

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04242
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Lagpond Lodge, Lagpond Lane, Sutton Mandeville, Salisbury, SP3 5ND
DEVELOPMENT DESCRIPTION:	Erection of double garage and associated works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a double garage and associated works.

SITE DESCRIPTION/CONTEXT

The site is not situated within any defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP27. The site is located in an area with the lowest risk of flooding (Flood Zone 1). The application site is located within the Cranborne Chase & West Wiltshire Downs AONB/NL, the Chilmark Quarries Bat Special Area for Conservation. and River Avon Special Area for Conservation.

The application site consists of a detached residential dwelling located on the border of two highways, Lagpond Lane on the south and Suttons Hill on the east and an access track on the west. To the north is agricultural land.

PLANNING HISTORY

Decision	Proposal / Summary	Reference
PL/2025/01088	CONVERSION OF EXISTING BARN TO TWO 2 BED TOURIST LETS AND ASSOCIATED WORKS.	Approve with Conditions
17/02615/FUL	ERECTION OF AGRICULTURAL BUILDING	Approve
13/03194/FUL	RETROSPECTIVE CONSENT FOR THE DEMOLITION OF FORMER DWELLING AND DEVELOPMENT OF NEW DWELLING (NEW DWELLING AS PER PLANS S/2008/0353)	Approve with Conditions
S/2008/0353	EXTENSIONS AND ALTERATIONS INCLUDING FIRST FLOOR EXTENSION TO CREATE 2 STOREY DWELLING	Approve with Conditions

S/2002/1157 & 1624	DEMOLITION OF REDUNDANT FARM BUILDINGS AND CONSTRUCTION OF DWELLING WITH ANNEXE AND OFFICE USE	Refused/withdrawn
S/2007/1433	RECONSTRUCTION OF ROOF TO PROVIDE ADDITIONAL ACCOMMODATION, INCLUDING INSERTION OF DORMERS	Approve with Conditions
S/2004/2205	CERTIFICATE OF LAWFUL DEVELOPMENT - OCCUPATION OF BUNGALOW SUBJECT TO AGRICULTURAL OCCUPANCY CONDITION IN BREACH OF THAT CONDITION AND BECAUSE BUNGALOW IS OCCUPIED BY A NON-AGRICULTURAL WORKER.	Approve

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 27 Tisbury Community Area
- Core Policy 48 Supporting Rural Life
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;

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

The National Planning Policy Framework (NPPF) August 2026

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Sutton Mandeville Parish Council: None received.

