

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01935 & PL/2026/01937
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	The Old Vicarage, Lower Road, Charlton All Saints, Salisbury, SP5 4HQ
DEVELOPMENT DESCRIPTION:	HH: Relocation of oil tank, construction of single storey extension to west elevation to provide shower room facilities, forming external doorway in place of window in north elevation, all associated works. LBC: Construction of single storey extension to west elevation to provide shower room facilities, forming external doorway in place of window in north elevation, reduce height of free standing wall adjacent east elevation.
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

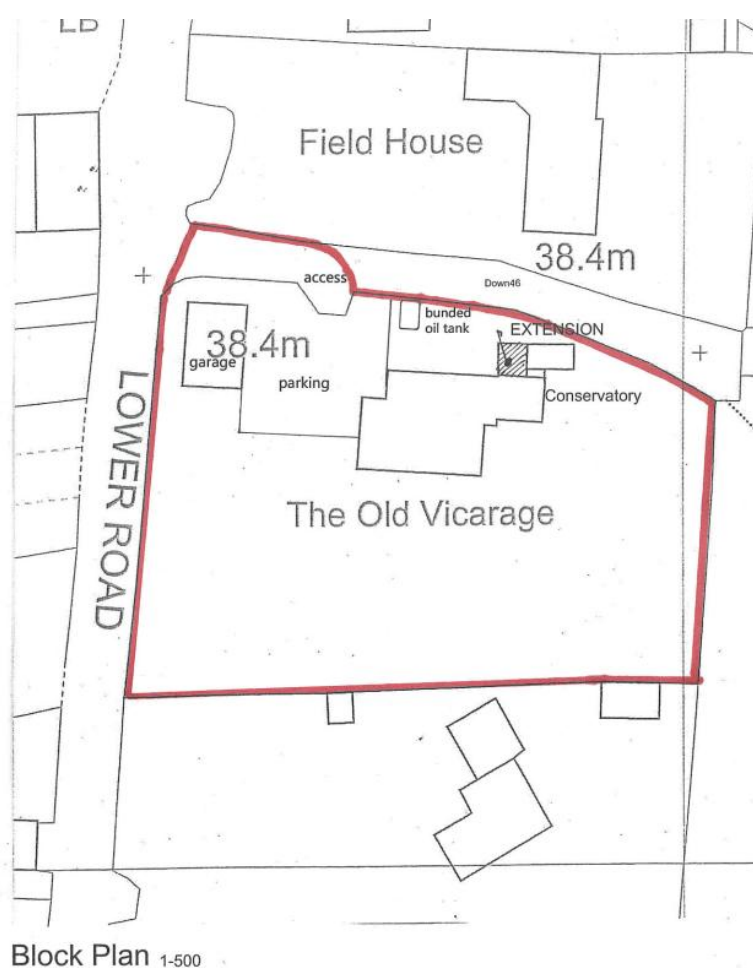
The proposal seeks householder planning permission and listed building consent for the construction of a single-storey extension to the west elevation of an existing outbuilding to provide shower room facilities. The extension forms part of a wider scheme of alterations to the outbuilding, which is currently used as an office and is proposed to be used as a bedroom. The extension would be finished with timber cladding and a clay tiled roof to match the existing outbuilding and would incorporate a rooflight. As the existing oil tank occupies the footprint of the proposed extension, the application also seeks permission to relocate the oil tank approximately 11 metres to the north-east.

In addition, the proposal includes the formation of a new doorway within the north elevation of the outbuilding in place of an existing window and the insertion of a new window within the east elevation. Listed building consent is also sought for the reduction in height of the freestanding wall located to the east of the outbuilding.

SITE DESCRIPTION/CONTEXT

The Old Vicarage is a Grade II listed detached dwelling dating from 1860-62 and designed by architect William Butterfield. The property occupies a generous plot comprising a front driveway with detached garage, rear garden and an outbuilding to the east which is physically connected to the main dwelling by a conservatory approved in 2001.

