

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03866
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Sallys Garden, Dinton Road, Fovant, Salisbury, SP3 5JW
DEVELOPMENT DESCRIPTION:	Proposed single storey forward facing extension together with the installation of 2 Velux roof lights and a casement window on the side elevation to for a Day Room
RECOMMENDATION:	That Planning Permission be GRANTED

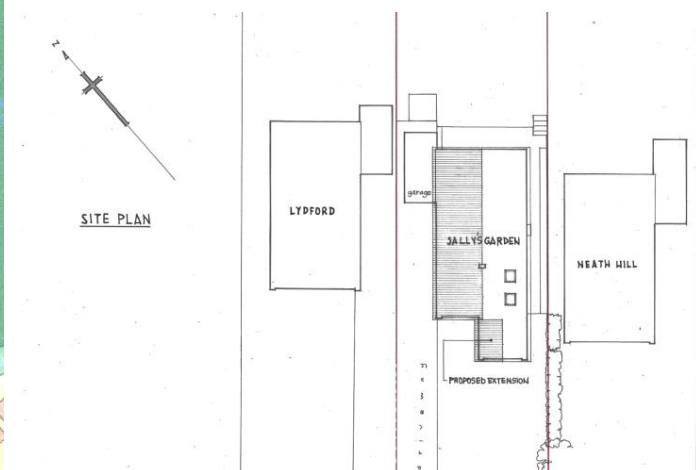
PROPOSAL

The application seeks planning permission for a single-storey pitched roof extension to the south-west (front) elevation of Sallys Garden. The proposed extension would incorporate a rooflight within its north-west elevation. In addition, the proposal includes the insertion of two rooflights within the south-east roof slope of the existing dwelling and the installation of a ground-floor window within the south-east side elevation, all serving the kitchen.

SITE DESCRIPTION/CONTEXT

Sallys Garden is a detached bungalow located within the Large Village of Fovant, as identified by Core Policies 1, 2 and 27 of the Wiltshire Core Strategy. The surrounding area is characterised predominantly by detached single-storey and 1.5 storey dwellings of varying footprints, architectural styles and external materials. Whilst the property forms part of a wider group of five bungalows along this section of Dinton Road, it is most closely associated with the neighbouring bungalow known as Lydford. The dwelling is also identified as Thorncliffe on the Council's mapping system.

The site comprises the dwelling, a front driveway accessed directly from Dinton Road and a private rear garden. The property occupies a slightly elevated position above the highway and lies within the Cranborne Chase National Landscape.



PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

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

Cranborne Chase National Landscape Partnership Plan 2025–2030

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Fovant Parish Council: Object – the points raised in the consultation response are listed below. The relevant section of this report will address this concerns in further detail.

- Objection raised on the grounds that the proposed forward-facing extension would project beyond the established building line along Dinton Road, which is considered to detract from the character and appearance of the street scene and the rural settlement pattern.
- Concern that the proposal would adversely affect the character of the area and the landscape setting of the Cranborne Chase National Landscape by increasing the visual prominence of the dwelling and introducing a feature considered out of keeping with the existing frontage.
- Concern that the proposed rooflights would contribute to light spill and light pollution within the setting of the Cranborne Chase International Dark Sky Reserve, resulting in harm to dark skies and rural tranquillity.
- The Parish Council considers the proposal to conflict with Core Policies 51 and 57 of the Wiltshire Core Strategy and guidance relating to the Cranborne Chase National Landscape and dark skies.
- The Parish Council requests that the application be refused unless redesigned, or alternatively that mitigation measures be secured to address the perceived impacts on dark skies and local character.

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

- The Ecology Officer raises no objection to the proposal subject to conditions. The submitted ecological information concludes that the building has negligible bat roost potential and that the development is unlikely to result in significant impacts on bats or the Bath and Bradford on Avon Bats SAC.
- Conditions are recommended to secure biodiversity enhancements, protect bat habitat from future lighting impacts and ensure the development is carried out in accordance with the mitigation measures contained within the submitted bat survey.

REPRESENTATIONS

Four third party comments of ‘support’ were received from local residents who live close to the site. The comments noted the design of the extension to be sympathetic to the character of the area and the ‘building line’ of dwellings in the immediate vicinity. These comments also note the measures to reduce light pollution with regard to the Dark Skies Reserve of Cranborne Chase National Landscape.

