

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00819 & PL/2026/00954
APPLICATION TYPE:	Householder planning permission and Listed Building Consent
SITE ADDRESS:	Radnor House, The Headlands, Downton, Salisbury, SP5 3HJ
DEVELOPMENT DESCRIPTION:	Alterations to outbuilding to provide ancillary accommodation at first floor level
RECOMMENDATION:	That Planning Permission and Listed Building Consent be REFUSED

PROPOSAL

The proposal seeks planning permission and listed building consent for the upward extension of an existing single-storey outbuilding located within the rear garden of Radnor House, to the east of the principal dwelling. The development would create first-floor accommodation to be used as a games room/gym, resulting in the building reading as a 1.5-storey structure rather than a modest single-storey ancillary outbuilding. The proposed alterations include the addition of a dormer window within the north-facing roof slope and an external staircase on the western elevation to provide access to the newly created first floor.

During the course of the application, two sets of revised plans were submitted in response to concerns raised by the Council's Conservation Officer. Whilst the revisions sought to address design and heritage concerns, the fundamental nature of the proposal, namely the creation of first-floor accommodation through the upward extension of the outbuilding, remained unchanged. The first revision also sought consent under the householder application for the retention of a shed and pergola within the rear garden of Radnor House. These elements were subsequently removed from the final revision and do not form part of the scheme currently under consideration.

SITE DESCRIPTION/CONTEXT

The application site comprises Radnor House, a Grade II listed detached dwelling dating from the third quarter of the eighteenth century. The dwelling is constructed in Flemish bond brick beneath a tiled roof with gable-end brick stacks and a twin-span roof form, as described within the statutory Historic England listing.

The site lies within the Downton Conservation Area and within the defined settlement boundary of Downton, which is identified as a Local Service Centre under Core Policies 1, 2 and 23 of the Wiltshire Core Strategy. Public Right of Way DOWN59 runs immediately to the north of the site, extending eastwards from The Headlands towards The Borough along the northern site boundary.

To the east, within The Borough, and to the west, along The Headlands, is a concentration of Grade II listed buildings which contribute to the historic character of this part of Downton. The site has been the subject of a number of planning and listed building consent applications. Of particular relevance to the current proposals is Listed Building Consent reference

PL/2021/04905, which granted consent for alterations to the outbuilding that is the subject of the present householder and listed building consent applications.



PLANNING HISTORY

Proposal / Summary
S/1989/2260 - Full planning permission Decision - Approve with Conditions Date: 26/1/1990 – ELEVATION OF GATE PILLARS BY THREE COURSES OF BRICKS
S/1990/1251 - Full planning permission Decision - Approve with Conditions Date: 28/9/1990 – REPLACING AND RESTORING OLD TILED ROOF OF STABLES FROM EXISTING CORRUGATED IRON ROOF
PL/2021/04905 - Listed building consent Decision - Approve with Conditions Date: 20/7/2021 – Alterations to outbuilding to form workshop/store

PL/2021/04906 - Householder planning permission Decision - Approve with Conditions Date: 20/7/2021 – Internal alterations to extend kitchen and raise roof of mono-pitch attached building to form enlarged kitchen, replacement of existing kitchen window, alterations to bathroom/WC and provision of en-suite facility to adjacent bedroom

PL/2021/05987 - Listed building consent Decision - Approve with Conditions Date: 20/7/2021 – Internal alterations to extend kitchen and raise roof of mono-pitch attached building to form enlarged kitchen, replacement of existing kitchen window, alterations to bathroom/WC and provision of en-suite facility to adjacent bedroom
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RELEVANT POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF) – August 2026

The Planning Practice Guidance

Wiltshire Core Strategy:

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

Downton Conservation Area Appraisal and Management Plan 2008

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

Sections 16/66/72 Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES – Householder and LBC applications combined

Downton Parish Council: Object – the issues raised are listed below.

