

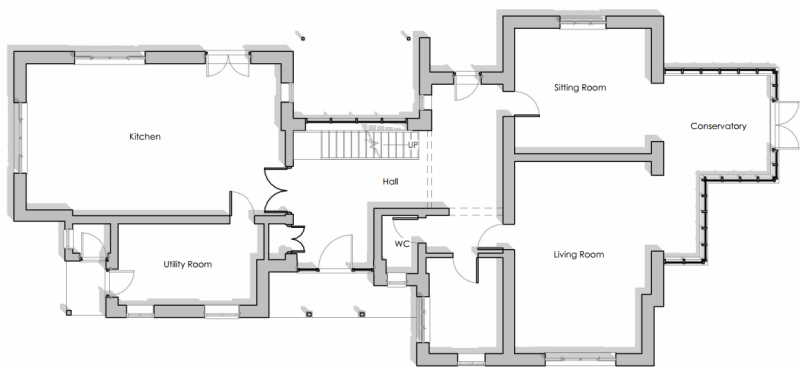
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08949
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Dean Lodge, Miles Lane, Whiteparish, Salisbury, SP5 2QU
DEVELOPMENT DESCRIPTION:	Proposed Two Storey Extension to Rear of Property along with Alterations to Roof and Window over Landing
RECOMMENDATION:	That Planning Permission be GRANTED

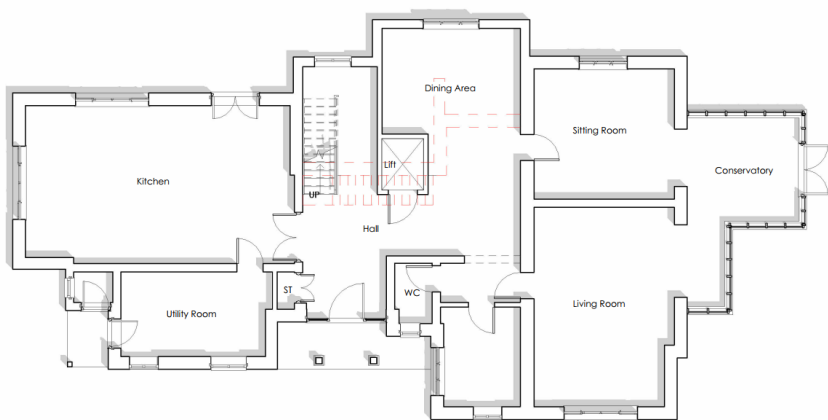
PROPOSAL

The proposal seeks planning permission for a two-storey extension on the south elevation of the existing dwelling to create a new staircase, lift and dining area at ground floor and a new bedroom at first floor. Alterations are proposed to the roof to create a new dormer on the north elevation. A replacement oak frame porch is proposed on the north elevation.

Existing and proposed ground floor plans

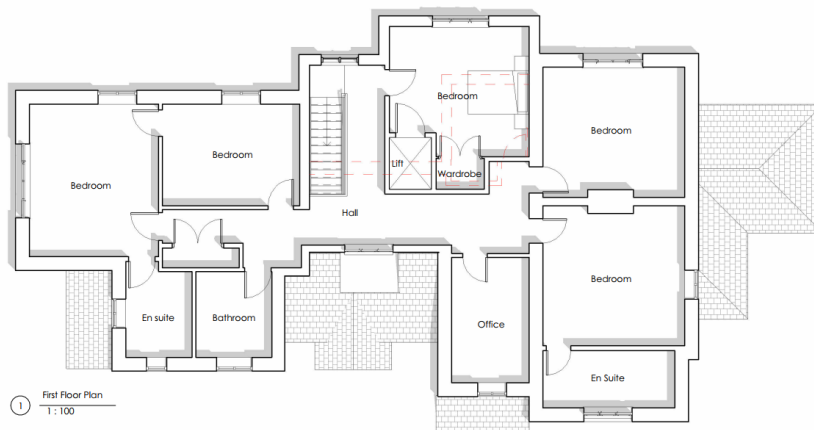
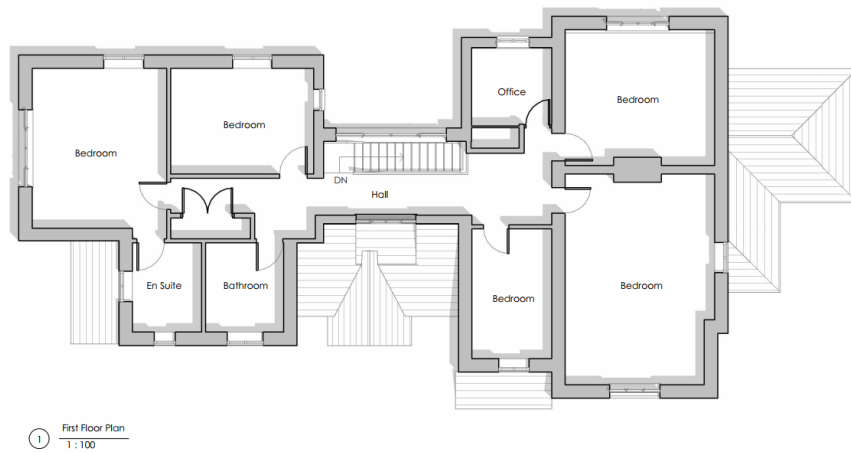


