

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04073
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Staddlestones, The Street, Whiteparish, Salisbury, SP5 2SG
DEVELOPMENT DESCRIPTION:	Addition of entrance hall
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

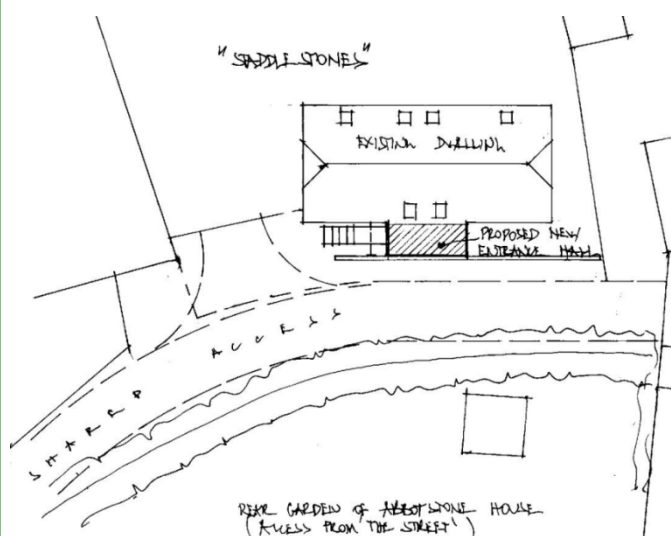
The application seeks planning permission for the erection of a timber entrance hall with a lean-to roof on the south-facing principal elevation of Staddlestones. The proposal also includes the installation of two conservation-style rooflights within the south-facing roof slope above the proposed entrance hall to serve the existing first-floor study.

SITE DESCRIPTION/CONTEXT

Staddlestones is a detached dwelling formed through the conversion of a timber-framed barn approved under planning permission S/1999/0554. The dwelling is raised on staddle stones, from which it derives its name.

The property is located within a small residential cul-de-sac accessed from The Street, Whiteparish. The site lies opposite the Grade II listed Abbotstone House. The dwelling and part of its residential curtilage are located within the Whiteparish Conservation Area, including the principal elevation that is the subject of the proposed works.

The dwelling is located within the defined settlement boundary of Whiteparish, which is identified as a Large Village under Core Policies 1, 2 and 23 of the Wiltshire Core Strategy. Whilst part of the residential curtilage extends beyond the settlement boundary, the dwelling itself and the proposed extension are located wholly within it.



PLANNING HISTORY

Proposal / Summary
S/1999/0554 - Full planning permission Decision - Approve with Conditions Date: 30/7/1999 – CONVERSION OF BARN TO DWELLING WITH ASSOCIATED ALTERATIONS AND CHANGE OF USE OF ADJOINING LAND FROM AGRICULTURAL TO RESIDENTIAL USE
S/2000/0670 - Full planning permission Decision - Approve with Conditions Date: 24/5/2000 – ADDITIONAL CONSERVATION STYLE VELUX ROOF LIGHTS TO REAR ELEVATION AND MINOR MODIFICATION TO EAST ELEVATION
S/1998/2060 - Full planning permission Decision - Refused Date: 8/4/1999 – CONVERSION OF BARN TO DWELLING WITH ASSOCIATED ALTERATIONS AND CHANGE OF USE OF ADJOINING LAND FROM AGRICULTURAL TO RESIDENTIAL USE
PL/2022/05048 – Householder planning permission – Approve with conditions – 09/09/2022 - The demolition of an existing outbuilding, the erection of a single storey detached garden room and the removal of a tree stump within the residential curtilage of Staddlestones.

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 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

The National Planning Policy Framework (NPPF) – August 2026

The Planning Practice Guidance

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

CONSULTATION RESPONSES

Whiteparish Parish Council: No comment – with the following text received:

'No comment.'