- Height of garage extension out of keeping and overbearing to neighbouring properties
- General amenity impact to neighbouring properties
- Highlighted heritage impact concerns raised by the conservation officer

WC Conservation – Object – a summary of the consultation response regarding the final set of revised plans is copied below.

‘The proposal is to add another floor to the existing structure. The revised proposals seek to overcome this additional height via a flat-roof design. This is contrived and at odds (again) with the form and design of historic outbuildings. As such, I maintain my objection that the

proposed development would have an adverse impact on the setting of Radnor House, a grade II listed building, and would be contrary to Section 66 of the Planning LBCA Act 1990.'

REPRESENTATIONS – Householder and LBC applications combined

3 third party objections from the occupiers of neighbouring dwellings were received. The issues raised are listed below.

- Proposed extension will create out an outbuilding out of character with the local buildings
- Out of keeping as a building within the curtilage of Radnor House
- Overshadowing, overbearing and loss of light impact to neighbouring dwellings
- Impact to the character and appearance of the conservation area
- Preservation of the conservation area as referenced in Downton Neighbourhood Plan
- Setting a 'harmful precedent' for other such development in the locality
- Overlooking/loss of privacy toward 2 The Borough
- Blocking of horizontal view from 2 The Borough
- Loss of bat habitat through disturbance to roof space of existing garage

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."

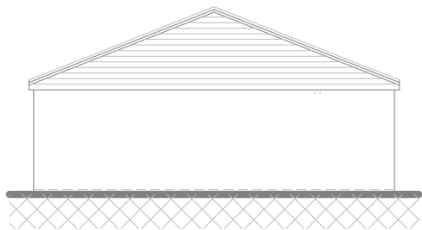
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of development

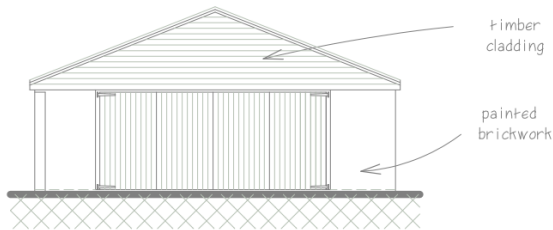
The principle of extending an existing domestic outbuilding within the curtilage of a dwellinghouse is not, in itself, considered unacceptable. The proposal requires both householder planning permission and listed building consent as works are proposed to an outbuilding within the curtilage of the Grade II listed Radnor House. Whilst the precise age of the outbuilding is uncertain, previous applications and the submitted heritage information identify elements of historic fabric within its construction. Listed building consent has previously been required for works to the outbuilding and the Local Planning Authority is satisfied that listed building consent is also required in this instance.

During the course of the application, two sets of revised plans were submitted in response to concerns raised by the Conservation Officer and Case Officer. Consistent with the positive and proactive approach to decision-making advocated by Policy DM3 of the National Planning Policy Framework, the revisions were accepted and assessed to determine whether amendments to the design could overcome the identified concerns.

Notwithstanding the revisions submitted, the Local Planning Authority has concluded that the proposed upward extension would result in harm to the setting and significance of the Grade II listed building. The detailed assessment of this issue is set out below.

