

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04070
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	West Lodge, West Street, Barford St Martin, Salisbury, SP3 4AH
DEVELOPMENT DESCRIPTION:	Demolish existing garage, carport and outbuildings. Construct two storey side extension to house and internal alterations. Construct single storey outbuilding.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to demolish the existing garage, carport and outbuildings on the eastern side of the house and their replacement with 2 surface parking spaces and turning provision; the construction of a two-storey side extension on the western elevation of the house including internal alterations; and the construction of a single storey outbuilding in the rear garden, along the eastern boundary, to be used as a garden pod and store. The application site has had recent planning permission with reference PL/2025/01206 for the demolition of the existing garage, carport and outbuildings and the construction of a 2 storey and single storey side extension in their place, on the eastern side of the dwelling; and a re-rendering of the elevations, replacement tile hanging with cedar shingles and the replacement of windows. These works have not begun on site and are not proposed to be completed. Instead, an alternative scheme is now proposed by way of this current application.

SITE DESCRIPTION/CONTEXT

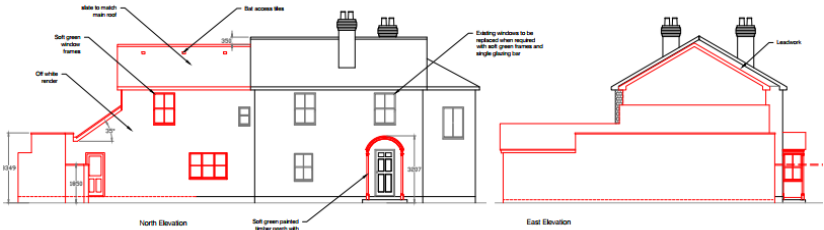
The site is situated in the countryside, but within the main built-up area of the Small Village of Barford St Martin, as defined by the settlement hierarchy set out in the Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP33. The application site is situated within the Hampshire River Avon Catchment and within the Cranborne Chase & West Wiltshire Downs National Landscapes/AONB. The application site is a detached dwelling with the highway on the north, and residential dwellings on the east and south. On the western border of the application site lies the River Nadder, which is part of the River Avon System Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The site is located within Flood Zone 2 and 3 but is not however at risk of ground water flooding according to the Strategic Flood Risk Assessment. Additionally, there are some areas of surface water flooding to the front of the application site. While not listed, the application site lies within the conservation area of Barford St. Martin.

PLANNING HISTORY

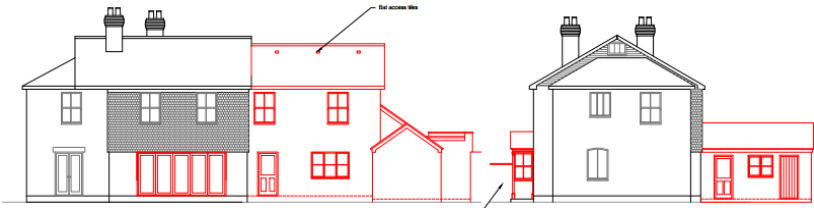
PL/2025/01206 - Demolish existing garage, carport and outbuildings. Construct 2 storey side extension with single story element and associated works. Render all elevations and replace windows. Replace tile hanging to rear with cedar shingles. – Approve with conditions

PL/2025/05997 - Non-Material Amendment (Alteration to the kitchen/ dining windows front and rear) relating to application PL/2025/01206 – Granted

EXISTING



EXTANT
APPROVED:
PL/2025/012



CURRENT:
PL/2026/040



RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 33: Spatial Strategy: Wilton Community Area

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring High-Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Core Policy 67: Flood Risk

Core Policy 69: Protection of the River Avon SAC

The Planning (Listed Building and Conservation Area) Act 1990

Section 66

Section 72

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

Saved Policy C24: Extensions to Buildings

Saved Policy H31: Extensions to Dwellings in the Countryside

Creating Places Design Supplementary Planning Guidance

CONSULTATION RESPONSES

Barford St Martin Parish Council: None received.