The Cranborne Chase National Landscape Partnership also commented on the application, raising concerns regarding the potential for the proposed rooflights to contribute to light pollution within the International Dark Sky Reserve. The Partnership highlighted relevant national and local policy relating to the conservation of landscape character and dark skies, advising that any light escaping from the rooflights should comply with the strict Environmental Zone E0 standards applicable to the area. Whilst welcoming the inclusion of blackout blinds, it considered that a more robust specification was required to ensure their long-term effectiveness and recommended that they are integrated into the structure, fully opaque, automatically operated between dusk and dawn and fail-safe in the event of power loss.

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 character and context of the area, and Cranborne Chase National Landscape

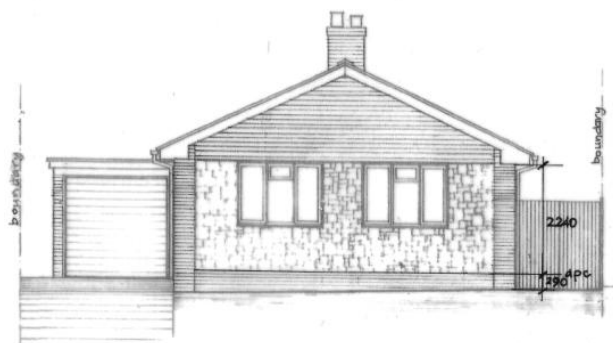
Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development achieves a high standard of design which responds positively to local character, distinctiveness and context. Similarly, Policy DP3 of the National Planning Policy Framework (NPPF) requires development proposals to respond appropriately to their surroundings through consideration of matters such as scale, siting, form, appearance, materials and their relationship with the established character of an area.

Policy DM3(1)(b) of the NPPF states that local planning authorities should take a proportionate approach to the consideration of planning matters raised by development proposals, reflecting their scale, complexity and potential impact. This principle is particularly relevant in the assessment of the current application, which relates to a modest householder extension to an existing dwelling. Whilst the extension is proposed on the principal elevation and will therefore be visible within the street scene, the assessment must focus on whether its design, scale, siting and materials would result in unacceptable harm to the character of the dwelling or the wider area.



The concerns raised by Fovant Parish Council regarding the impact on the street scene and established building line are acknowledged and have been carefully considered. Sallys Garden forms part of a group of five detached bungalows extending from Cloben to Inglelow. However, due to changes in levels, spacing between plots and intervening boundary treatments, the five dwellings are not experienced as a single unified frontage. Furthermore, the building line is not uniform. Most notably, Cloben is positioned forward of neighbouring properties, whilst the remaining dwellings display variations in siting rather than a strict alignment.

In visual terms Sallys Garden is most closely associated with the neighbouring bungalow known as Lydford. The two dwellings are of a near-identical footprint and overall form, although they utilise differing external materials and detailing. The property is also viewed within the wider context of surrounding detached residential development, including dwellings opposite the site which present as one-and-a-half storey properties. The character of this section of Dinton Road is therefore one of variety rather than rigid uniformity.