① Ground Floor Plan
1 : 100



② Ground Floor Plan
1 : 100

Existing and proposed first floor plans



Existing elevations



Proposed elevations



An Ecological Survey Report (Bats) (Emergence Surveys) was submitted 16.07.2026 and updated plans showing ecological mitigation and enhancements were received 06.08.2026.

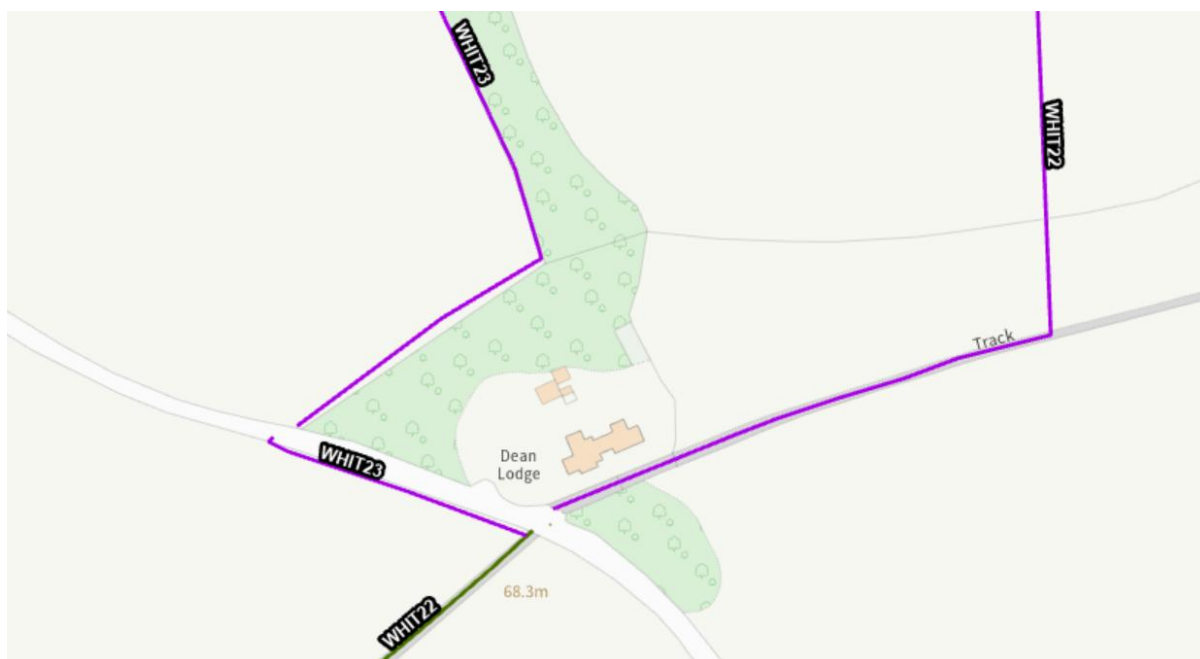
SITE DESCRIPTION/CONTEXT



The application site relates to a large, detached dwelling located in the countryside, 1.1km northeast of the large village of Whiteparish, north of the A27, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 23 (Spatial Strategy for the Southern Wiltshire Community Area).

The application site is within the River Test Catchment and is within the 13.8km recreational zone of influence for New Forest Protected Sites and the Mottisfont Bat Special Area of Conservation (SAC). The site is within Flood Zone 1.

Public Rights of Way WHIT23 and WHIT22 pass along the north, west and south site boundaries (see snip below).



PLANNING HISTORY

Proposal / Summary

S/1999/1940 - Full planning permission Decision - Approve with Conditions Date:
6/1/2000 – CONSERVATORY UTILITY BATHROOM EXTENSIONS AND ALTERATIONS

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

Saved policies of the Salisbury District Local Plan:

C6 – Special Landscape Area

H31 – Extensions to existing dwellings in the countryside

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

The National Planning Policy Framework (NPPF) August 2026

The Planning Practice Guidance

CONSULTATION RESPONSES

Ecology: Initial comment - Objection – further information required (see website for full comments)

Further comments – no objection subject to conditions

New Forest Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council). This concluded that given the nature of the development and the absence of any increase in overnight accommodation, there would be no recreational impact on the New Forest, therefore there is no mechanism for adverse effect. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the New Forest SPA, New Forest SAC and New Forest Ramsar site and the proposal is screened out of Appropriate Assessment.

