

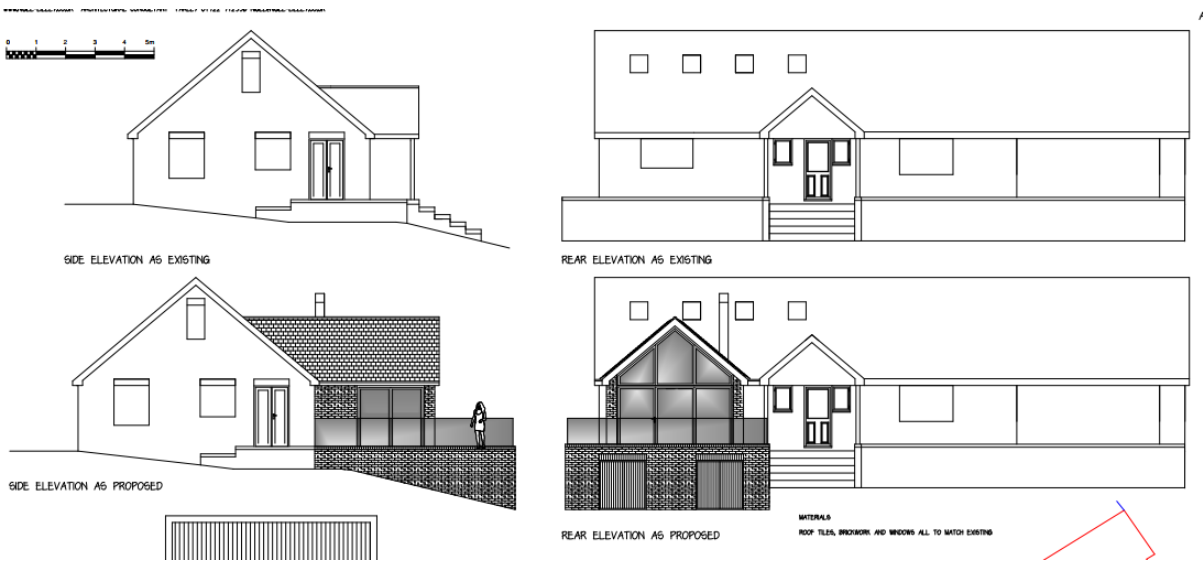
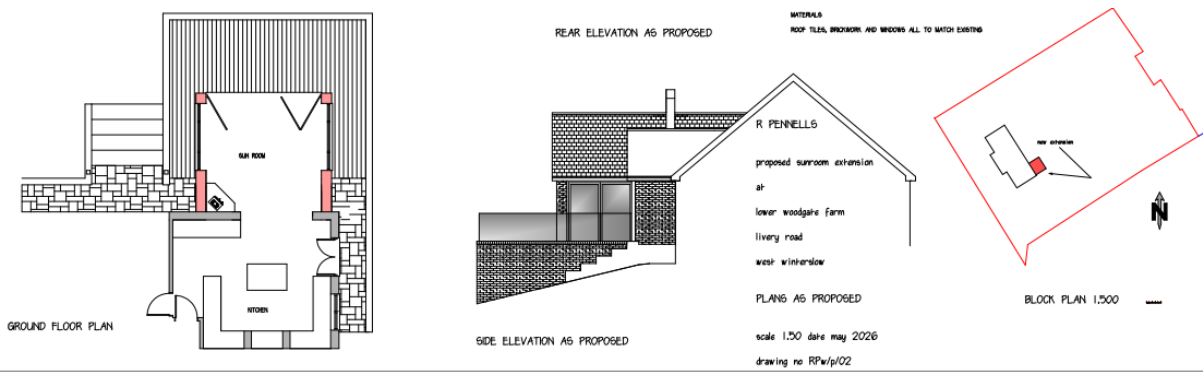
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

