

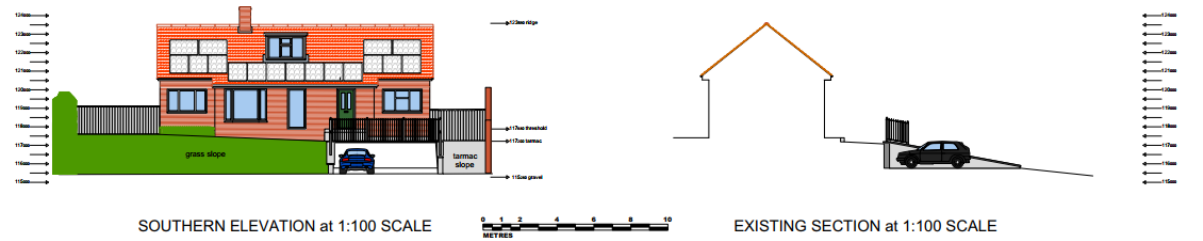
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04127
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hilltoft, Vicarage Road, Tisbury, Salisbury, SP3 6HZ
DEVELOPMENT DESCRIPTION:	Roof over existing two car port with sedum cover
RECOMMENDATION:	That Planning Permission be GRANTED

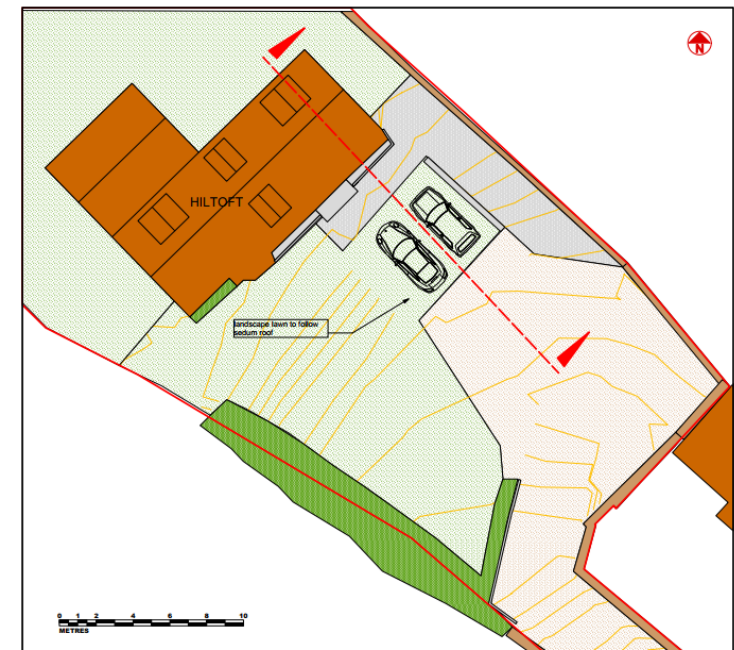
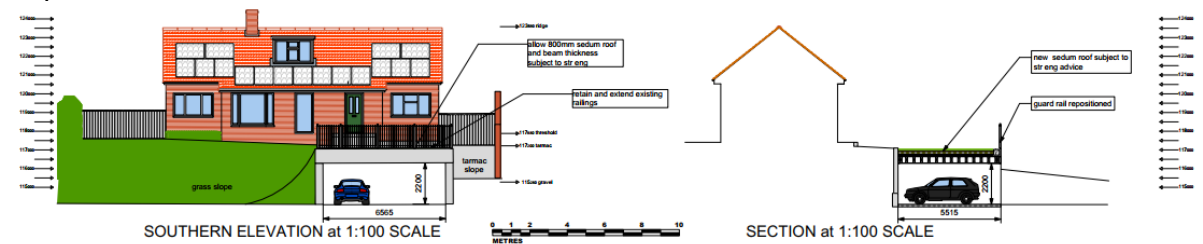
PROPOSAL

The proposal seeks planning permission to install a sedum roof over an existing parking bay and associated landscaping works.