The site is accessed from Lower Road and lies within the main built-up area of Charlton All Saints, designated as a Small Village with no defined settlement boundary under Core Policies 1, 2 and 23 of the Wiltshire Core Strategy. A public right of way (DOWN46) runs to the north of the site but remains outside the residential curtilage and is unaffected by the proposals.



PLANNING HISTORY

Proposal / Summary
S/2001/0468 - Full planning permission Decision - Approve with Conditions Date: 30/5/2001 – EXTENSION TO FORM CONSERVATORY DOUBLE GARAGE AND SWIMMING POOL (OUTDOOR) ALTERATIONS TO ENTRANCE GATES
S/2001/0469 - Listed building consent Decision - Approve with Conditions Date: 31/5/2001 – OUTDOOR SWIMMING POOL INTERNAL ALTERATIONS COINSERVATORY EXTENSION DETACHED DOUBLE GARAGE ALTERATIONS TO ENTRANCE GATES
S/2004/1958 - Full planning permission Decision - Refused Date: 24/11/2004 – SINGLE STOREY EXTENSION TO LIVING ROOM
S/2004/1959 - Listed building consent Decision - Refused Date: 24/11/2004 – SINGLE STOREY EXTENSION TO SOUTH ELEVATION TO ENLARGE SITTING ROOM AND CREATE BALCONY OVER
S/2005/1039 - Full planning permission Decision - Approve with Conditions Date: 21/7/2005 – NEW BAY WINDOW EXTENSION
S/2005/1045 - Listed building consent Decision - Approve with Conditions Date: 21/7/2005 – NEW BAY WINDOW EXTENSION.
PL/2026/00289 – Listed building consent Decision – Approve with conditions Date: 12/03/2026 - To form opening in internal wall between kitchen and dining room insert lining with architraves.
PL/2026/02420 - Listed Building Discharge of Condition – Approve Date: 21/04/2026 - Discharge of Condition 2 (Door Joinery Details) of PL/2026/00289.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire Community Area
- 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

Downton Neighbourhood Plan

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

S16/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Downton Parish Council: Support – a summary of the comment is copied below:

'By unanimous decision, the Council SUPPORTS this application having concluded that the benefit of the proposal significantly outweighs any harm.'

WC Highways: No objection – with the following text received:

'It is considered that the proposal is not detrimental to highway safety and I raise no highway objection.'

Arboricultural Officer: No objection subject to condition – with the following text received:

'No objection subject to the development being carried out in accordance with the arb method statement provided.'

WC Conservation: No objection subject to conditions – below is a summary of the response:

Following revised plans initial objections were dropped and instead several conditions were recommended regarding the materials to be used in the extension. These have been added to the decision and are discussed later in this report.

Historic England: No comment – below is a summary of the response:

'Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.'

REPRESENTATIONS

One third party comment was received supporting the proposals and is as follows:

'I am in favour of Stuart's proposed alterations to the property, he is a longstanding member of the local community and is proposing sensible alterations that will not impact the character of the property.'

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.

Impact 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 impact of the proposals on the listed building itself and its setting are discussed in the next section of this report with this section focusing solely on the impact of the proposals on the character of the area.

The proposed relocation of the oil tank would not result in harm to the character of the area. The tank would remain within the same courtyard area to the side of the dwelling and be positioned discreetly within the corner of an existing boundary wall. Whilst limited views of the tank may be possible from Lower Road to the west, and from the nearby public right of way (DOWN46) to the north, it would not appear as a prominent or incongruous feature within the wider street scene.