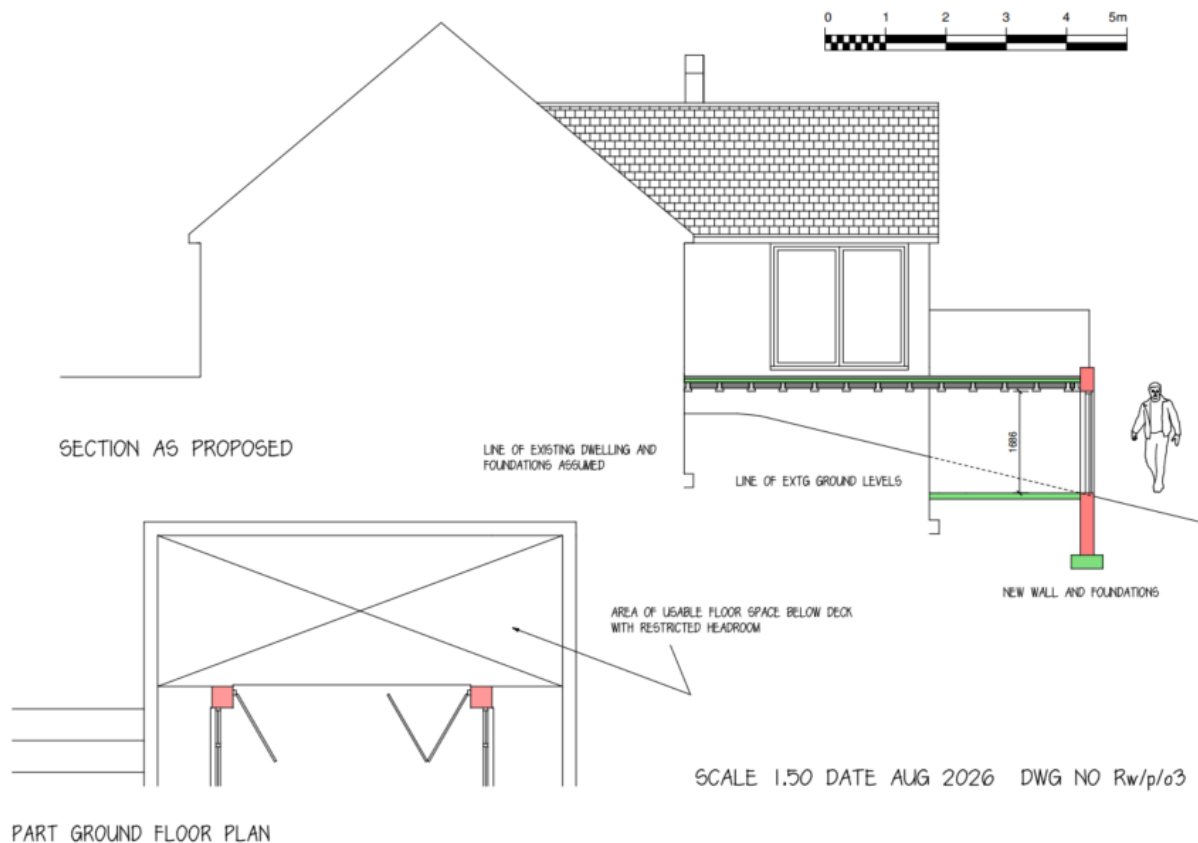
APPLICATION REFERENCE:	PL/2026/03656
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Lower Woodgate Farm, Livery Road, Winterslow, Salisbury, SP5 1RJ
DEVELOPMENT DESCRIPTION:	Single storey sun room extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension on the rear (east) elevation of the existing dwelling to create a sun room. The proposal also includes for a terrace with a glazed balustrade and storage below.

An additional section was received 12.08.2026 confirming the use of the area beneath the terrace.





SITE DESCRIPTION/CONTEXT

The application site relates to an extended detached, single storey dwelling located approximately 500m south of the settlement boundary of the Larger Village of Winterslow, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 23 (Spatial Strategy for the Southern Wiltshire Community Area).

Lower Woodgate Farm sits to the west of the plot, access is from the farm track on the south boundary. There is a turning area and detached garage in the southern corner. There is a large private garden to the east, the site slopes down away from the dwelling, towards the east. The property has facing brick walls under a tiled roof and has been extended.