Highways: No Objections – Subject to condition.

Ecology: After receiving an initial objection, the issues were resolved and there is now no objection to the application. This is discussed in the relevant section below.

Drainage: After receiving an initial objection, the issues were resolved and there is now no objection to the application. This is discussed in the relevant section below.

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, Scale, and Impact on the Character and Appearance of the Conservation Area

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations.

Core Policy 57 states "a high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality".

Creating Places Design Supplementary Planning Guidance amongst other things requires high-quality design that relates positively to the existing pattern of development, local characteristics and the wider character of the area. Page 4 of the Creating Places explains how to appraise a proposed development site and its surroundings. The following quotes are particularly relevant in this case:

- "It is important when designing new development to look at local characteristics... e.g...settlement pattern, building form... ratio of built form to open space. These factors are just as relevant to an urban site within an existing settlement as they are to development within the Countryside".
- "A thorough survey of the site and its relationship with the immediate context is an essential starting point when designing new development". Two of the key things listed for consideration are "features and views" and "local landscape pattern (building lines, local street layout, field pattern".

Part 20 of Creating Places specifically relates to household extensions and offers guidance on scale and massing detailing the need to avoid large extensions that overwhelm the original dwelling and the requirement for additions to be subservient. Style, extensions should complement the style, proportions, detailing and materials of the original building. Materials, it will generally be appropriate for most extensions to

be constructed in walling and roofing materials which match, or are sympathetic, to those of the original building. Roof form, new roof pitches should match those of the existing dwelling.

Additionally, Appendix D of the Wiltshire Design Guide notes that

Form

- *Proposed extensions should normally respect and reflect the form, scale, materials with the original building and area.*
- *The proposed extensions and alterations should not dominate the existing building: in other words they should be subservient and appear as additions in a 'supporting' role.*
- *Extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.
The roofline of the extension should generally follow through or be lower than the original.*
- *Extensions should fit into the general street scene, e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street.*

Saved policy H31 permits extensions to dwellings in the countryside provided that the extension is subservient in size to the existing dwelling and does not substantially alter the character of the dwelling; and that the design of the extension is in keeping with that of the existing dwelling and uses complementary materials.