EXISTING SW ELEVATION



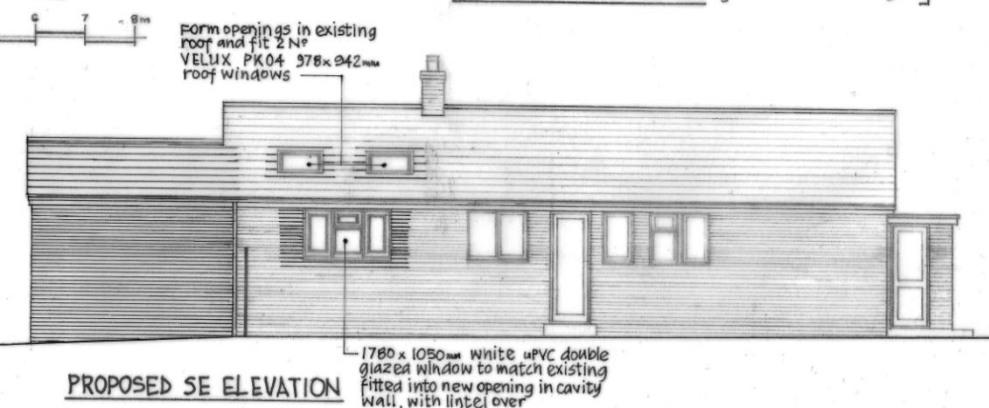
PROPOSED SW ELEVATION



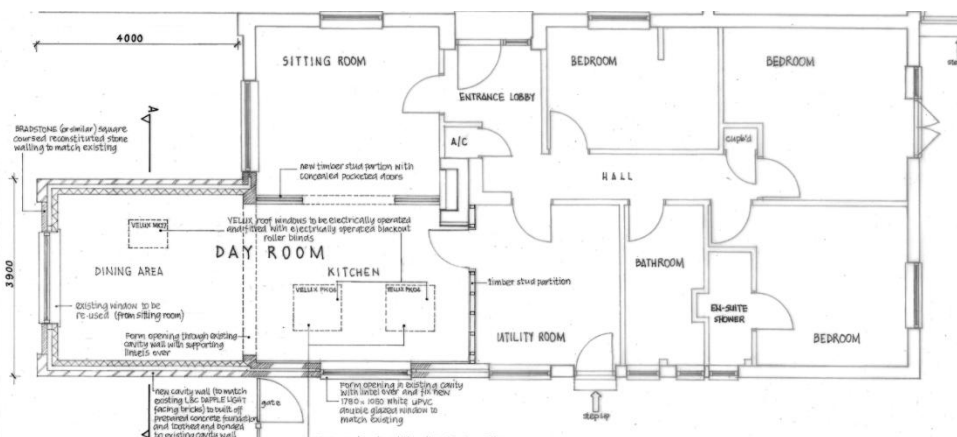
Form openings in existing roof and fit 2 No VELUX PK04 978 x 942 mm roof windows



PROPOSED NW ELEVATION



PROPOSED SE ELEVATION



Against this backdrop, the principle of extending the front elevation is considered acceptable. The proposed extension would broadly align with Cloben and would remain recessed from Cherry Lea. It would not appear as an isolated projection significantly forward of neighbouring

development, nor would it fundamentally alter the established pattern of development along this section of Dinton Road. The proposal would retain the dwelling's appearance as a detached single-storey bungalow and would not materially alter its relationship with the surrounding streetscape.

The extension itself has been designed as a modest and subordinate addition. Measuring 4 metres in depth and 3.9 metres in width, it represents a relatively limited increase in the overall footprint of the dwelling. The pitched roof form has been designed to sit comfortably beneath the main roof, ensuring the extension remains visually subservient to the dwelling. The external materials have been carefully selected to reflect those already present on the dwelling, including matching facing brickwork, hanging tiles and reconstituted stone detailing. As a result, the extension would appear as a cohesive and well-integrated addition rather than an incongruous feature.

The Parish Council considers that the proposal would disrupt the rhythm of development and erode the established building line. However, the site-specific assessment above demonstrates that the local streetscape is not characterised by a singular or uninterrupted frontage. Given the modest scale of the proposal, the varied pattern of development along Dinton Road and the use of sympathetic materials and detailing, the development would preserve the character and appearance of both the host dwelling and the wider street scene. The proposal would not result in design harm to the character of the area.

Having regard to the scale, form, siting and materials proposed, and applying the proportionate approach required by Policy DM3 of the NPPF, the proposal is considered to accord with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and Policy DP3 of the NPPF.

Cranborne Chase National Landscape

Core Policy 51 of the Wiltshire Core Strategy seeks to protect, conserve and where possible enhance landscape character and quality, with particular regard being given to designated landscapes. Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes, requiring development to conserve and enhance their natural beauty and special qualities.

Given the nature and scale of the proposal, the impact upon the National Landscape can reasonably be considered under two headings: firstly, the effect on landscape character and scenic quality; and secondly, the effect on the International Dark Sky Reserve. Applying the proportionate approach required by Policy DM3 of the NPPF, these considerations must be assessed in the context of a modest extension to an existing dwelling located within an established residential area.

In landscape terms, the proposal relates to a modest single storey extension within the residential curtilage of an existing bungalow situated inside the built-up area of Fovant. The development does not encroach into open countryside, alter the settlement pattern or result in the loss of any landscape features which contribute to the special qualities of the National Landscape. For the reasons outlined above, the extension would appear as a sympathetic and subordinate addition which respects its surroundings. Consequently, no harm to the

scenic quality, landscape character or special qualities of the National Landscape has been identified.

Turning to dark skies, concerns have been raised by both Fovant Parish Council and the Cranborne Chase National Landscape Partnership regarding potential light spill from the three proposed rooflights and the contribution this may make to the International Dark Sky Reserve. The concerns raised have been fully considered as part of the assessment.

It is first important to recognise that the insertion of rooflights on dwellinghouses is generally a form of development that can be undertaken under permitted development rights. This represents a material consideration when assessing the likely significance of the effects identified. It is also noted that other nearby dwellings, including The Old Workshop opposite the site, contain multiple rooflights.

