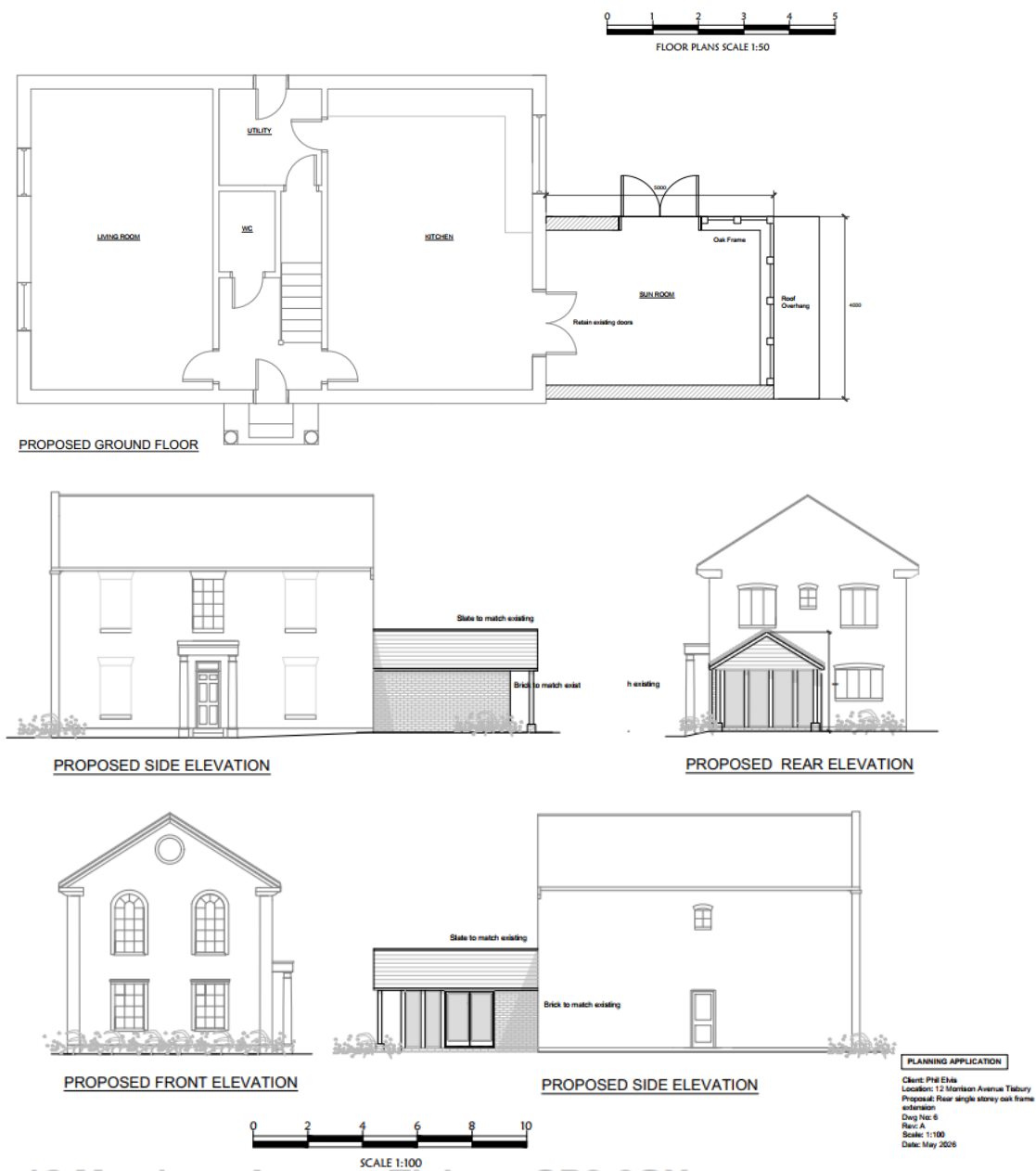
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03836
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	12 Morrison Avenue, Tisbury, Salisbury, SP3 6GX
DEVELOPMENT DESCRIPTION:	Single storey garden room extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey, pitched roof, gable end extension on the west elevation to create a sunroom.



SITE DESCRIPTION/CONTEXT



The application site relates to modern, detached 4-bedroomed dwelling, located on the northwest edge of the Local Service Centre of Tisbury, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP27 (Spatial Strategy for the Tisbury Community Area).

The dwelling has a rendered street facing east elevation, with large windows (emulating a chapel), with the other walls being facing brick and an entrance porch on the north elevation, perpendicular to the road. There is a shared driveway with no 10 Morrison Avenue and a shared, detached single storey garage that sits across the shared north boundary.

The application site is within the Cranbourne Chase and West Wiltshire Downs National Landscape (formally AONB), Chilmark Quarries Bat Special Area of Conservation and Hampshire River Avon Special Area for Conservation (SAC). The site is within Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
13/05344/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 16/12/2013 – Vary condition 24 of S/2011/0322 (The erection of 90 dwellings and 3800 square metres of B1 business floor space) to amend plots 79, 80, 85-89 from semi-detached to detached arrangements
14/06263/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 15/5/2015 – Vary Condition 24 of Application S/2011/0322 to undertake various design changes to scheme

S/2008/0779 - Outline Planning Decision - Approve with Conditions Date: 22/6/2010 – MIXED USE DEVELOPMENT OF LAND TO COMPRISE AROUND 90 DWELLINGS AND 3800 SQUARE METRES OF B1 BUSINESS FLOORSPACE (INCLUDING ASSOCIATED HIGHWAY INFRASTRUCTURE) AND LANDSCAPING
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S/2011/0322 - Reserved Matters Decision - Approved Date: 26/8/2011 – Approval of Reserved Matters pursuant to Outline Planning Permission S/2008/0779 - The erection of 90 dwellings and 3800 square metres of B1 business floorspace

Condition 8 of 14/06263/VAR:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order re-enacting or revoking that order) there shall be no extensions to the dwellings hereby approved, not any outbuildings erected within the curtilage, unless otherwise approved by the Local Planning Authority by means of a planning application.