River Test Catchment

Solent Protected Sites - Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour (SPA) and Ramsar site, Solent and Southampton Water (SPA) and Ramsar site.

This development falls within the catchment of the River Test which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through discharge of nitrogen in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Test Catchment. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant

impacts on the River Test Catchment and the proposal is screened out of Appropriate Assessment.

Habitat Regulations Assessment (HRA): Mottisfont Bats Special Area of Conservation (SAC)

The application site is within a consultation zone for Barbastelle bats associated with the Mottisfont Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The Preliminary Roost Assessment identified a single pipistrelle bat within the roof void, confirming the presence of a bat roost, and the dwelling was subsequently assessed as having high suitability for roosting bats. BatCraft undertook, three dusk emergence surveys during the active bat survey season in 2026. No bats were observed emerging from or re-entering the building during any of the surveys, and no bat activity associated with the dwelling was recorded. High levels of commuting and foraging bats were recorded within the wider landscape surrounding the site. The absence of emergences or re-entries during three surveys undertaken within the optimal survey period indicates that the building is not regularly used by bats during the active season. When considered alongside the PRA findings, the evidence suggests that the building is most likely used occasionally by a small number of common pipistrelle bats as a transitional roost.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on Annex II bats, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.

Bat Roost

The roof space of Dean Lodge, Miles Lane, Whiteparish, Salisbury, SP5 2QU is used as a transitional bat roost. Under the Conservation of Habitat Regulations, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission.

Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and as such are a material consideration within the planning consultation process. The submitted plans demonstrate the incorporation of mitigation and enhancement measures, including an integrated bat box within the building and a further bat box mounted on a suitable tree or pole away from artificial lighting sources. A swift box is also proposed as a

biodiversity enhancement measure. This mitigation will need to be repeated in the licence application. There is sufficient information as to the use of the building by bats and sufficient recommendations for mitigation, such that it is likely that a licence from Natural England would be forthcoming.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Nesting Birds

Where possible, vegetation removal should be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If removal during this period is unavoidable, a pre-works nesting bird inspection must be conducted no more than two weeks before vegetation clearance begins. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season.

Priority Habitat Deciduous Woodland

The woodland within the site is classified as a Priority Habitat. In accordance with Core Policy 50, development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the longterm. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource. Given the proximity of the development to sensitive receptors, there is potential for adverse effects arising from construction-related activities. Appropriate protection measures will be secured through the implementation of a Construction Method Statement (CMS).

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for

development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for nesting birds, bats, and hedgehogs.

Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features. Locations should be chosen in consultation with a professional ecologist to ensure they are appropriately positioned, and the following details must be provided: location, number, type (include make/model, if appropriate) and positioning (height, aspect, surrounding habitat, as applicable). The locations of these features must be provided on site plan/elevation drawings

(Proposed Location and Block Plan. 05 August 2026. Barclay Phillips Architects. Drawing No. P24-040 03- 01-002. Rev. A; Proposed Front Elevation. 05 August 2026. Barclay Phillips Architects. Drawing No. P24- 040 03-03-002. Rev. A; Proposed Rear Elevation. 05 August 2026. Barclay Phillips Architects. Drawing No. P24-040 03-03-001. Rev. B; Proposed Side Elevations. 05 August 2026. Barclay Phillips Architects. Drawing No. P24-040 03-03-003. Rev. A) and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.

Whiteparish Parish Council: 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 upon the character and context of the area

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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size..

The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

Saved Policy H31 of the Salisbury District Local Plan permits extensions to dwellings in the countryside where they are subservient in size to the existing dwelling and plot, are in keeping with the character of the original dwelling through the use of complementary materials, and do not result in the creation of a separate dwelling.

The proposals are for a two-storey, stepped extension (2.9m – 3.3m from existing wall) on the south elevation to create a new staircase, lift and dining area at ground floor and a new bedroom at first floor. Alterations are proposed to the roof to create a new dormer on the north elevation. A replacement oak frame porch is proposed on the north elevation.

Having regard to the site-specific circumstances, whilst proposals will be visible from the footpath WHIT22 that runs along the southern site boundary, the proposal is not considered to detract from the character or proportions of the dwelling. The design, scale and massing of the proposals reflect those of the existing dwelling. The proposed form and detailing mean it would remain visually coherent. There is no material harm to the character of the building, surrounding area or wider countryside.