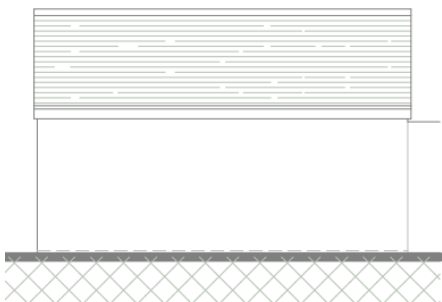


South Elevation

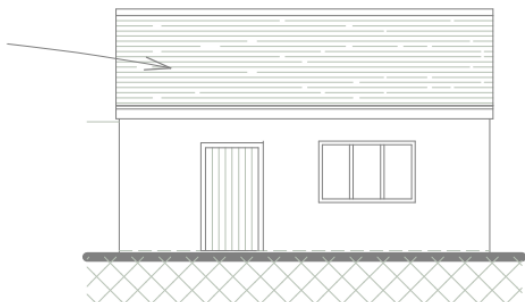


North Elevation

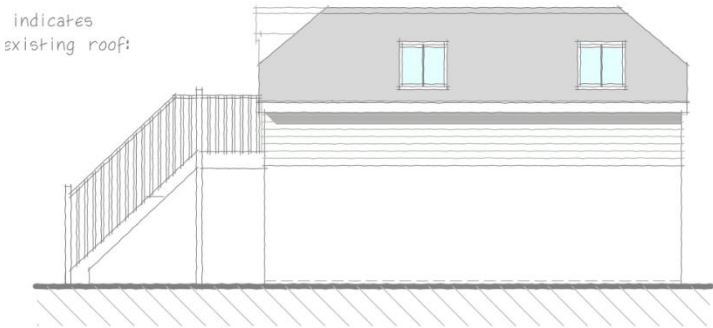
EXISTING



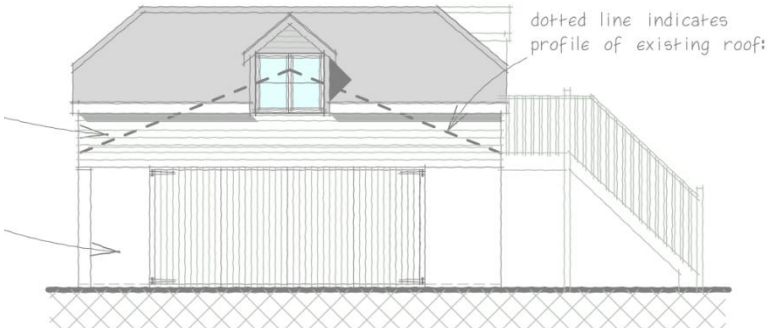
East Elevation



West Elevation

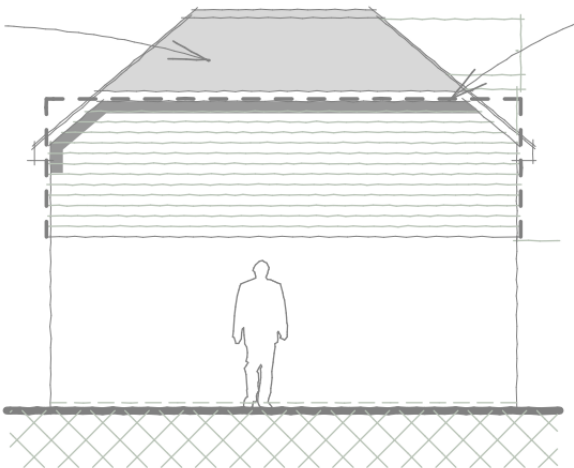


South Elevation



North Elevation

PROPOSED



East Elevation



West Elevation

Heritage impact to Radnor House

Legislative and policy context

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority, when considering whether to grant listed building consent, to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses. Section 66(1) of the same Act requires special regard to be given to the desirability of preserving listed buildings and their settings when determining planning applications affecting listed buildings.

Core Policy 58 of the Wiltshire Core Strategy seeks to protect, conserve and where appropriate enhance the significance of designated and non-designated heritage assets and their settings. Policies HE4, HE5 and HE6 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require decision makers to assess proposals having regard to the significance of heritage assets and the contribution made by their setting, giving considerable importance and weight to their conservation.

Significance of the listed building and existing outbuilding

Radnor House is a Grade II listed dwelling dating from the third quarter of the eighteenth century. The significance of the listed building derives not only from its architectural and historic interest but also from the manner in which it is experienced within its curtilage and wider setting.

The outbuilding which is the subject of these applications is of more limited significance in heritage terms. Whilst altered over time and having the appearance of a relatively modern structure, previous applications and the submitted heritage information identify historic fabric within its construction, most notably the original brick western wall and elements of the southern wall. The outbuilding is therefore considered to be curtilage listed and retains some evidential value through its association with the historic development of the site.