The dwelling is located within an established residential part of Fovant where a degree of domestic lighting is inevitably present. Whilst some light may escape from the proposed rooflights during normal occupation of the dwelling, the proposal relates to only three domestic-scale rooflights serving residential accommodation. The case officer is not persuaded that any measurable harm to the wider Dark Sky Reserve would arise from development of this scale. Whilst concerns have been raised regarding additional light spill, no evidence has been provided to demonstrate that three modest rooflights on an existing dwelling within the village would result in a level of illumination capable of causing material harm to the special qualities of the National Landscape or the International Dark Sky Reserve. The level of impact alleged is therefore considered overstated when assessed proportionately against the scale and nature of the proposal.

The submitted Design and Access Statement confirms that electronically controlled blackout blinds are intended to be installed. The National Landscape Partnership has suggested more prescriptive controls relating to the specification and operation of those blinds, including automatic closure between dusk and dawn. However, having regard to the modest nature of the proposal, the residential context, the fallback position under permitted development rights and the statutory tests which planning conditions must satisfy, such controls are not considered necessary, reasonable or enforceable. It would not be practical or proportionate for the Local Planning Authority to regulate the routine operation of domestic blinds through planning control. Whether the occupiers choose to utilise blackout blinds remains a matter for the occupants themselves.

Accordingly, the proposal, by reason of its modest scale, residential context, sympathetic design and limited visual presence, would not harm the special qualities, scenic character or dark skies of the Cranborne Chase National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts upon the amenities of neighbouring occupiers. Policy P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In assessing residential amenity,

regard should be had to matters including outlook, loss of light, overshadowing, privacy and overbearing impacts.

Applying a proportionate assessment reflecting the modest scale of the proposal, the development would not result in any unacceptable impact upon neighbouring residential amenity. The extension is single storey in scale and is positioned within a detached plot with adequate separation distances to neighbouring dwellings. Given its siting, scale and relationship with surrounding properties, the proposal would not give rise to any harmful overbearing effect, unacceptable loss of outlook, or material loss of light through overshadowing.

The proposed extension contains glazing on the elevation facing the front garden and highway. These windows would not introduce any direct overlooking of neighbouring private amenity space. Likewise, the proposed rooflights would not result in any loss of privacy given their position within the roof slopes.

The proposed ground floor window within the south-east side elevation would create views towards the dwelling Neath Hill. However, existing glazing is already present on this elevation and the introduction of a further ground floor window would not materially alter the existing relationship between the properties. A mutual shared relationship of side windows facing neighbouring bungalows is present between dwellings along this section of Dinton Road. It is also noted that such a window could be installed under permitted development rights without requiring planning permission.

Taking account of the scale, siting and design of the proposal, the development would not result in any unacceptable impacts on the living conditions of neighbouring occupiers. The proposal therefore complies with Core Policy 57 of the Wiltshire Core Strategy and Policy P3 of the NPPF.

Ecology impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including by 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, secure appropriate mitigation measures.

Policy DM3(1)(b) of the NPPF requires local planning authorities to take a proportionate approach to the consideration of planning matters raised by development proposals, reflecting their scale, complexity and potential impact. This principle is particularly relevant in the assessment of the ecological issues associated with this proposal.

A bat survey prepared by Eclipse Ecology was submitted in support of the application and Wiltshire Council Ecology was subsequently consulted. The survey concluded that the dwelling has negligible suitability for roosting bats, found no evidence of bat activity or roosting bats and did not recommend any further surveys or assessment. The report also includes recommendations for biodiversity enhancements in the form of two bat access tiles to be incorporated into the roof of the proposed extension.

Wiltshire Council Ecology raises no objection to the proposal and accepts the findings of the submitted survey, including the conclusion that the dwelling has negligible suitability for roosting bats and that no further survey work is required. Three conditions were recommended and these have been considered in turn by the case officer.

The first recommendation sought approval of the precise specification and location of the proposed bat access tiles through a pre-commencement condition. Whilst the biodiversity enhancements are welcomed, the proposal relates to a modest householder extension where a professional ecological assessment has already been undertaken and details of the proposed bat tiles have been provided. Given the survey findings and absence of any identified significant ecological constraints, it is not considered necessary or proportionate to require further approval of these details through a pre-commencement condition. Instead, a condition has been imposed requiring the development to be carried out in accordance with the Eclipse Ecology Report. This secures the mitigation and enhancement measures identified by the professional ecologist, including the proposed bat access tiles, without requiring further approvals that are not justified by the scale of the development or the findings of the survey.

Wiltshire Council Ecology also recommended a condition requiring further planning permission to be obtained for any future external lighting within the site. The case officer does not consider such a restriction to be necessary or proportionate in the circumstances of this case. The application relates solely to a modest extension to an existing dwelling and no external lighting forms part of the proposal. Furthermore, the ecological assessment identifies no bat roosts and concludes that the building has negligible suitability for bats. Requiring future planning permission for all external lighting across the site would therefore extend beyond what is necessary to make the development acceptable in planning terms.