The proposed external materials comprise facing brickwork, red clay hung tiles and brown clay roof tiles to match the existing dwelling. These materials are considered appropriate and would ensure that the extension integrates satisfactorily with the host property.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

Amenity

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. Policy L2 criterion d.ii of the NPPF further confirms that proposals should '*Maintain...acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

There are no immediate neighbouring properties that will be affected by the proposed development.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

The proposals relate to extensions to an existing dwelling where roof voids will be affected. The site is within the 13.84km recreational zone of influence for New Forest Protected Sites within the catchment of the River Test, which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through discharge of nitrogen in wastewater. Given the nature of the development it is not considered that the proposals will result in any adverse impact for the New Forest or River Test ecological designations.

The application site is within a consultation zone for Barbastelle bats associated with the Mottisfont Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and as such are a material consideration within the planning consultation process. The Preliminary Roost Assessment (PRA) identified a single pipistrelle bat within the roof void, confirming the presence of a bat roost, and the dwelling was subsequently assessed as having high suitability for roosting bats. Additional surveys were carried out, no bats were observed emerging from or re-entering the building during any of the surveys, and no bat activity associated with the dwelling was recorded. High levels of commuting and foraging bats were recorded within the wider landscape surrounding the site. The absence of emergences or re-entries during three surveys undertaken within the optimal survey period indicates that the building is not regularly used by bats during the active season. When considered alongside

the PRA findings, the evidence suggests that the building is most likely used occasionally by a small number of common pipistrelle bats as a transitional roost.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The Council's Ecology Officer has concluded that given the scale and nature of the development there is no mechanism for adverse effect. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on Annex II bats, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment. A licence may however be required by Natural England before works can commence and an informative, highlighting this to the applicant will be added accordingly.

The submitted plans demonstrate the incorporation of mitigation and enhancement measures, including an integrated bat box within the building and a further bat box mounted on a suitable tree or pole away from artificial lighting sources in the grounds of the property. A swift box is also proposed as a biodiversity enhancement measure.

The Ecology Officer has commented that the habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. A condition limiting new external lighting has been proposed but as this application relates to an extension to an existing dwelling it is not appropriate to implement this condition.

The Ecologist has also recommended a Construction Management Statement be secured via condition to protect nesting birds, and the woodland within the site which is classified as a Priority Habitat.

The PRA recommends the inclusion of a bird box and bat box and details of these have been provided on the proposed elevations, compliance with these proposals will be secured via condition.

As such, subject to conditions, the development complies with Core Policy 50 of the Wiltshire Core Strategy 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.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning conditions relating to ecology. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their

agreement. Written confirmation of agreement was received from the applicant's agent on 08.09.2026.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

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.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

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:
 - P24-040 03-01-002 Rev A Proposed Location and Block Plan, received 06.08.2026
 - P24-040 03-01-004 Proposed Site Plan, received 05.11.2025
 - P24-040 03-02-001 Proposed Ground Floor Plan, received 05.11.2025
 - P24-040 03-02-002 Proposed First Floor Plan, received 05.11.2025
 - P24-040 03-03-002 Rev A Proposed Front Elevation, received 06.08.2026
 - P24-040 03-03-003 Rev A Proposed Side Elevations, received 06.08.2026
 - P24-040 03-03-001 Rev B Proposed Rear Elevation, received 06.08.2026
 - Swift Nest Box. Revised 2023. RSPB, received 06.08.2026
 - Nesting Aids. 2025/2026. Schwegler, received 06.08.2026
 - Ecological Survey Report (Bats): Emergence Surveys. 30 June 2026. BatCraft. Ref. NWP/ESR-30/06/26-version 1, received 16.07.2026

- Ecological Survey Report (Bats): Preliminary Roost Assessment/DBW. 15 December 2025. BatCraft. Ref.NWP/ESR-15/12/25-version 1, received 27.01.2026

REASON: For the avoidance of doubt and in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

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

4. The roost and access point opportunities to be created for bats, as detailed in the submitted Proposed Location and Block Plan (05 August 2026. Barclay Phillips Architects. Drawing No. P24-040 03-01-002. Rev. A), shall be implemented in accordance with the approved details (or as agreed with Natural England as part of any licence application) before the development hereby permitted is first occupied. The approved enhancements shall be retained and maintained for the lifetime of the development..

REASON: In the interests of conserving and enhancing biodiversity.

5. None of the development hereby permitted shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to Priority Habitat Deciduous Woodland, Bat and Known Bat Roosts, Nesting Birds.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

INFORMATIVES:

1. The roof space of Dean Lodge, Miles Lane, Whiteparish, Salisbury, SP5 2QU is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this

planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.