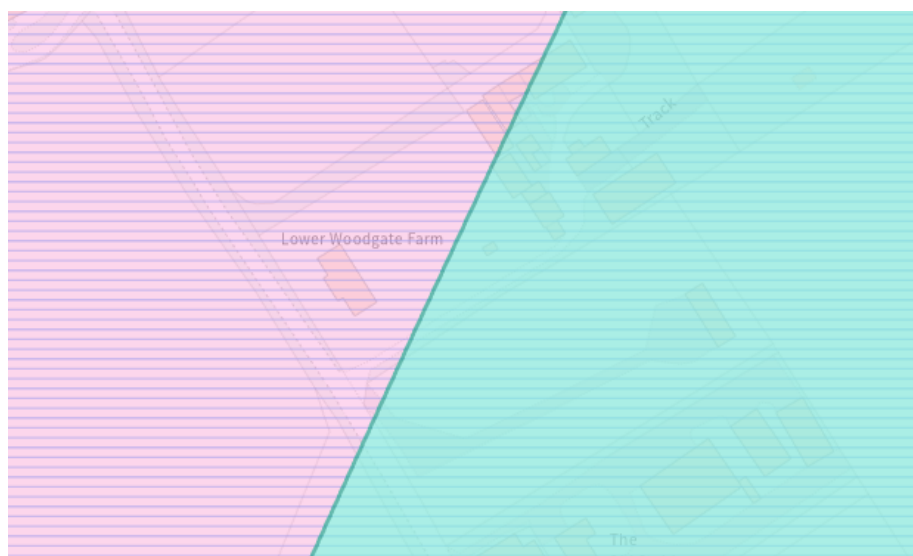


SITE LOCATION PLAN 1:1250



The application site is within the River Test Catchment and is within the 13.8km recreational zone of influence for New Forest Protected Sites. The site is partially within the Mottisfont Bat SAC buffer but the dwelling and area where the extension proposed is outside of this designation.

Snip showing Mottisfont Bat SAC turquoise:



PLANNING HISTORY

Proposal / Summary
S/1994/0266 - Outline Planning Decision - Approve with Conditions Date: 6/5/1994 – O/L APPLICATION FOR AGRICULTURAL DWELLING
S/1994/0859 - Reserved Matters Decision - Approve with Conditions Date: 20/7/1994 – APPROVAL OF RESERVED MATTERS, NEW AGRICULTURAL DWELLING
18/03054/FUL - Full planning permission Decision - Approve with Conditions Date: 22/5/2018 – Erection of carport

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Spatial Strategy for the Southern Wiltshire 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

The Winterbourns Neighbourhood Plan 2019 to 2026. Made May 2021

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

Winterslow Parish Council: No objection

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 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 extension on the rear (east) elevation of the existing dwelling to create a sun room. The proposal also includes for a terrace with a glazed balustrade and storage below.

The proposed extension would measure 4m x 4.6m and have a glazed gable end. The proposed ridge height is 4.5m and the eaves would be 2.3m. Glazed doors are proposed on all three elevations. A terrace is proposed to extend beyond the extension, it would go 2.7m beyond the east elevation, 1.4m beyond the south elevation and 1m beyond the north elevation. The terrace would be enclosed with a glazed balustrade. Due to the topography of the site, the terrace will be approx. 2.1m above ground level. There is an area underneath the terrace, with a restricted headroom of 1.68m, that is proposed to be used for storage with a pair of access doors shown on the plans.

Materials are proposed to be facing brick and clay roof tiles to match the existing.

The proposed extension reflects the existing dwelling in terms of materials and detailing. It would remain subservient and not detract from the visual integrity of the existing dwelling. The extension would be located at the rear of the property, not visible from public vantage points. Its design, form and materials are acceptable and preserve the character and appearance of the area.

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.

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.

There are no immediate neighbouring properties that will be affected by the proposed development.

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 is within the River Test Catchment and is within the 13.8km recreational zone of influence for New Forest Protected Sites. It is noted that the southeast part of the site is within the Mottisfont Bat SAC buffer but the existing dwelling and area where the extension proposed is outside of this designation. It is considered that the scale and nature of the 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 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 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:

Application Form, received 05.06.2026
RPw/p/01 Plans As Existing, received 18.06.2026
RPw/p/02 Plans As Proposed, received 18.06.2026
RPw/p/03 Roof Plans, received 18.06.2026
Rw/p/o3 Section Proposed, received 12.08.2026

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.