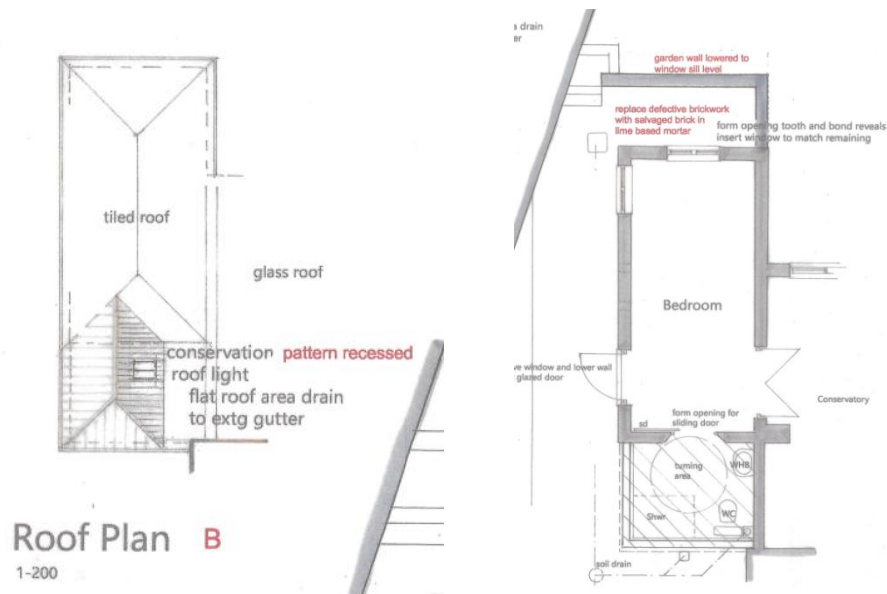
The proposed extension and alterations to the freestanding wall are located to the rear of the dwelling and would not be visible from the public highway. Views from the public right of way (DOWN46) would vary throughout the year owing to the differing density of the boundary vegetation. However, even where views are available, the extension would be experienced in

the context of the existing outbuilding and domestic curtilage. By virtue of its modest scale, subordinate form and position away from the principal elevation of the listed building, the extension would appear as a logical and sympathetic addition to the existing building.

Overall, the proposal would preserve the character and appearance of the area. Having regard to its modest scale, limited prominence and sympathetic relationship with the existing built form, the development is considered to comply with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



North Elevation A



Heritage impact to the listed building

From the perspective of the historic environment, the principal statutory duties are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require special regard to be paid to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess. These duties are reflected in Core Policy 58 of the Wiltshire Core Strategy and the heritage provisions of the National Planning Policy Framework, which seek to ensure that heritage assets are conserved in a manner appropriate to their significance.

Core Policy 58 of the Wiltshire Core Strategy requires designated and non-designated heritage assets and their settings to be conserved and, where appropriate, enhanced in a manner proportionate to their significance. Core Policy 57 also requires development to achieve a high standard of design and to respond positively to the value of the historic environment, including through appropriate scale, form, materials and detailing.

The proposals involve works to a Grade II listed building and associated curtilage structures, including alterations affecting historic fabric and changes within the setting of the listed building. The impact of the proposals upon the significance of The Old Vicarage, including its setting and the contribution made by the outbuilding, is therefore a key consideration in the determination of both applications.

The application was initially supported by a self-assessed heritage statement. Following consultation, the Council's Conservation Officer objected to the proposals on the basis that insufficient information had been provided to adequately assess the significance of the affected heritage assets and to justify the extent of the proposed works.

In response, a detailed heritage assessment prepared by Forum Heritage Services was submitted. This assessment examined the historic development and significance of the outbuilding and concluded that, whilst the structure is considered to form part of the listed building through curtilage association, it may not have been built at the same time as the principal dwelling. The assessment further identified that the outbuilding has been subject to a considerable degree of alteration over time and therefore makes a limited contribution to the overall significance of The Old Vicarage.

The heritage assessment concludes that the outbuilding is of low heritage significance relative to the principal listed dwelling and that the proposed extension, rooflight, new door opening and additional window would not materially diminish the significance of the listed building as a whole. Following receipt of the revised heritage assessment, the Conservation Officer confirmed that there was no reason to disagree with its conclusions and subsequently withdrew their objection to the scheme.