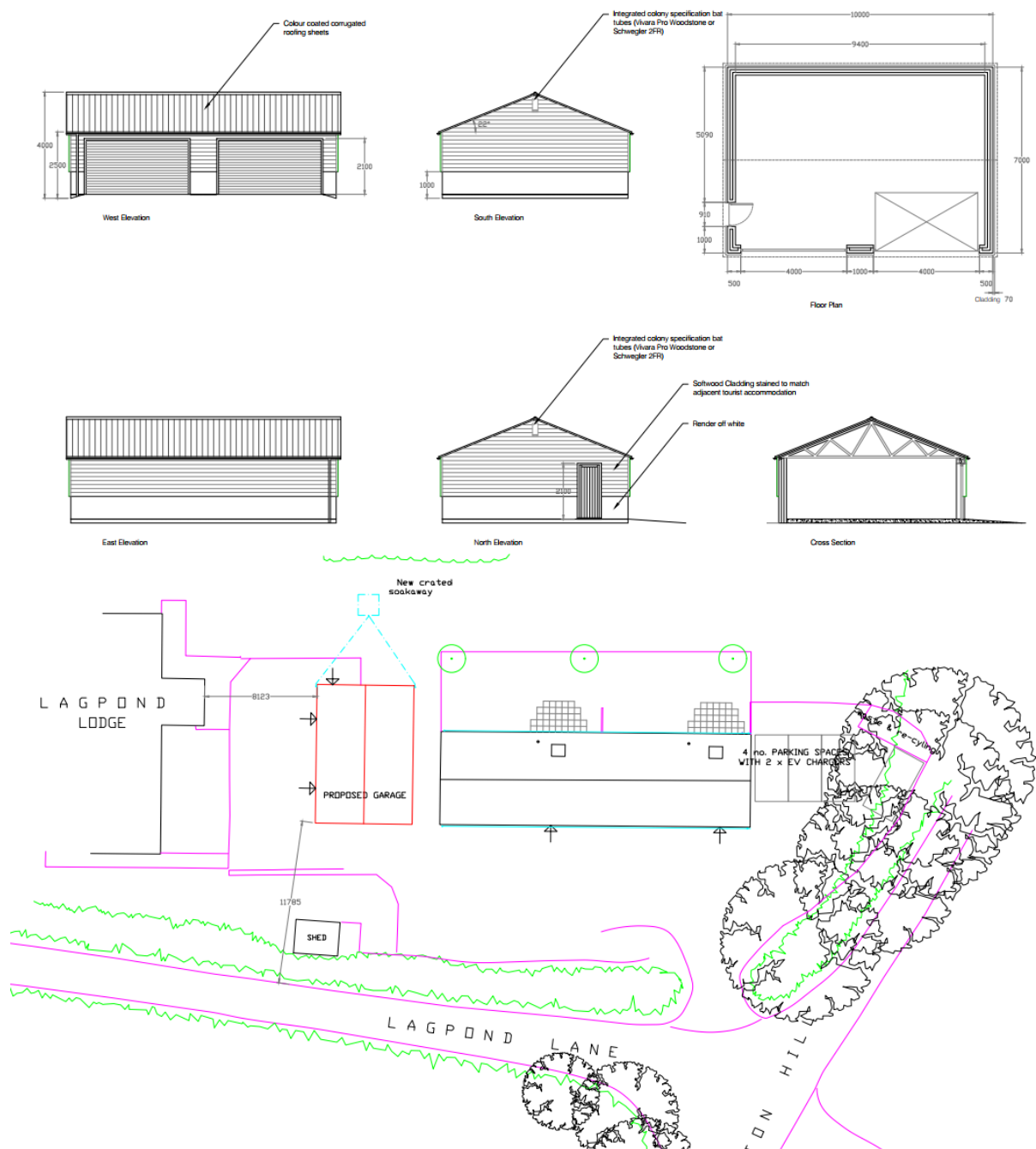
Highways Department: No Objection.

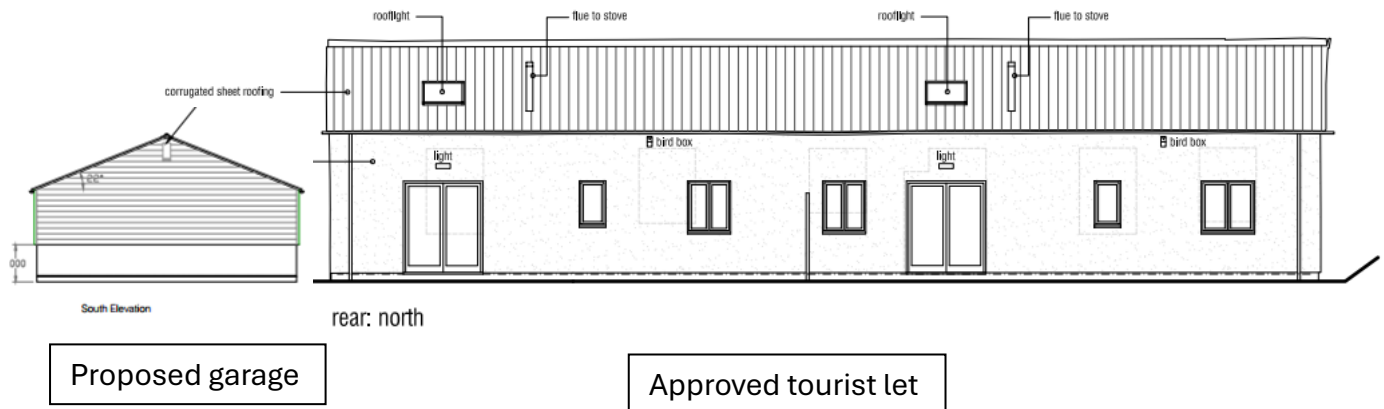
REPRESENTATIONS

No comments were received.

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

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.