REPRESENTATIONS

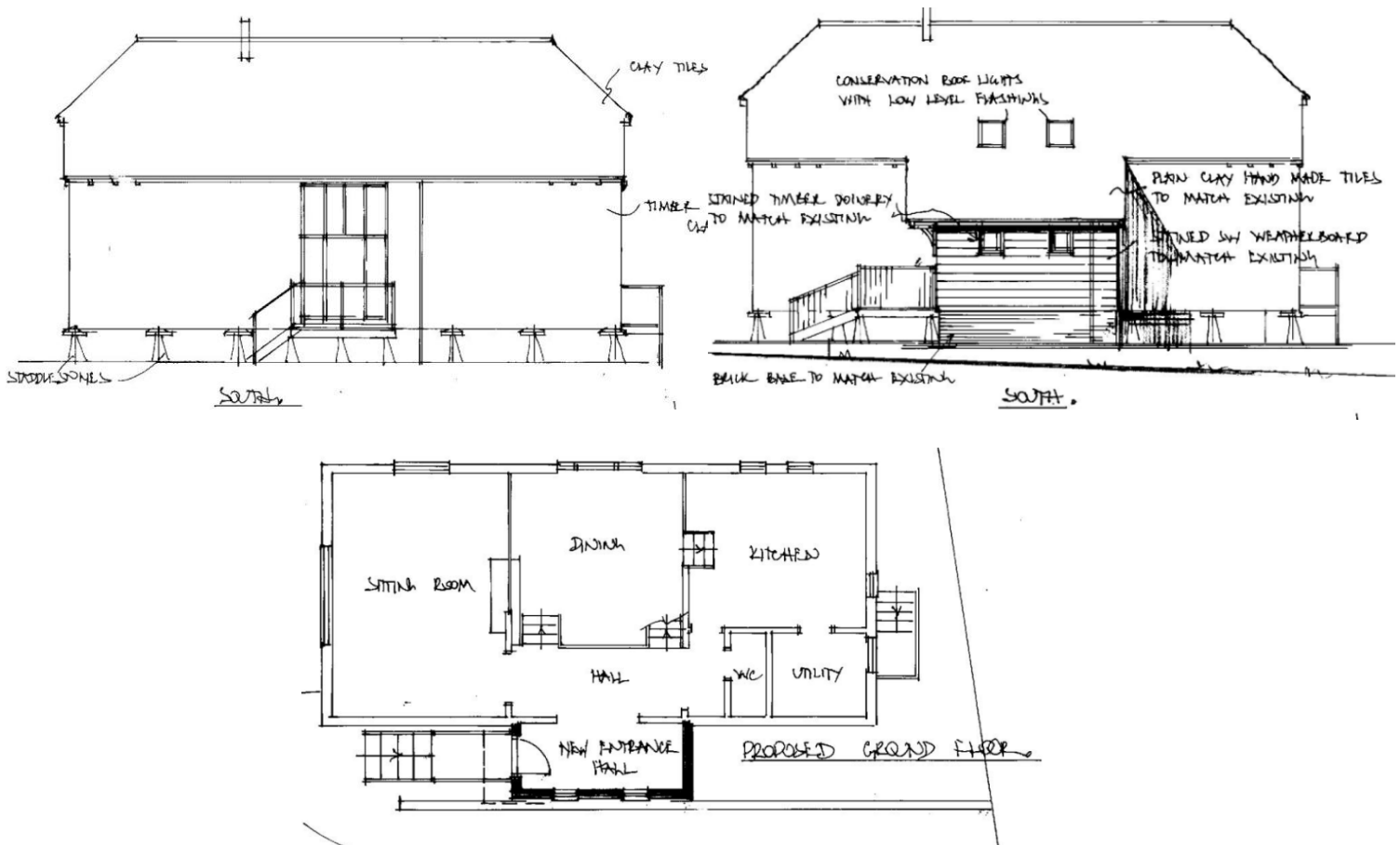
No comments were received.

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 on the character and context of the area, and Whiteparish Conservation Area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development achieves a high standard of design that responds positively to local character, distinctiveness and sense of place. The National Planning Policy Framework (NPPF) places great importance on securing high quality design and requires development to be visually attractive, sympathetic to local character and history, and to establish or maintain a strong sense of place. In assessing design quality, regard is had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

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. Core Policy 58 of the Wiltshire Core Strategy seeks to protect, conserve and where possible enhance the historic environment and its heritage assets.