Importantly, the existing outbuilding reads as a modest ancillary structure within the curtilage of Radnor House. Its single-storey form, shallow pitched roof and low profile ensure it remains subordinate to the principal listed dwelling. The existing building therefore makes a neutral contribution to the setting of Radnor House by maintaining the traditional hierarchy between the main dwelling and associated outbuildings.

Impact on historic fabric

The submitted proposals involve the removal of the existing roof and the construction of an upper floor. During the application process concerns were raised regarding the ability of the historic brick wall to safely accommodate the additional structural load.

In response, structural information was submitted demonstrating that the historic western wall would remain non-loadbearing, with the proposed development supported by an independent structural framework. The Conservation Officer subsequently confirmed that sufficient information had been provided to demonstrate that the historic fabric could be retained.

The Local Planning Authority is therefore satisfied that the proposal would not give rise to unacceptable harm to the identified historic fabric of the curtilage listed structure. The principal

heritage concern relates instead to the effect of the development upon the setting and significance of Radnor House.

Impact on the setting of Radnor House

The proposal would fundamentally alter the existing form and appearance of the outbuilding. Through the creation of first-floor accommodation, the building would no longer read as a modest single-storey ancillary structure. Instead, it would read as a 1.5-storey building with a substantially greater presence within the curtilage.

The increase in height, bulk, scale and overall massing would significantly increase the visual prominence of the outbuilding. This effect is amplified by the relatively contained nature of the rear curtilage, where the enlarged structure would remain a dominant feature rather than being absorbed within a spacious setting.

The revised plans sought to reduce the visual impact of the development through alterations to the roof design, dormers and overall height. However, notwithstanding those amendments, the proposal continues to require an enlarged roof form to accommodate the additional floor space. The Conservation Officer has consistently maintained that the resulting roof design appears contrived and uncharacteristic of a traditional ancillary/incidental outbuilding associated with a listed dwelling.

The cumulative effect of the increased height, scale, massing and roof form would erode the established hierarchy between the principal listed dwelling and its ancillary buildings. The outbuilding would no longer appear clearly subordinate to Radnor House and would instead compete with the listed building for visual prominence within its curtilage.

Whilst located to the rear of the dwelling, the impact upon setting is not diminished by the position of the structure. The setting of a listed building is not limited to views from the public highway nor to structures located adjacent to a principal elevation. In this instance the outbuilding forms part of the immediate setting of Radnor House and contributes to how the listed building is experienced. Views of the enlarged structure would also be available from Public Right of Way DOWN59 to the north, allowing the effects upon the setting of the listed building to be appreciated from the public realm.

The proposal is not considered to result in harm to the setting of other listed buildings within the vicinity. The identified harm arises specifically from the relationship between the enlarged outbuilding and Radnor House.

Heritage balance and conclusion

The Local Planning Authority concludes that the proposed development would result in harm to the significance of the Grade II listed building through its impact upon its setting. The proposal would fail to preserve the setting of Radnor House and would therefore conflict with the statutory duty contained within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In accordance with Policies HE4, HE5 and HE6 of the National Planning Policy Framework, considerable importance and weight must be given to the conservation of designated heritage assets. The proposal would provide additional private domestic space in the form of a games

room/gym. Whilst this may benefit the occupiers of the dwelling, it does not constitute a public benefit sufficient to outweigh the identified heritage harm.

Accordingly, the proposal conflicts with Core Policy 58 of the Wiltshire Core Strategy and Policies HE4, HE5 and HE6 of the National Planning Policy Framework. The application must therefore be refused on heritage grounds.