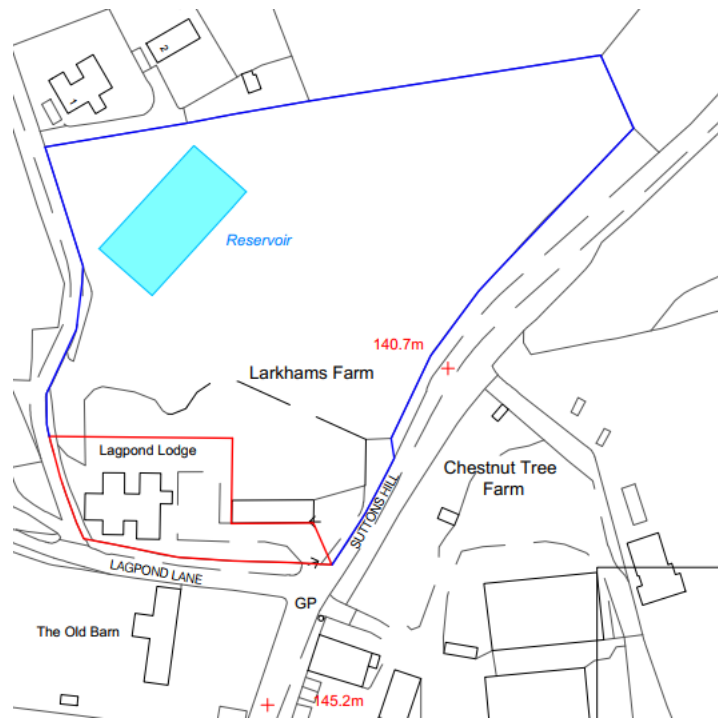


Design and Impact upon the upon the character and context of the area

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 application site consists of a residential dwelling and an existing barn which has had approval to be converted into a 2-bedroom tourist let. This application is for the proposed erection of a garage with the proposed tourist let building on the east and the driveway and residential dwelling on the west. The proposed garage is to measure 7 metres in width and 9.4 metres in length and 4 metres in height to the ridge. The materials are proposed to have corrugated roofing sheets, horizontal softwood cladding and a white render plinth. These materials match the materials of the approved adjacent tourist let which is proposed to have corrugated sheet roofing and rendered walls and the associated host dwelling which has timber board walls. During the site visit for this application, the approved tourist let accommodation has not yet been constructed, however the time period for beginning remains extant. The height of the proposed garage is approximately 4 metres in height to the ridge with the proposed tourist let being approximately 5.5 metres to the ridge and 3.5 metres to the eaves. The proposed garage is considered to remain subservient to the adjacent tourist let building and the associated residential dwelling. The massing of the proposed garage will utilise a simple pitched roof with up and over doors to accommodate vehicles and storage for incidental use of the residential dwelling. The garage will utilise the existing concrete driveway located adjacent to the residential dwelling. 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 in terms of massing, scale and use of materials.





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.

Policy DP3 and Policy P3 of the National Planning Policy Framework seek to ensure that development creates well-designed places and provides acceptable living conditions for existing and future occupiers.

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.

This application is for the erection of a single storey detached garage for the associated residential dwelling. The application site is located in the open countryside with the closest neighbouring dwellings located to the south, west and east which are all at a distance to the proposed garage. As such, it is not considered that the proposed garage will impact the amenity of the neighbouring dwellings in terms of loss of privacy, overshadowing or overbearing.

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.

Policies TR3 and TR4 of the National Planning Policy Framework require development to provide safe and suitable access for all users and avoid unacceptable impacts on highway safety.

The highways officer has no objection to the proposed works as vehicles will still be able to enter and leave the site in forward gear and there is no proposed change to the existing access to the site.

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.

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), policy N4: Protected Landscapes, states that "substantial weight" should be placed on the importance of conserving and enhancing the natural beauty of Protected Landscapes (this includes National Landscapes). Development proposals should be limited in scale and extent, sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape.

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

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and the NPPF 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, 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 begin 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:

Location Plan Drawing Ref: LCG01LP Received: 07 July 2026

Planning Statement Received: 07 July 2026

Block Garage Drawing Ref: LCG04BP Received: 07 July 2026

Garage Plans Drawing Ref: LC10GPP Received: 07 July 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

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

4. The proposed garage hereby approved shall only be used for purposes incidental to the residential use of the dwelling known as Lagpond Lodge, Lagpond Lane, Sutton Mandeville, Salisbury, SP3 5ND.

Reason: To ensure that the garage/store is not severed from the main dwelling in this open countryside location, where such use would be contrary to policies within the Wiltshire Core Strategy (2015) and saved policies from the Salisbury District Local Plan (2011).