

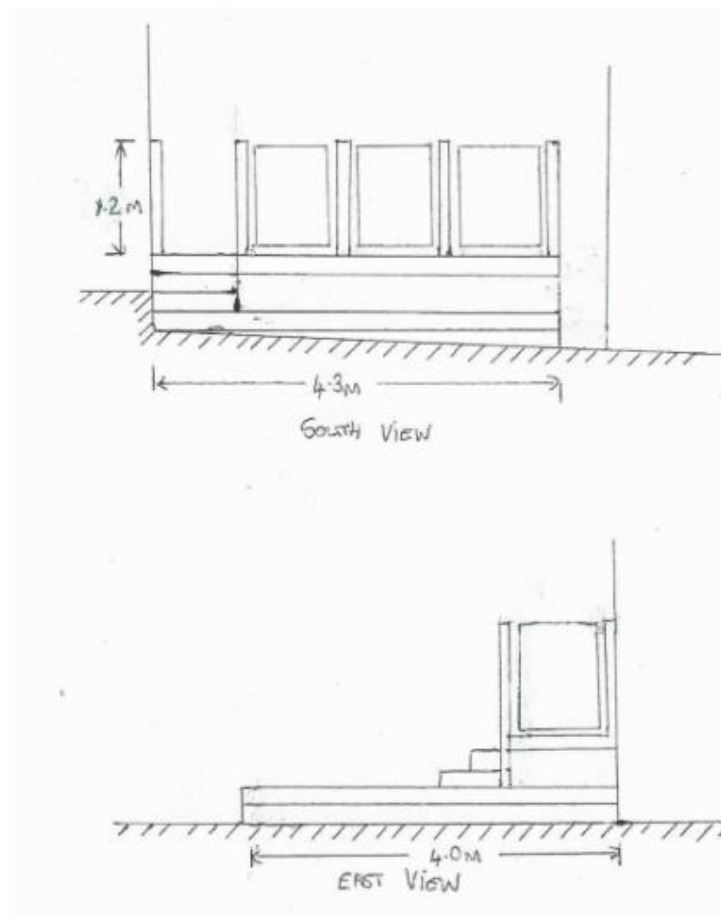
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03561
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Clock House, Honeystreet, Pewsey, SN9 5PS
DEVELOPMENT DESCRIPTION:	Decking to the side of the house
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the construction of decking to the side of the dwelling. The decking would be positioned adjacent to the existing side elevation doors, at a level consistent with the internal floor level, and would incorporate steps descending to the surrounding ground level.

The proposed decking would extend approximately 4 metres along the east elevation and 4.3 metres along the south elevation. The raised section of the decking would be enclosed by a glass-panel balustrade



Proposed Elevations

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey detached dwelling situated within a mixed-use area. The property has recently undergone comprehensive renovation, having previously been in a dilapidated condition.

The dwelling benefits from off-street parking located to the north of the site and is served by a garden area enclosed by a boundary wall measuring approximately 3 metres in height.

The application site is located within the North Wessex Downs National Landscape. The application site is not in a conservation area nor in proximity of a listed building.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
PL/2024/08653	House refurbishment including replacement of roof, replacement front porch, replacement doors/windows, and alterations to openings.	Approved with Conditions December 2024

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

Pewsey Neighbourhood Plan (NDP) 2006-2026

- Policy 3: Natural environment.

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

Alton Parish Council: No comment received.

REPRESENTATIONS

The application was publicised by direct neighbourhood letter. No representations have been made.

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 appearance

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 proposed decking is considered to have a limited impact on the appearance and character of the existing dwelling. The inclusion of a glass-panel balustrade would result in minimal visual intrusion, maintaining an open and lightweight appearance. The decking is not considered out of keeping with either the host property or the character of the surrounding area.

In addition, the decking would provide safe and convenient access to and from the existing doors on the south elevation of the dwelling, representing a practical enhancement to the property's external amenity space.

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) 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.

Due to its modest height and scale, the proposed decking would not result in any significant overshadowing beyond the boundaries of the application site and would therefore have no adverse impact on neighbouring properties in this respect.

The location of the decking would not facilitate overlooking of adjacent properties. Existing glazed doors are already present on the dwelling, and the proposed decking would not materially increase opportunities for overlooking or result in any loss of privacy. Furthermore, owing to its scale, design and siting, the proposal is not considered to have an overbearing impact on neighbouring occupiers or the character of the surrounding 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.

National Landscape

The National Planning Policy Framework (NPPF) 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.

Whilst the site is located within the North Wessex Downs National Landscape, the proposed decking and glass balustrade would be contained entirely within the established residential curtilage of the property. The development is modest in scale and closely related to the existing dwelling, such that it would not result in encroachment into the open countryside. Consequently, the proposal is not considered to adversely affect the scenic beauty, landscape character, or special qualities of the National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy 3 of the Pewsey Neighbourhood Development Plan in conserving and enhancing the National Landscape.

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. FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

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. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed Site Plan received 14 July 2026
- Decking and Balustrade East and South Views received 2 July 2026

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