Design and impact on the character and context of the area and Downton Conservation Area

Core Policy 57 of the Wiltshire Core Strategy seeks to secure high quality design that responds positively to local character, distinctiveness and sense of place. Policy DP3 of the National Planning Policy Framework requires development to achieve a high standard of design that responds appropriately to local character and context. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

The existing outbuilding is located within the rear garden of Radnor House and is not visible from the public highway due to its position behind the principal dwelling, boundary treatments and vegetation. As a result, the building has a limited presence within the wider public realm. Whilst views of the outbuilding are available from Public Right of Way DOWN59 to the north, and the proposed upward extension would increase its visibility from this location, the building would remain a contained feature within its domestic curtilage and would not occupy a prominent position within the Conservation Area.

The Local Planning Authority acknowledges that the proposal would result in a noticeable change when viewed from the Public Right of Way. However, having regard to the scale of the wider Conservation Area and the limited public visibility of the site, the proposal would not result in harm to the character or appearance of the Downton Conservation Area. The Conservation Officer has similarly concluded that the character and appearance of the Conservation Area would be preserved.

The identified heritage harm discussed in the preceding section arises from the impact of the proposal upon the setting and significance of Radnor House as a Grade II listed building. The

assessment of harm to a listed building's setting differs from the assessment of character and appearance within a Conservation Area. Consequently, the conclusion that the proposal preserves the character and appearance of the Downton Conservation Area does not diminish or undermine the identified harm to the significance of Radnor House through its setting.

Accordingly, the proposal is considered to preserve the character and appearance of the Downton Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. No reason for refusal arises on these grounds.

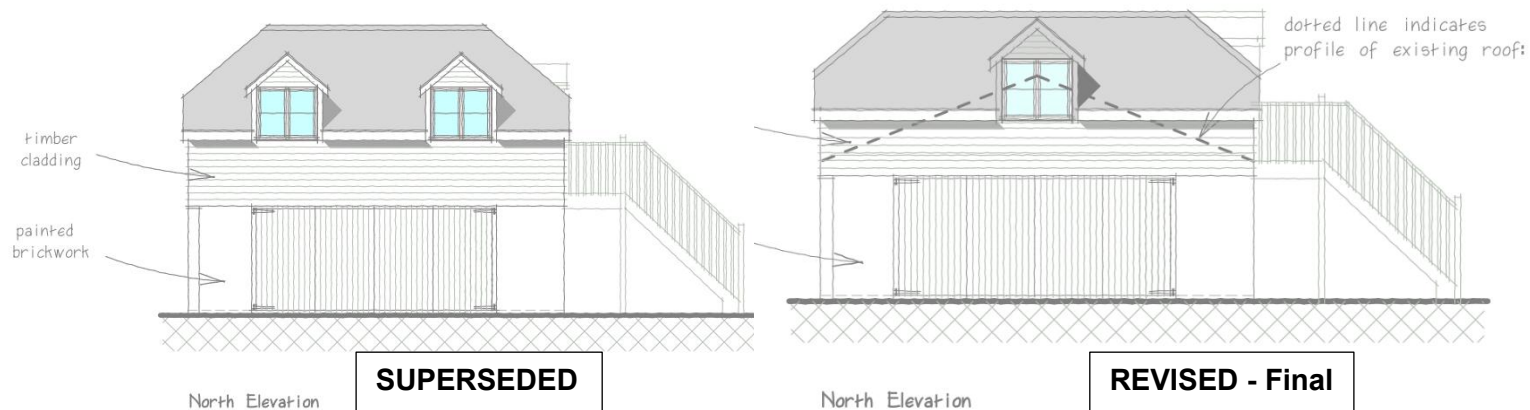
Amenity

Criterion vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact upon the amenities of neighbouring properties through adverse effects such as loss of privacy, overshadowing, overbearing impact or loss of light. Policy DP3 of the National Planning Policy Framework requires development to be appropriate for its location having regard to its likely effects on the living conditions of existing and future occupiers. In particular, Policy DP3 requires development to avoid giving rise to unacceptable impacts on residential amenity.

