

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03847
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Fawns, Wilsford, Amesbury, Salisbury, SP4 7BL
DEVELOPMENT DESCRIPTION:	1.5 storey extension and addition of single storey side extension of southern element to form annex. Proposed raising of the height of the northern roof and addition of dormers.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a 1.5 storey extension and addition of single storey side extension of southern element to form annex. Proposed raising of the height of the northern roof and addition of dormers.

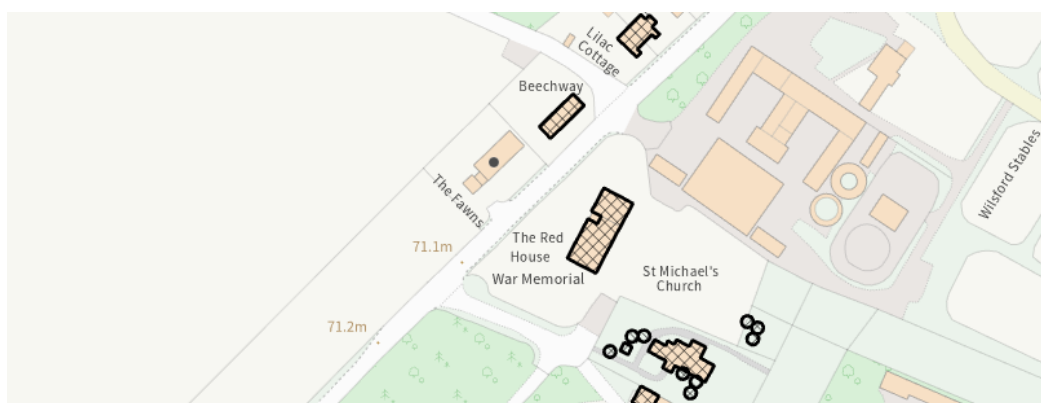
SITE DESCRIPTION/CONTEXT

The application site is not situated within a defined settlement boundary in accordance with Wiltshire Core Strategy (WCS) Core Policy 1, 2, and 4. It lies within a special landscape area as per Saved Policy C6 from Salisbury district local plan. The application site is located within the boundary of World Heritage Site Stonehenge, Avebury and Associated Sites.

The River Avon is located approximately 450 metres across the highway to the east with the site is located in an area with the lowest risk of flooding and is not in an area with a high risk of ground water or surface water flooding. While the application site is situated within the Hampshire River Avon Catchment area this has no impact on the assessment of the proposed development as this is a householder application for an extension to an existing residential dwelling.

The site comprises a 2-storey detached dwelling bordered by the highway to the southeast, residential dwellings to the northeast and the open countryside on all other sides.

The application site is located within Wilsford Conservation area. While the application site is not a listed building, it is located adjacent to several Grade II and Grade II* listed buildings on the north and south as shown by the black hatched buildings in the map below.



PLANNING HISTORY

Proposal / Summary
15/07903/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 22/9/2015 – Vary condition 2 of 15/05471/FUL to change the existing roof elevation from hip roof to gable end
15/05471/FUL - Full planning permission Decision - Approve with Conditions Date: 20/7/2015 – Single storey side extension

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework August 2026

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 4: Spatial Strategy: Amesbury Community Area

Core Policy 51: Landscape Conservation

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 69: Protection of the River Avon SAC

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area (SLA)

The Planning (Listed Building and Conservation Area) Act 1990

Section 16

Section 66

Section 72

CONSULTATION RESPONSES

Wilsford cum Lake Parish: None received.

World Heritage Sites: Comment:

We assess that:

- The north-west elevation introduces additional glazing with potential for change through increase in light-spill within the setting of Scheduled Monuments in closer proximity within the WHS, particularly Wilsford Round Barrow Cemetery.*
- A combination of retaining near-to the height of the current structure, topography, and screening by trees, results in no change that would impact the setting of the WHS and Scheduled Monuments within it.*

As a result, we have no further comment on this application.

Highways: No Objection subject to condition.

Conservation: No Objection.

The proposals are significantly different from my recollection and contemporary description of the works proposed and withdrawn in 2015. Although enlarging the house and garage upwards, it would not have a significant impact on the setting or views of the listed buildings to the north (Beechway and Lilac Cottage) and none on those of the Red House opposite, which is comprehensively screened by trees. The building's own contribution to the character and appearance of the CA is not traditional or complementary and the revisions would have no significant additional impact. I am satisfied that the setting of the LBs and the character of the CA would be preserved, in line with the expectations of sections 66 and 72 of the PLBCA Act 1990, the aims of the NPPF and CP58.