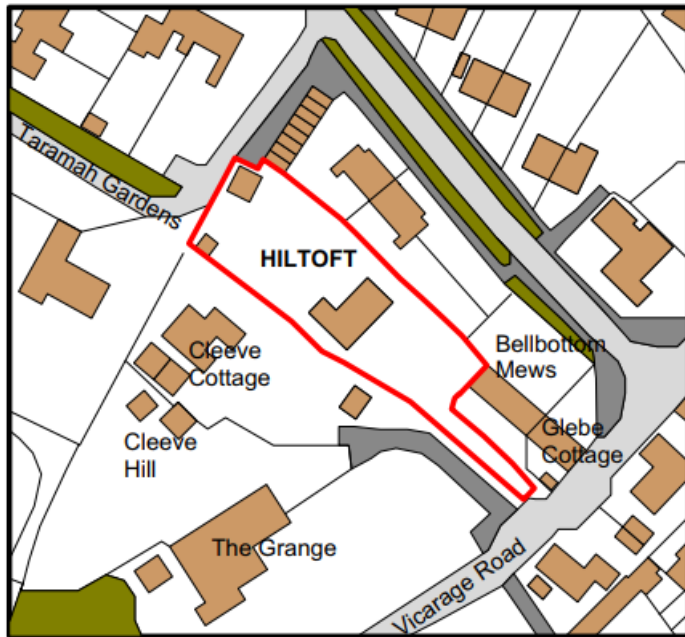
Existing elevation and section



Proposed elevation and section



SITE DESCRIPTION/CONTEXT



The application site relates to an extended, detached dwelling located within the settlement boundary 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 site is accessed via a shared driveway with Glebe Cottage and Bellbottom Mews and then a gravel driveway that climbs up towards the dwelling. Hiltoft sits at an elevated level with the land rising further to the north. To the front of the dwelling is an area of grass and a large gravel parking area, part of this is defined by a concrete retaining wall which gives space for the parking of two vehicles.

There are residential neighbours surrounding the property.

The application site is within the Tisbury Conservation Area, 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.

View from road looking north towards shared driveway



Front elevation of Hiltoft with existing parking area



PLANNING HISTORY

Proposal / Summary
S/1993/0399 - Full planning permission Decision - Approve with Conditions Date: 25/5/1993 – EXTENSION OF EXISTING LOFT CONVERSION

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

Tisbury Conservation Area Appraisal and Management Plan, February 2009

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

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

The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011)

The Cranbourne Chase & West Wiltshire Downs AONB Management Plan

CONSULTATION RESPONSES

Tisbury Parish Council: No objection

Tisbury Parish Council resolved to raise no objection to this application on the grounds that it was compliant with Core Policy 57 of the Wiltshire Core Strategy.

Highways Officer: No objection

The internal site configuration of parking and the existing vehicle access will not alter and therefore it is considered that the proposal is not detrimental to highway safety and I raise no highway 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 Conservation Area

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The application site is within the Tisbury Conservation Area. The proposal seeks planning permission to create a covered parking area with a sedum roof above. The proposed elevations and sections show that the existing parking area will be lowered by approx. 1.4m and the width increased from 5.6m to 6.5m to accommodate a 2.2m headroom and space for the parking of two vehicles. Landscaping works are proposed to re-contour the surrounding grass slope to meet the new sedum roof that will form the top of the covered parking area. A guard rail is shown across the southern edge of the sedum roof, this is proposed to match the existing railing. The front of the covered parking area would be open.

The proposals utilise the topography of the site to improve the views from the dwelling, looking southeast, by screening some of the site parking with a sedum roof. The proposal is considered modest in scale and acceptable.

Whilst located at the front of the dwelling, the site is situated approximately 45m back from the road and due to the topography of the site and the wall gardens of the neighbouring properties, the proposals would not be prominently visible from public vantage points and is therefore not considered of visual harm to the Conservation Area.

Having regard to the above, the proposal complies with the design principles set out in Core Policies 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 P3 of the NPPF requires development to contribute positively to the creation of healthy, safe and inclusive places. In particular, Policy P3(b) 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. In assessing amenity impacts, regard should be had to matters including privacy, outlook, daylight and sunlight, overbearing impacts, noise and disturbance, and the overall quality of the living environment created by the development.

Given the modest, non-habitable nature of the proposals, set away from shared boundaries, it is considered that the proposed development would not materially impact upon the occupiers of the neighbouring property as a consequence of overbearing impact, overshadowing or loss of privacy and accords with Core Policy 57 of the adopted WCS.

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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

There are no changes proposed to the site access and sufficient off-street parking is retained to comply with the Council's adopted standards. The Highways Officer has confirmed that the proposal is not detrimental to highway safety and has raised no objection.

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.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are 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 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.

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.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

The application site lies within the Cranborne Chase and West Wiltshire Downs National Landscape. The proposals are modest in scale and would be read in context with the host dwelling, there would be no encroachment into the open countryside and would not be prominently visible in wider public views, therefore no harm would be caused to the 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 Cranborne and Chase National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of 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 National Landscape, 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:

WBP01 Existing garage plans and elevations 19 June 2026, received 01.07.2026
WBP02 Proposed garage plans and elevations 30 June 2026, received 01.07.2026

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 detailed on the application form and approved plans.

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