In assessing residential amenity, the Local Planning Authority has had regard to the concerns raised through the consultation process and undertaken a site visit to consider the relationship between the proposed development and neighbouring properties.

Owing to the position of the outbuilding, the only neighbouring properties considered capable of experiencing any material amenity effects are No. 2 The Borough and No. 6 The Borough. Whilst other surrounding dwellings have been considered, the separation distances involved are such that no material amenity impacts are anticipated.





No. 2 The Borough

No. 2 The Borough lies to the north of the application site and is separated from the outbuilding by approximately 25 metres. The existing outbuilding is already visible from parts of the dwelling and garden, and the proposed upward extension would inevitably increase its presence within views from the property.

Notwithstanding this increased visibility, the separation distance between the buildings is substantial. Whilst the proposal would introduce additional height and massing, it is not considered that the resulting relationship would be sufficiently overbearing or oppressive to adversely affect the living conditions of the occupiers of No. 2 The Borough. Similarly, having regard to the orientation of the site and the distance involved, the proposal would not result in unacceptable overshadowing or loss of daylight.

Concerns have also been raised regarding overlooking and loss of privacy. The final revised plans reduced the number of north-facing dormers from two to one, thereby reducing opportunities for overlooking. Whilst the remaining dormer would provide an elevated vantage point towards No. 2 The Borough, the resulting views must be assessed within the context of the existing relationship between the properties.

The pattern of development within this part of The Borough is not linear and there is already a degree of mutual visibility between the upper floor of No. 2 The Borough and the rear garden of Radnor House. Furthermore, views towards the first-floor windows of No. 2 The Borough are already available from within the application site. Whilst the proposed dormer would create an additional viewing position, it is considered that the resulting increase in overlooking would be limited and would not give rise to an unacceptable loss of privacy.

The Local Planning Authority also notes concerns that the enlarged outbuilding would dominate views currently enjoyed from No. 2 The Borough. Whilst the proposal would undoubtedly be more noticeable than the existing structure, the development remains confined to the footprint of the existing outbuilding and would not obstruct horizontal outlook to such an extent that an unacceptable impact upon residential amenity would arise.

No. 6 The Borough

No. 6 The Borough is a bungalow located immediately east of the application site and, due to its proximity to the outbuilding, represents the property most likely to experience amenity impacts from the proposed development.

In assessing this relationship, it is important to recognise that the outbuilding does not sit directly adjacent to the dwelling itself. A detached garage associated with No. 6 The Borough is positioned between the outbuilding and the principal living accommodation. Furthermore,

the front elevation of the outbuilding aligns broadly with the southern elevation of the bungalow, meaning the buildings are not directly opposing one another.

The original plans raised concerns regarding height, bulk and potential overbearing impacts. These concerns informed discussions with the applicant and the subsequent submission of revised plans, which reduced the overall height of the building by approximately 0.8 metres. The amendments are acknowledged as having lessened the potential amenity effects.

The proposal would retain the existing footprint of the outbuilding, with the principal change being an increase in height. Having regard to the positioning of the building relative to No. 6 The Borough, the Local Planning Authority does not consider that the revised proposal would result in an unacceptable overbearing impact or loss of outlook. Whilst the enlarged building would be more prominent than the existing structure, the relationship is not considered so oppressive as to warrant refusal on amenity grounds.

Similar conclusions are reached in respect of daylight and overshadowing. The alignment of the buildings means the proposal would not directly obstruct the windows serving No. 6 The Borough. Any additional shadowing would be limited and, having regard to the orientation of the site and the surrounding pattern of development, would not result in unacceptable harm to living conditions.

The existing garage associated with No. 6 The Borough already contributes towards a degree of enclosure within the garden and forms part of the established relationship between the properties. It is also relevant that the bungalow sits within a closely developed part of the settlement where neighbouring buildings and structures are generally taller than the dwelling itself.