REPRESENTATIONS

1 objection from the owner of the adjoining paddock was received. The representation raises concerns that the proposed extension would fail to preserve or enhance the character and appearance of the Wilsford-cum-Lake Conservation Area, given the site's location amongst a number of Grade II and Grade II* listed buildings. It is stated that the existing dwelling is a low-rise building that sits relatively unobtrusively within its surroundings.

The objector considers that the proposed increase in roof height to provide first-floor accommodation would result in a more prominent and visually intrusive building that would adversely affect the setting of nearby heritage assets. The representation suggests that any extension should remain single storey to minimise visual impact and also raises concerns regarding the proposed use of uPVC windows, recommending more traditional materials and detailing.

ASSESSMENT

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

Principle of Development of Annex

Policy Context

When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main

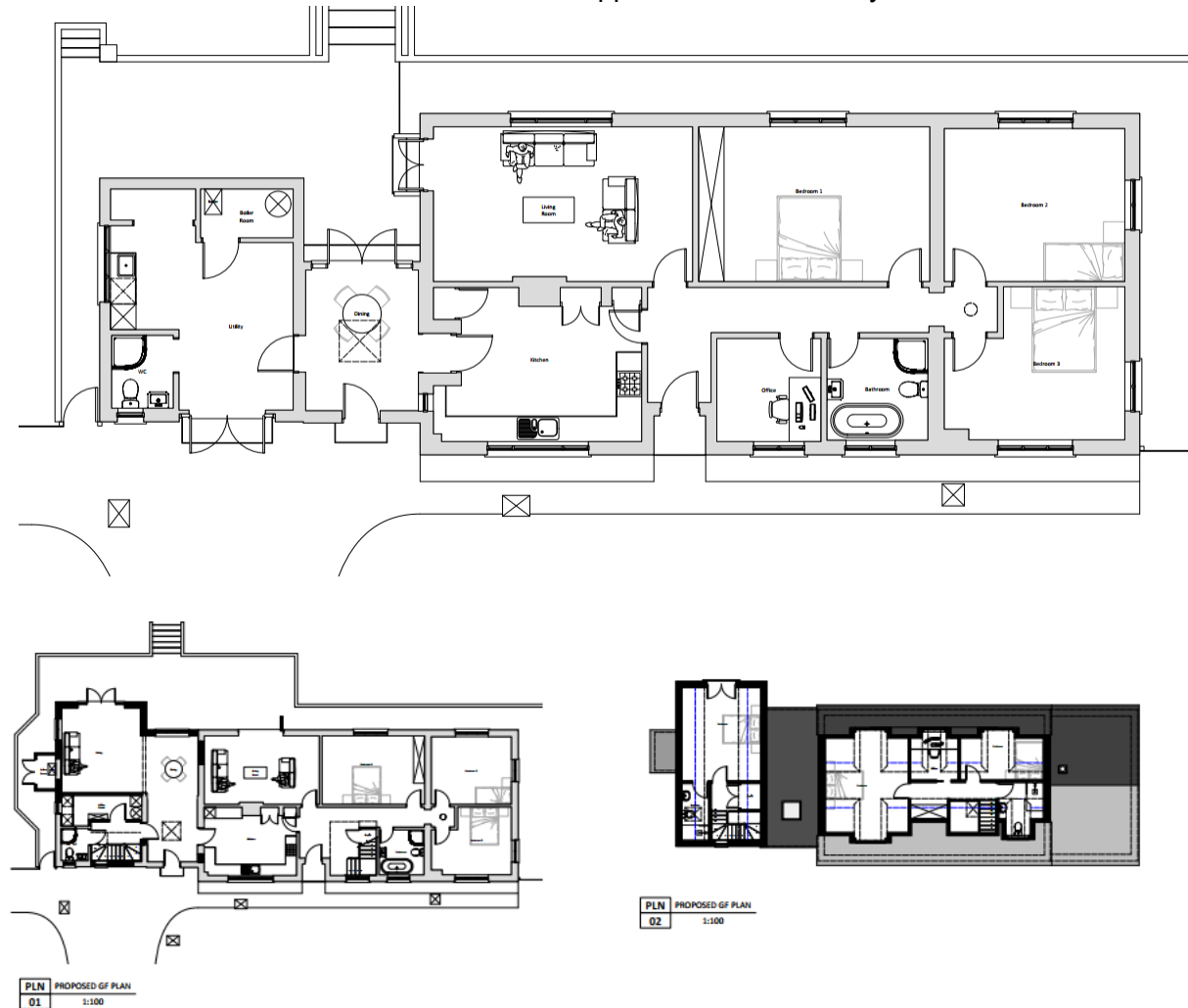
dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling.