The conclusions of the submitted heritage assessment are accepted by both the Conservation Officer and the case officer. Having regard to the limited heritage significance attributed to the outbuilding, the modest scale of the proposed extension and the discreet nature of the works, the principle of the development is considered acceptable. The extension would remain clearly subordinate to the existing outbuilding, would not compete with the architectural interest of the principal listed dwelling, and would not result in the loss of any feature that makes a meaningful contribution to the significance of the heritage asset. The proposals are therefore considered acceptable in principle, with the detailing and material specification forming an important part of the overall heritage assessment.

The extension is proposed to be clad in swan feather-edged timber boarding rather than brick. Whilst this introduces a different material into the palette of the wider listed building, the extent of its use would be limited to the proposed extension and has been justified by the need to maximise internal floor space within the proposed shower room. The submitted heritage assessment also notes that a detached garage clad in comparable weatherboarding has previously been approved within the wider curtilage of The Old Vicarage, in a position forward

of the principal elevation. A sample of the proposed boarding has been reviewed by both the Conservation Officer and case officer and is considered to be of a suitable quality and finish. A condition is therefore imposed requiring the timber cladding to accord with the submitted details and to be left as a natural finish.

The submitted plans and documents indicate that the roof of the extension would be finished in clay tiles, including bonnet and ridge tiles, to match the existing outbuilding. Although a tile sample was provided, the Conservation Officer advised that this did not appear to provide an exact match to the existing roof covering. Rather than securing the submitted sample, a condition has therefore been imposed requiring the clay roof tiles, including bonnet and ridge tiles, to match the corresponding tiles on the existing outbuilding. This approach is considered more appropriate in heritage terms and would ensure a sympathetic relationship between the proposed extension and the existing outbuilding.

The proposed conservation-style rooflight is considered acceptable in principle. However, throughout the application process the Conservation Officer made clear that the rooflight should not sit proud of the surrounding clay roof tiles. Whilst a rooflight section was submitted, the drawing was not considered sufficiently clear to demonstrate that the rooflight would be installed flush with, or recessed within, the roof slope. A condition has therefore been imposed requiring the rooflight to be installed either recessed within the roof slope or flush with the surrounding clay roof tiles. This would ensure that the rooflight sits discreetly within the roof form and would safeguard the appearance of the outbuilding.

The proposed rainwater goods are to be Brett Martin half-round cast iron effect rainwater goods mounted on rafter brackets. This is considered to be an appropriate form of detailing within the context of a listed building and would provide a more sympathetic appearance than standard uPVC rainwater goods. This detail is secured by condition.

Separate detailed drawings have also been provided for the proposed door and window, including sections. These confirm that both elements would be timber, which is considered appropriate having regard to the listed status of the building and the character of the existing outbuilding. The Conservation Officer raised no objection to these details and the submitted drawings have been included within the approved plans condition.

The proposal also seeks listed building consent to reduce the height of the freestanding wall to the east of the outbuilding to window sill level. This is required to allow sufficient daylight into the outbuilding. Owing to its age and relationship with the listed building, the wall is treated as listed fabric. The scheme originally proposed the complete removal of the wall, which was not considered to be adequately justified and formed part of the Conservation Officer's initial objection. The revised proposal would retain the substantial majority of the wall, with only a partial reduction in height to allow the proposed window to function satisfactorily. In this context, and having regard to the extent of retained fabric, the works are considered to result in only a very limited degree of harm to historic fabric. The Conservation Officer raised no objection to the revised approach, subject to the wall being reduced no lower than window sill height. This extent of reduction is clearly shown and annotated on the approved plans, and a separate condition is not considered necessary.

The relocation of the oil tank also has the potential to affect the setting of The Old Vicarage. However, the proposed location is considered acceptable and would position the tank more discreetly within the corner of an existing wall. In comparison with the existing arrangement, the relocation would increase the separation distance from the principal listed dwelling and would not result in a harmful impact upon its setting. Overall, this element of the proposal is considered to have a neutral, and potentially marginally improved, impact on the setting of the listed building.

Specific conditions have been imposed to secure the approved materials and detailing. This approach is considered more appropriate than a single generic materials condition, given the listed status of the building, the number of individual heritage details requiring control, and the importance of ensuring that the development is carried out in accordance with the details reviewed during the application process.