In terms of privacy, the proposed dormer window would not provide direct views into habitable room windows serving No. 6 The Borough. At most, oblique views may be possible from certain positions. Oblique views of the rear garden of No. 6 may also be possible from the south facing rooflights. Having regard to the angles involved and the wider site context, the Local Planning Authority does not consider that the proposal would result in an unacceptable loss of privacy.

Noise and Activity

Concerns have been raised regarding noise associated with the proposed use of the extended outbuilding. The plans indicate that the additional accommodation would be used as a games room/gym incidental to the residential use of Radnor House.

The proposed use would remain incidental to the enjoyment of the dwellinghouse and would not amount to a separate planning unit or material change of use. Additional domestic accommodation of this nature could reasonably be used for a range of activities commonly associated with residential occupation, including a home office, hobby room, gym or playroom. Any future allegations of statutory nuisance arising from the manner in which the property is occupied would fall to be considered under separate environmental health legislation and do not justify refusal of the application.

Amenity Conclusion

The concerns raised by neighbouring occupiers regarding loss of outlook, overshadowing, overbearing impact, loss of light, overlooking and noise have been carefully considered. The Local Planning Authority acknowledges that the proposal would result in a more prominent outbuilding and that some change to the existing relationships with Nos. 2 and 6 The Borough would occur.

However, having regard to the separation distances involved, the retained footprint of the building, the revisions made to reduce overall height and massing, the site context and the nature of the proposed openings, the proposal is not considered to give rise to unacceptable harm to the living conditions of neighbouring occupiers. Accordingly, no conflict is identified with Criterion vii of Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide or Policy DP3 of the National Planning Policy Framework.

Whilst residential amenity concerns have been raised throughout the application process, these concerns do not, in the judgement of the Local Planning Authority, justify refusal of the application. The reason for refusal relates specifically to the identified harm to the significance of the Grade II listed building through its setting.

Highways impact

Policy TR6 of the National Planning Policy Framework requires development proposals to demonstrate that any transport impacts arising from the development are acceptable having regard to highway safety, accessibility and the efficient operation of the transport network.

The proposal relates solely to the creation of a first floor in the form of a games room/gym within an existing outbuilding. The development would not increase the number of bedrooms at the property, nor would it alter the existing access or parking arrangements.

Given the nature of the proposals, consultation with the Highway Authority was not considered necessary. The existing driveway, accessed from The Headlands, provides ample off-street parking and is capable of accommodating parking demands associated with the dwelling. The proposal would not result in any material increase in vehicle movements or parking demand.

Accordingly, no highway safety or parking concerns arise and the proposal is considered to accord with Core Policies 61 and 64 of the Wiltshire Core Strategy and the parking standards contained within the Wiltshire Local Transport Plan.

Downton Neighbourhood Plan

The Downton Neighbourhood Plan was referenced within a third-party representation. The Plan identifies the significance of the Downton Conservation Area and its numerous heritage assets, noting that the Conservation Area contains over 85 listed buildings and that the historic settlement pattern, particularly within The Borough, is highly significant. In particular, Policies LC1 and LC2 seek to ensure that development respects designated heritage assets, safeguards local character and preserves or enhances the character and appearance of the Conservation Area.

The objectives of the Neighbourhood Plan are noted and have been given due consideration in the assessment of the application. The implications of the proposal for both the significance of Radnor House as a Grade II listed building and the character and appearance of the

Downton Conservation Area have been fully assessed within the relevant sections of this report. Whilst no harm has been identified to the character and appearance of the Conservation Area, harm has been identified to the significance of the listed building through its setting.

Bats

Concern was raised within a representation regarding the potential for the existing roof space to support bats or other protected species and the possibility that the proposed works could affect any such habitat. The proposal comprises alterations and extensions to an existing domestic outbuilding. Having regard to the nature and scale of the development, no ecological survey was submitted with the application and none is considered necessary or proportionate in this instance. The Local Planning Authority has no evidence before it to indicate the presence of bats or other protected species within the building.