Where the proposed accommodation does not demonstrate a clear physical or functional relationship with the host dwelling, it may constitute a new dwelling and therefore not in accordance with the terms of what has been applied for i.e., ancillary accommodation.



Assessment

This application proposes to convert and extend an existing single storey gable end element which was originally a garage. A flat roof link connects this gable element to the principal host

dwelling. This gable end element is currently used as a utility room with a shower. There are double doors from the single gable element and an external door in the flat roof link element. Internally the gable end and the flat roof link are all connected to the host dwelling.

On the ground floor the existing bathroom and utility room are proposed to be retained. The extension would create a living room area and extends the dining room area. The existing internal access and connection to the host dwelling is retained. The extensions propose a first-floor area where there will be a bedroom and en-suite accessed off a separate internal staircase.

The annex is located within the residential curtilage of the host dwelling and proposes to extend existing elements of the host dwelling. While it is detached, it is not physically separated from the host dwelling by any fencing or walls. Between the host dwelling and the proposed annex is an existing gravel driveway which is proposed to be shared between the two. Beyond the dwelling is a garden area proposed to be shared as well.

Saved Policy H33 (Accommodation for Dependent Persons) in the Salisbury District Local Plan states:

Proposals to create separate units of accommodation for dependent persons will be permitted provided that either:

(i) the accommodation is created wholly or partly within the existing dwelling or takes the form of an extension to that dwelling;

(ii) the design and internal arrangement of the proposed unit of accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required to house a dependent person; and

(iii) where an extension is proposed, its siting and design is acceptable and the remaining external space around the building is adequate or,

(iv) the accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling; and

(v) is subject to a restrictive occupancy condition or, if outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area, is subject to the applicant entering into a legal agreement with the Local Planning Authority that the ancillary accommodation will not be let or sold separately from the main dwelling.

In this instance, the accommodation is created as a result of the conversion of an existing single storey element connected to and within the curtilage of the main dwelling. While the internal accommodation proposed as part of this conversion demonstrates a separate living and dining area on the ground floor, this utilises the existing footprint of the outbuilding. On the first floor, this application proposes an en-suite and bedroom accessed off a separate internal staircase. A condition has been included in the recommendation to ensure that the annex would remain within the same planning unit as the associated dwelling.

Design and Impact upon the upon the character and context of the area and neighbouring listed buildings of the proposed extensions

Policy Context

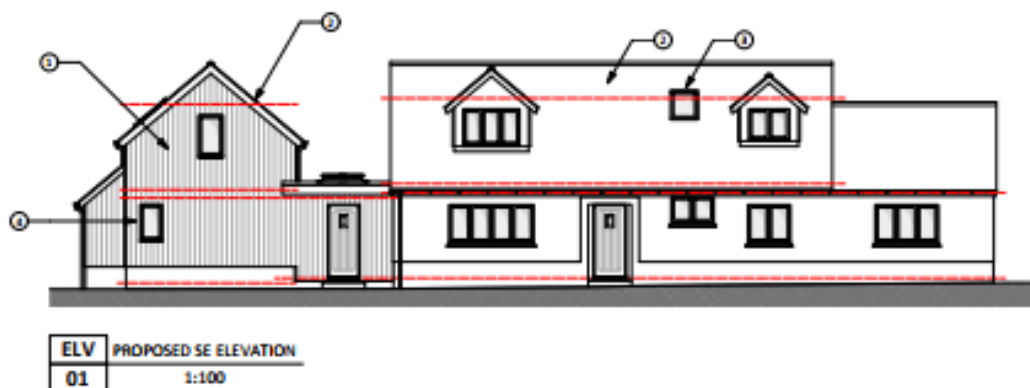
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Chapter 20 of the National Planning Policy Framework recognises heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their significance. Policy HE4 requires development proposals affecting heritage assets, including any contribution made by their setting, to avoid or minimise harm to significance and to conserve that significance wherever possible. Policy HE5 states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting). Policy HE6 further states that substantial weight should be given to the conservation of designated heritage assets, and that any harm to their significance is a matter of considerable importance and weight.