Instead, an informative has been added to the decision notice advising the applicant that any future external lighting should accord with recognised guidance relating to biodiversity and light spill. This approach draws the applicant's attention to best practice whilst avoiding unnecessary planning controls. In addition, a standard bat informative has been included on the decision notice reminding the applicant of their legal responsibilities should bats or evidence of bats be discovered during the course of the works. Given the absence of evidence of bats and the findings of the ecological assessment, this represents a proportionate and precautionary approach.

Overall, the ecological evidence before the Local Planning Authority demonstrates that the proposal would not result in harm to bats or other protected species. The development secures the mitigation and biodiversity enhancements recommended within the submitted ecological report, whilst ensuring that planning controls remain proportionate to the scale and nature of the development. As such, the proposal complies with Core Policy 50 of the Wiltshire Core Strategy and Policy N2 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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

This application relates to a modest householder extension and associated alterations to an existing dwelling within the built-up area of Fovant. In accordance with the proportionate approach required by Policy DM3 of the NPPF, the proposal has been assessed having regard to its scale, complexity and potential impacts.

The proposed extension has been found to be a well-designed and subordinate addition that responds positively to the character of the host dwelling and its surroundings. Whilst the concerns raised by Fovant Parish Council regarding the building line, street scene and dark skies are acknowledged, the assessment concludes that the proposal would not result in harm to the character or appearance of the area, nor would it adversely affect the special qualities or scenic character of the Cranborne Chase National Landscape. The limited light spill associated with three domestic rooflights is not considered capable of giving rise to a material impact on the International Dark Sky Reserve, particularly when considered in the context of an established residential area and the fallback position afforded by permitted development rights. The operation of the proposed blackout blinds, including whether they are placed on a timer or automated to close between dusk and dawn, is not mandated by this planning permission and remains a matter for the occupiers of the dwelling for the reasons set out above.

The proposal would not result in any unacceptable impacts on the amenities of neighbouring occupiers by reason of overlooking, loss of privacy, loss of light, overshadowing or overbearing effects. Furthermore, the submitted ecological evidence demonstrates that the development would not result in harm to bats or other protected species. Appropriate and proportionate controls have been secured through condition and informative notes, reflecting both the findings of the ecological survey and the requirements of national policy.

Having regard to the scale and nature of the proposal, the development is considered to accord with Core Policies 50, 51 and 57 of the Wiltshire Core Strategy, the relevant design guidance contained within the Wiltshire Design Guide, and the relevant provisions of the National Planning Policy Framework. No material considerations have been identified that outweigh the policy support for the development.

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:

- Location plan – date received: 10/08/2026
- Proposed site plan – ref (0646/4/26) – date received: 07/07/2026
- Bat access slate – ref (0646/detail A/26) – date received: 14/07/2026
- Eclipse Ecology Bat Survey Report (ref: P300.1.0) dated 14/07/2026 – date received: 14/07/2026
- Existing and proposed elevations – ref (0646/8/26-A) – date received: 18/06/2026
- Proposed floor plan – ref (0646/7/26-A) – date received: 18/06/2026

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 plan 'existing and proposed elevations – ref (0646/8/26-A)'.

REASON: In the interests of safeguarding the character and appearance of the host dwelling, the street scene and the wider area, and to ensure a high-quality form of development in accordance with Core Policy 57 of the Wiltshire Core Strategy.

4. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation measures and biodiversity enhancements contained within the Eclipse Ecology Bat Survey Report (Ref: P300.1.0 dated 14/07/2026), including the ecological mitigations and enhancements identified in Sections 7 and 8 of that report.

REASON: In the interests of conserving and enhancing biodiversity and to ensure that the ecological mitigation and enhancement measures forming part of the approved application are implemented, in accordance with Core Policy 50 of the Wiltshire Core Strategy.

Informatives

Bats (Protected species)

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). It is an offence to deliberately capture, injure, kill or disturb bats, or to damage or destroy a bat roost, whether or not bats are present at the time. Planning permission does not provide a defence against prosecution under this legislation. If bats, or evidence of bats, are found at any stage of the development, work must cease immediately and advice should be sought from a suitably qualified ecologist. Any works affecting bats or their roosts may require a European Protected Species Licence from Natural England before proceeding.

External lighting

The applicant should note that all external lighting provided on site shall accord with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance Note GN08/23 "Bats and Artificial Lighting at Night", issued by the Bat Conservation Trust and Institution of Lighting Professionals, in order to minimise impacts on biodiversity caused by light spillage to areas above and outside the development site and avoid illumination of habitat used by bats.