The dwelling is located at the end of a cul-de-sac and is not readily visible from wider public vantage points. Views of the property are largely limited to within the cul-de-sac itself, with only glimpsed views possibly available from the public right of way to the west. As such, any effect on the character and appearance of the area, including Whiteparish Conservation Area, would be confined to a limited and localised context.

The proposal comprises a modest extension to the dwelling in the form of an entrance hall. Whilst positioned on the principal elevation, the extension is limited in its footprint, scale and projection and is designed to enclose the existing entrance steps and platform. The existing front door would remain in its current central position, ensuring that the established character and composition of the principal elevation is largely retained.

The proposed lean-to roof form is simple and subordinate to the host dwelling and appears as a logical addition rather than a competing element. Given the limited scale of the works, particular importance is attached to the choice of materials. The entrance hall would be finished in stained weatherboarding and plain clay tiles to match the existing dwelling. The use of matching materials would ensure the extension integrates successfully with the host building and appears as a sympathetic and cohesive addition.

The proposed conservation-style rooflights are considered particularly suitable within the conservation area. The proposed windows to the entrance hall would also match the existing fenestration of the dwelling.

Overall, the proposal would preserve the character and appearance of the host dwelling, the surrounding area and the Whiteparish Conservation Area. No harm to the significance or appearance of the conservation area has been identified. The proposal therefore accords with Core Policies 57 and 58 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide, the relevant provisions of the NPPF and the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact to setting of Abbotstone House

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess. The NPPF requires great weight to be given to the conservation of designated heritage assets. Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of heritage assets and their settings.

Abbotstone House, a Grade II listed building, is located opposite the site. The proposed entrance hall would be positioned approximately 35 metres from the listed building and would comprise a modest addition to the existing dwelling. Given the degree of separation, together

with the limited scale and subordinate form of the extension, the proposal would not materially alter the relationship between Staddlestones and the listed building.

Whilst the extension would be located on the elevation facing towards Abbotstone House, it would be constructed using materials that match the existing dwelling and would appear as a sympathetic and proportionate addition. As a consequence, the proposal would have no greater effect on the setting of the listed building than the existing dwelling itself.

It is therefore concluded that the proposal would preserve the setting of Abbotstone House and would result in no harm to its significance as a designated heritage asset. The development accordingly complies with Core Policy 58 of the Wiltshire Core Strategy, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the NPPF.

Amenity

Criterion vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact on the amenities of neighbouring occupiers. The NPPF similarly requires development to provide a high standard of amenity for existing and future users, having regard to impacts such as privacy, outlook, overshadowing and access to daylight and sunlight.

The nearest neighbouring properties are the cluster of dwellings to the east and Abbotstone House to the south. Given the position of the proposed entrance hall and the orientation of surrounding properties, the proposal has been assessed in respect of privacy, outlook, overshadowing and overbearing impacts.

Overlooking and loss of privacy

The proposed entrance hall would introduce glazing on the south-facing elevation. However, the outlook from these windows would be comparable to that already available from the existing partially glazed front door. Furthermore, a separation distance of approximately 35 metres is retained between the proposal and Abbotstone House. The proposed conservation rooflights would also face south and would not result in any material overlooking. Accordingly, no unacceptable loss of privacy would arise.

Overbearing impact, overshadowing and loss of light

The proposed entrance hall is modest in scale, limited in projection and subordinate to the host dwelling. Given its size, form and separation from neighbouring properties, the development would not result in any unacceptable overbearing impact, overshadowing or loss of light.

The proposal therefore complies with Criterion vii of Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions of the NPPF.

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, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers, or the setting of Abbotstone House or the appearance of Whiteparish Conservation Area.

In accordance with the relevant provisions of the NPPF, Core Policy 58 and Sections 66 and 72 of the PLBCA Act 1990, the case officer has concluded that the proposals present no harm to the setting of the nearby listed building or the appearance of the conservation area.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

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:

- Proposed plans and elevations – ref (2635-04) - date received: 25/06/2026
- Location plan – date received: 25/06/2026
- Block/roof plan and section – ref (2635-05) - date received: 25/06/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved 'proposed plans and elevations' drawing.

REASON: In the interest of the visual amenity and character of the area.