In addition, Policy DP3 requires development proposals to respond positively to their context, including the history, character and features of the site and its setting, so that they integrate with and enhance their surroundings through appropriate siting, scale, form, materials and architectural detailing.





Assessment

The application site is located within the Wilsford Conservation area. While it is not a listed building, it is surrounded by listed buildings in the near vicinity. The application site lies on the edge/end of the cluster of buildings in the small hamlet of Wilsford. The application site consists of a single storey residential dwelling with an attached garage and a flat roof section connecting the garage to the host dwelling. The application site had previous planning history for a side extension. This side extension was originally for two stories this was withdrawn and reduced to the single storey side extension which exists today. However, there are no available documents showing the withdrawn application.

The application proposes to increase the single storey roof of the host dwelling by approximately 1.2 metres to the ridge. The eastern most section is retained as single storey. The works include the addition of two dormer windows on the front elevation and three dormer windows on the rear elevation. The application also includes raising the roof of the existing gable end element on the western side to be two stories. The flat roof connecting element is proposed to remain as existing. To the rear, the two storey annex is proposed to have a Juliet balcony on the first floor. This faces the open countryside. In terms of materials, the extensions will use materials which match the existing dwelling. These are concrete roof tiles and grey composite cladding. While grey composite cladding is not a material used within the wider conservation area, this material is already presently used for the single storey flat roof section of the dwelling. This material will now be used at a greater scale after the proposed extension, however this is not enough to warrant a refusal on these grounds.

As part of this application, the conservation officer was consulted on the proposed works. They are not concerned that the increase in height and proposed works as part of this application will have significant impact on the setting or views of the listed buildings, Beechway, Lilac Cottage and Red House. The application site itself has no contribution to the conservation area. Further southeast of the application site lies Grade II* Wilsford Manor and Church of St Michael.

Therefore, having considered the scale, massing and use of materials of the proposed extension, the proposed works are not considered detrimental enough to warrant a refusal.



Amenity

Policy Context

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.

In terms of overshadowing impacts, the massing of the host dwelling is located southwest of Beechway. The proposed increased height of the host dwelling by approximately 1.2 metres in height is not considered to detrimentally create additional overshadowing which would warrant a refusal on those grounds.

In terms of overbearing impacts, the application proposes to increase the height of the host dwelling and the attached annex. However, the element closes to the neighbouring dwelling

on the west is proposed to remain single storey as existing. This minimises the opportunity to create an overbearing impact to the neighbouring dwelling as this single storey element is near the boundary of the application site and the neighbouring dwelling.

In terms of overlooking, the existing host dwelling is single storey in nature, this application proposes to construct three dormer windows to the rear elevation and two dormer windows to the front elevation of the host dwelling. The front elevation dormer windows face the highway and the neighbouring dwelling The Red House. A mature hedge boundary lies between the Red House and the highway, with the red house located at a lower topography level at a distance of approximately 33 metres from the host dwelling. In the summer months, the mature hedge boundary provides screening to The Red House. In the winter some landscape features are sparse. These overlooking instances however would be across a public highway albeit the proposed windows would be at an elevated position. While this has been taken into consideration, the host dwelling is an existing residential dwelling at this location and not an entirely new residential dwelling therefore there are existing instances of overlooking from the host dwelling to the neighbouring dwelling albeit from a ground floor level. As such, this does not warrant a refusal on these grounds.

With regards to the proposed dormers on the rear elevation, proposes the addition of three dormer windows on the proposed first floor. These windows obliquely face the neighbouring dwelling Beechway. As the host dwelling is set back from the neighbouring dwelling, with the rear gardens being short but wide, the oblique angles provide minimal overlooking to the rear garden amenity area of the neighbouring dwelling. Directly behind the application site is the open countryside, there are no amenity overlooking impacts considered at this location.

Highways Impact

Policy Context

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.