Notwithstanding this, bats and their roosts receive legal protection under separate wildlife legislation. The grant of planning permission does not remove or override those statutory protections. Should protected species be present, the applicant remains responsible for ensuring compliance with the relevant legislation irrespective of the outcome of the planning application. In the absence of substantive evidence demonstrating the presence of protected species or likely harm arising from the proposals, no reason for refusal is identified on ecological grounds.

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 application seeks planning permission and listed building consent for the upward extension of an existing outbuilding within the curtilage of the Grade II listed Radnor House. The Local Planning Authority has carefully considered all material planning considerations, including the comments of consultees, representations received from neighbouring occupiers and the Parish Council, the submitted heritage information and the amendments made during the course of the application. The proposal has also been assessed against the relevant provisions of the Wiltshire Core Strategy, the National Planning Policy Framework and the duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990.

Whilst the proposal would not result in unacceptable harm to the living conditions of neighbouring occupiers, would not give rise to highway safety or parking concerns and would preserve the character and appearance of the Downton Conservation Area, these matters do not outweigh the identified heritage concerns.

The proposed upward extension would fundamentally alter the character of the existing outbuilding through its increased height, scale, massing and roof form. As a result, the building would no longer read as a modest ancillary structure subordinate to the principal listed dwelling. The proposal would erode the established hierarchy between Radnor House and its

associated outbuilding, causing harm to the significance of the Grade II listed building through its setting.

The Local Planning Authority has concluded that the proposal would result in less than substantial harm to the significance of the designated heritage asset. In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies HE4, HE5 and HE6 of the National Planning Policy Framework, considerable importance and weight must be given to the conservation of heritage assets and their settings. The proposal would provide additional private domestic space in the form of a games room/gym; however, this private benefit does not constitute a public benefit sufficient to outweigh the identified heritage harm.

For these reasons, the proposal fails to preserve the setting and significance of Radnor House and conflicts with the statutory duties contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and Policies HE4, HE5 and HE6 of the National Planning Policy Framework. Accordingly, planning permission and listed building consent should be refused.

RECOMMENDATION: That Planning Permission and Listed Building Consent be REFUSED.

FOR PLANNING PERMISSION PL/2026/00819

The proposed upward extension of the existing outbuilding, by reason of its increased bulk, massing and non-traditional roof form, would unacceptably alter the character of the building and significantly increase its prominence within the curtilage of Radnor House. The development would erode the established subordinate relationship between the outbuilding and the principal Grade II listed dwelling, disrupting the historic hierarchy between the listed building and its outbuilding and resulting in less than substantial harm to the significance of the designated heritage asset through its setting.

The identified heritage harm is not outweighed by any public benefits arising from the proposal. The proposal would therefore fail to preserve the significance and setting of the Grade II listed building and conflicts with the statutory duty contained within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and Policies HE4, HE5 and HE6 of the National Planning Policy Framework.

FOR LISTED BUILDING CONSENT PL/2026/00954

The proposed upward extension of the existing outbuilding, by reason of its increased bulk, massing and non-traditional roof form, would unacceptably alter the character of the building and significantly increase its prominence within the curtilage of Radnor House. The development would erode the established subordinate relationship between the outbuilding and the principal Grade II listed dwelling, disrupting the historic hierarchy between the listed building and its outbuilding and resulting in less than substantial harm to the significance of the designated heritage asset through its setting.

The identified heritage harm is not outweighed by any public benefits arising from the proposal. The proposal would therefore fail to preserve the significance and setting of the Grade II listed building and conflicts with the statutory duty contained within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and Policies HE4, HE5 and HE6 of the National Planning Policy Framework.

Informative

The plans and documents considered in reaching the decision are as follows:

- Proposed elevations and floor plan (Dwg.04-rev F) – date received: 12/06/2026
- Location plan – (Dwg.01) – date received: 05/02/2026
- Block plan – (Dwg.02) – date received: 05/02/2026