Overall, the proposed development has been carefully considered having regard to the significance of the Grade II listed building, the contribution made by the affected outbuilding, and the impact of the works upon historic fabric and setting. The outbuilding has been identified as making a limited contribution to the significance of The Old Vicarage, the proposed extension would be modest and subordinate, and the majority of historic fabric, including the freestanding wall, would be retained. Subject to the conditions securing appropriate materials and detailing, the development is considered to result in at most a very limited degree of heritage harm.

The proposal would preserve the special architectural and historic interest of The Old Vicarage and would not adversely affect its setting. The development is therefore considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, the relevant heritage provisions of the National Planning Policy Framework, and the statutory duties contained within Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact upon the amenity of neighbouring occupiers. Policy P3 of the National Planning Policy Framework seeks to ensure that development provides a high standard of amenity for existing and future users and safeguards the reasonable living conditions of neighbouring occupiers. The proposed development has therefore been assessed with particular regard to overlooking, loss of privacy, overshadowing, loss of light and overbearing impact.

No third-party objections were received in respect of residential amenity. Nevertheless, the case officer has given the issue due consideration, including during the site visit.

By virtue of the modest scale of the proposed extension and the generous size of the application site, the potential for adverse amenity impacts is limited. The neighbouring property most likely to be affected is Field House to the north. However, the proposed extension is single-storey in nature and is separated from Field House by the public right of way (DOWN46), existing boundary treatments and a substantial separation distance. As a result, the proposal would not result in any material loss of light, overshadowing or overbearing impact upon the occupiers of that property.

The proposed doorway within the north elevation and window within the east elevation would introduce additional glazing into the outbuilding. However, both openings would serve ground-floor accommodation and views would be limited by existing boundary treatments, the separation distances involved and the orientation of neighbouring properties. Consequently, the proposal would not give rise to any unacceptable overlooking or loss of privacy.

Having regard to the scale, siting and design of the proposed development, the proposal would not result in any unacceptable impact upon the amenities of neighbouring occupiers. The development therefore complies with Core Policy 57 (vii) of the Wiltshire Core Strategy, Policy P3 of the National Planning Policy Framework and Appendix D of the Wiltshire Design Guide.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61. Core Policy 61 seeks to ensure that development is capable of being served by safe and suitable access to the highway network, whilst Core Policy 64 seeks compliance with the parking standards contained within the Wiltshire 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.

WC Highways were consulted on the proposals and in their response the Highway Officer advised that the proposal would not be detrimental to highway safety and raised no highway objection. The proposal would not alter the existing means of access or affect vehicle manoeuvring within the site. The existing driveway and parking area are substantial in size and would remain unaffected by the proposed development, with adequate parking and turning provision retained.

The proposed development would not result in any adverse impact on highway safety. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy and relevant provisions within the National Planning Policy Framework.

Arboriculture

Whilst none of the trees within the site are protected by a Tree Preservation Order and the site does not lie within a Conservation Area, a number of mature trees make a positive contribution to the character of the site and the setting of The Old Vicarage. An Arboricultural Report and Arboricultural Method Statement were submitted in support of the application and assessed by the Council's Arboricultural Officer.

The submitted information demonstrates how the proposed development can be undertaken without causing unacceptable harm to retained trees. Following review of the submitted documents, the Arboricultural Officer raised no objection to the proposal subject to a condition requiring the development to be carried out in accordance with the approved Arboricultural Method Statement.

Subject to compliance with this condition, the proposed development is not considered likely to adversely affect the health or longevity of retained trees within the site. The proposal is therefore acceptable from an arboricultural perspective.

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 comprises a modest extension and associated alterations to an existing outbuilding within the curtilage of The Old Vicarage, a Grade II listed building. The application has been assessed against the relevant provisions of the Development Plan, the National Planning Policy Framework and the statutory duties relating to listed buildings within the PLBCA Act 1990.