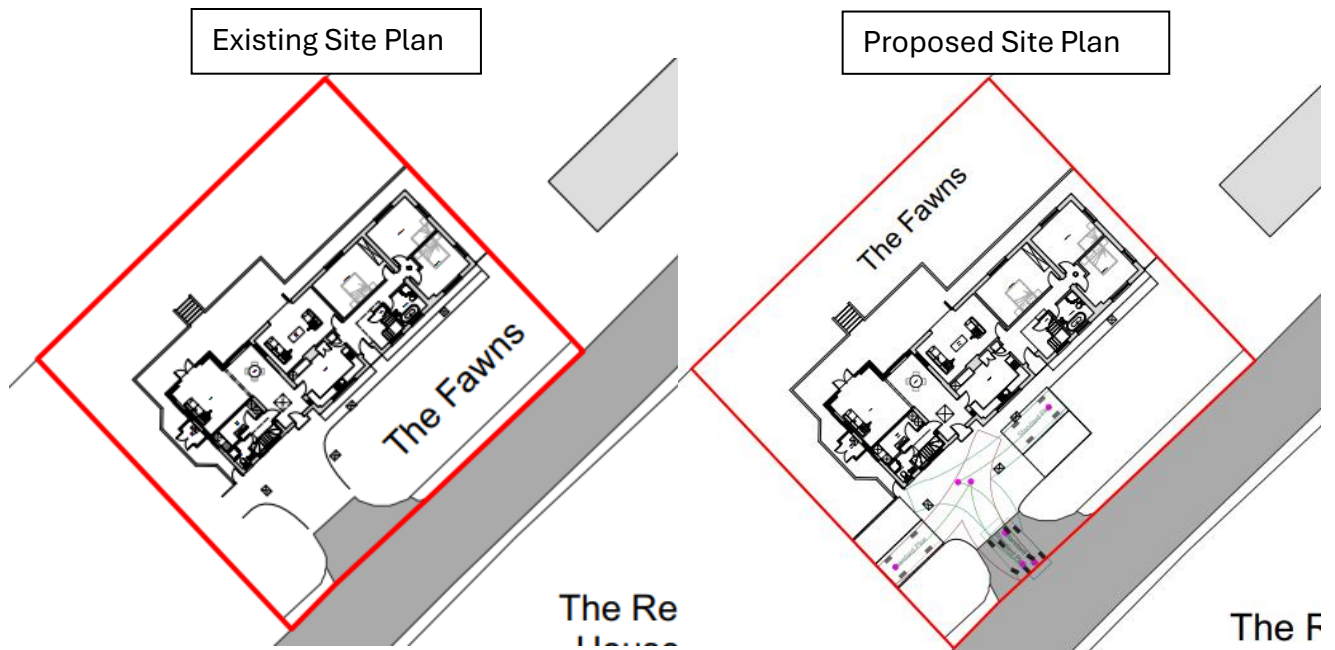
Policies TR3 and TR4 of the National Planning Policy Framework require development to provide safe and suitable access for all users and avoid unacceptable impacts on highway safety.

Assessment

The application site is accessed off a classified C42 road. The proposed development will increase the main property from a 3 to a 5 bed dwelling. The application also includes the provision of a 1 bedroom annex. As such, in line with the Wiltshire Local Transport Plan 2011-2026, 3 parking spaces should be provided for the 5 bedroom dwelling and an additional space should be allocated to the 1 bedroom annex.

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

The agent submitted a parking plan demonstrating how 4 car parking spaces can be provided within the driveway of the application site. The parking plan does not propose to increase the existing access to the classified road; it will utilise the existing opening and driveway as existing. To facilitate 4 parking spaces, part of the front garden is proposed to be paved. In line with the highway officer's consultation response, the parking plan has demonstrated how turning within the site is maintained to enable vehicles to enter and exist the site in forward gear. No objection was raised by the highways officer subject to a condition to complete the 4 parking spaces in accordance with the approved plans. This has been included in the recommendation.



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 or the amenities of neighbouring occupiers.

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:

Design and Access Statement Received: 17 June 2026

Proposed Plans & Elevations Drawing No. 1185-03C Op 2 Received: 17 June 2026

Location Plan & Site Plan Drawing No. 1185-04 Received: 17 June 2026

Proposed Site Plan Drawing No. 1185-05 Received: 14 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.

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

4. The ancillary accommodation hereby permitted shall not be occupied at any time as an independent residential unit or for purposes other than those which are ancillary or incidental to the residential use and occupation of the main dwelling, known as The Fawns, Wilsford, Amesbury, Salisbury, SP4 7BL. The accommodation shall remain within the same planning unit as the main dwelling as a single dwellinghouse (C3).

REASON: To allow the Local Planning Authority to consider use or occupation for purposes which are not ancillary to the host dwelling to ensure that proper consideration is given to the means of access, amenity considerations and necessary infrastructure associated with the creation of an independent unit of residential accommodation.

5. No part of the development hereby permitted shall be first brought into use until the turning area & parking spaces [4] have been completed in accordance with the details shown on the approved plans Proposed Site Plan Drawing No. 1185-05 Received: 14 July 2026. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.