REASON: In the interests of the character and appearance of the area

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Spatial Strategy for the 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 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

Tisbury and West Tisbury Neighbourhood Plan Edition 2 2024 to 2038. Made November 2025

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

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

CONSULTATION RESPONSES

Tisbury Parish Council: Comment

Tisbury Parish Council resolved not to comment on this application other than to request that mitigation is provided for the impact of the extensive glazing on the International Dark Sky Reserve.

REPRESENTATIONS

Two objections from neighbours were received as follows:

The proposed 'garden room' has negative impacts.

1, The pitch roof reaches to first floor windows (which are significantly higher than those of the next door properties) causing a loss of light and will create a 'overbearing' view of roof structures, to the next-door home of 10 Morrison Avenue. The kitchen(of 10 Morrison Ave.) is dark being overshadowed by the garage roof and seasonal tree. If the roof was flat at the height of 2meters that would be acceptable.

2, I does not fit with the vernacular style of the estate.

3, It would create a windowless kitchen room the in the applicants house.

4, I am concerned that full height windows would allow light to escape thus damaging the Dark Sky environment.

I would support a development if it was under 2m height, and smaller. May I request that an architect redesign the proposed 'garden room extension'.

The proposed plan has a high roofline, right up to the bottom of the first floor windows, which will significantly block my sightline and outlook from my driveway. A flat roof instead of a pitched roof would make the proposed extension much less impactful.

The size of the proposed extension feels too big in relation to the house and the garden.

I would be very concerned about light emissions from this proposed extension in our Dark Sky Reserve.

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 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.

The proposal seeks planning permission for a single storey, pitched roof, gable end extension on the west elevation of the existing dwelling to create a sunroom. The extension is proposed to be sited within the rear garden, parallel to the detached, single storey garage. The extension would measure 5m x 4m with a gable end pitched slate roof. The roof is proposed to overhang the west elevation by 1m. The proposed ridge height would be 3.61m. The south west corner of the extension is proposed to be glazed/timber frame with a set of glazed doors on the south elevation. The north elevation and plinth is proposed to be facing brick to match the existing.

The proposed single storey extension is modest in scale and reflects the existing dwelling's character in terms of materials. It is to be located on the western (rear) elevation of the dwellinghouse and would not be visible from public vantage points. Its design, form and materials are traditional and preserve the character and appearance of the area.

Objections were received regarding the style of the extension and the creation of a 'windowless kitchen'. The style is considered appropriate and a window will be retained in the kitchen; it is noted that the internal layout is not a material planning consideration.

The proposed extension would overlap with the existing pedestrian garage access door. The agent has confirmed that a 1.8m distance would be maintained to allow access to the garage.

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 site lies within the Cranborne Chase and West Wiltshire Downs National Landscape. The proposed extension would be modest in scale and constructed using materials that reflect the local vernacular. The proposed extension would be read in context with the host dwelling, there would be no encroachment into the open countryside and is not prominently visible in wider public views, therefore no harm would be caused to the special qualities of the National Landscape.

Objections were raised by neighbours regarding the impact of the development of the International Dark Sky Reserve. No roof windows are included with the proposals, the amount of glazing proposed is considered modest and the overhang of the roof will further reduce the impact on the dark skies. No external lighting is proposed. The proposals are therefore acceptable.

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.

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 proposal is a single storey extension, windows/glazed doors are proposed on the west and south elevations, away from shared boundaries, within a private rear garden, the proposal would not result in an unacceptable loss of privacy.

Two objections were received from the occupants of 10 Morrison Avenue regarding the height of the proposed extension and overshadowing/loss of outlook:

The pitch roof reaches to first floor windows (which are significantly higher than those of the next door properties) causing a loss of light and will create a 'overbearing' view of roof structures, to the next-door home of 10 Morrison Avenue. The kitchen(of 10 Morrison Ave.) is dark being overshadowed by the garage roof and seasonal tree. If the roof was flat at the height of 2meters that would be acceptable.

The proposed plan has a high roofline, right up to the bottom of the first floor windows, which will significantly block my sightline and outlook from my driveway. A flat roof instead of a pitched roof would make the proposed extension much less impactful.

10 Morrison Avenue lies to the north of the application site. The properties share a driveway and detached single storey garage. The extension onto the western (rear) facade of the existing dwelling is single storey in nature and south of the existing garage. Due to the separation distance to neighbouring dwellings and modest height (ridge proposed 3.6m), no unacceptable loss of daylight would occur. The extension is modest in scale and sits away from shared boundaries and would be shielded to an extent by the existing shared garage. It would therefore, in the opinion of officers, not appear unduly dominant or overbearing to adjacent occupiers, specifically that of 10 Morrison Avenue. The loss of a view is not a material consideration of this planning application.

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

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.

There are no changes to parking provision or increase in the number of bedrooms. Therefore the proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 lies within the Chilmark Quarries SAC and Hampshire River Avon SAC, however, the scale and nature of development is such that significant harm to biodiversity is unlikely.

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 comments received from members of the public to the development proposal have been carefully considered and are duly noted. For the reasoning as outlined within this report, 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 the National Landscape, highway safety 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 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 & Block Plan, Drawing 07 Rev B, received 22.07.2026

Proposed Ground Floor, Drawing 04 Rev A, received 17.06.2026

Proposed First Floor, Drawing 05 Rev A, received 17.06.2026

Proposed Elevations, Drawing 06 Rev A, received 17.06.2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

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