The proposed extension, alterations to the outbuilding, reduction in height of the freestanding wall and relocation of the oil tank are considered acceptable in terms of their siting, scale, design and relationship with the existing property. The development would not result in any unacceptable harm to the character and appearance of the area and would remain a subordinate and sympathetic addition to the existing built form.

Particular regard has been had to the impact of the proposals upon the significance of the listed building and its setting. The submitted heritage assessment, supported by the Council's Conservation Officer, concludes that the affected outbuilding makes a limited contribution to the significance of the wider heritage asset and that the proposed works are acceptable subject to careful control of materials and detailing. The Council is satisfied that the scheme has been appropriately designed to respect the historic character of the site and that any resulting heritage harm would amount to no more than very limited less than substantial harm. The special architectural and historic interest of The Old Vicarage would be preserved and its setting would not be adversely affected.

The proposal would not result in any unacceptable impact upon the amenities of neighbouring occupiers. Adequate parking and access arrangements would be retained, no highway safety concerns have been identified, and the development can be carried out without unacceptable harm to retained trees subject to compliance with the approved Arboricultural Method Statement.

Having regard to all material considerations, including the consultation responses received, the proposal is considered to represent an appropriate form of development that accords with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and the Wiltshire Design Guide. The development also satisfies the statutory duties contained within Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Accordingly, both Householder Planning Permission and Listed Building Consent are recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission and Listed Building Consent be GRANTED subject to the following conditions:

FOR PLANNING PERMISSION PL/2026/01935

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 and proposed block plan – (ref: 05125-1) – date received: 27/03/2026
- Proposed plans and elevations – (ref: 05125-2-B) – date received: 03/07/2026
- Timber cladding details – date received: 03/07/2026
- Arboricultural report – date received: 20/03/2026
- Door details – (ref: 5125/3-B) – date received: 17/07/2026
- Window details – (ref: 5125/3-B) – date received: 17/07/2026
- DWG No: TV/TCP Rev 1 Tree Constraints Plan Date Received 29/06/26

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

3. The development hereby permitted shall be carried out in full accordance with the approved Arboricultural Method Statement received on 29/06/2026.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of important trees, within the vicinity of the site are adequately protected during the period of construction.

4. The timber cladding hereby approved shall be installed and thereafter retained in accordance with the details contained within the approved document titled 'timber cladding details' received by the Local Planning Authority on 03/07/2026 and shall be left natural.

REASON: To safeguard the character, appearance and significance of the listed building and its setting.

5. The clay roof tiles, including bonnet and ridge tiles, used on the extension hereby permitted shall match the corresponding tiles on the existing outbuilding in respect of colour and appearance.

REASON: To preserve the character, appearance and significance of the listed building and its setting.

6. The rainwater goods serving the extension hereby permitted shall be Brett Martin half-round cast iron effect rainwater goods mounted on rafter brackets.

REASON: To secure appropriate detailing that respects the historic character and significance of the listed building.

7. The rooflight hereby approved shall be installed so that it is either recessed within the roof slope or fitted flush with the surrounding clay roof tiles and shall thereafter be retained as such for the lifetime of the development.

REASON: To preserve the character, appearance and significance of the listed building.

FOR LISTED BUILDING CONSENT PL/2026/01937

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 and proposed block plan – (ref: 05125-1) – date received: 27/03/2026
- Proposed plans and elevations – (ref: 05125-2-B) – date received: 03/07/2026
- Timber cladding details – date received: 03/07/2026
- Arboricultural report – date received: 20/03/2026
- Door details – (ref: 5125/3-B) – date received: 17/07/2026
- Window details – (ref: 5125/3-B) – date received: 17/07/2026
- DWG No: TV/TCP Rev 1 Tree Constraints Plan Date Received 29/06/26

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

3. Any defective brickwork to the existing freestanding wall that is repaired or replaced as part of the development hereby permitted shall be carried out using bricks and mortar which match the existing wall in respect of colour, texture and bond.

REASON: To preserve the character, appearance and significance of the listed building and its setting.