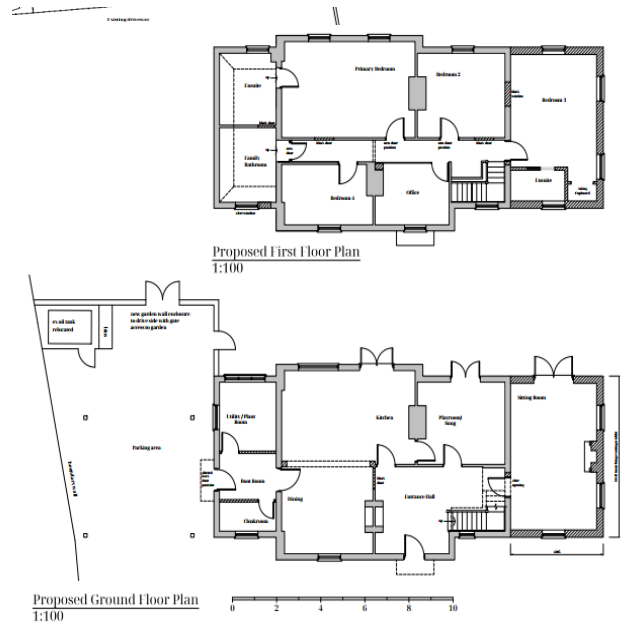
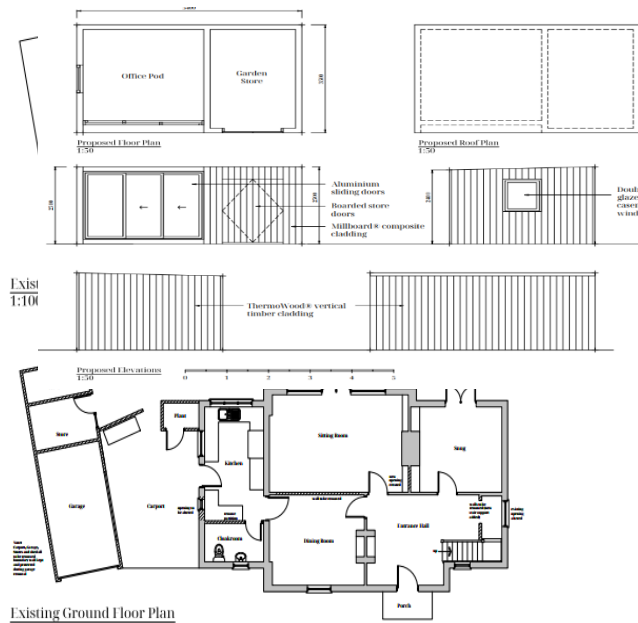
The host dwelling is a two-storey detached dwelling with a carport and a single storey garage attached to the eastern side of the host dwelling. This application proposes the demolition of a single storey carport and garage and the erection of a two-storey side extension on the west side of the host dwelling. The application site has had recent planning permission for the demolition of the existing garage, carport and outbuildings and the erection of a 2-storey side extension on the east of the host dwelling. This is now not proposed to be constructed. At the time of the site visit, July 2026, no works have started on site. Whilst there is an extant permission relating to the site, the two approved schemes overlap and cannot both be implemented in full. The applicant may choose which permission to implement; however, the commencement and implementation of one scheme would, by virtue of the overlapping development areas and associated parking arrangements, preclude the full implementation of the other permission. As such, there is no realistic prospect of both developments being constructed as approved.

The materials of the proposed extension are to be a textured block wall painted to match the existing with a hipped slate roof to match the ridge height of the existing west side off shoot of the host dwelling. The proposed extension is approximately 6.7 metres in width and 4.3 metres in length. The application also includes the demolition and replacement of the existing canopy on the front entrance door with a free-standing entrance canopy. All the windows on the northeast elevation (front elevation) are proposed to be replaced with new sash windows with the location of the windows on the existing east offshoot shifted to create a more symmetrical design. To the rear, (southwest elevation) the fenestration is also to be replaced with new sash windows with changes to the patio doors and windows on the ground floor. A new levelled terrace and planning beds are identified on the rear of the host dwelling but the terrace and fenestration elements are permitted development and do not therefore require planning permission. The application also includes the addition of a single storey pod and garden store to the east of the host dwelling.

The design, massing and height of the proposed extension match the existing host dwelling. The demolition of the single storey side extensions on the eastern side of the host dwelling are welcomed as the existing garage is in close proximity to the boundary shared with the neighbouring dwelling with the outbuildings are in need of improvement and modernisation.

The scale of the extension and proposed works on the western side are substantial and will significantly alter the appearance of the existing host dwelling. However, the host dwelling lies on a substantial plot of land with a large side and rear garden. As such, it is considered that the proposed extensions can be easily accommodated on the application site. The proposed side extensions are also to have a lower ridge height than the existing principal roof which will be seen as a continuation of the existing western off shoot and minimise the bulk and impact of the proposed side extension. Whilst visible from the public domain it is not therefore considered that the proposed addition will create a disjointed or strident addition to the main house and will have limited additional implications for the character of the conservation area or National Landscape. The additional floor space is also to provide an additional bedroom at first floor and a sitting room at ground floor. It is not considered that the additional floor space is excessive or opens up opportunities for subdivision or severance. This element of the proposals is therefore considered to accord with the above policy provisions.

On the east side of the application site, the existing carport, single storey garage, stores with a height of approximately between 2.1 to 2.4 metres are proposed to be demolished. These existing features are proposed to be replaced by surface car parking spaces for 2 vehicles, a shed for an oil tank and bins and a new garden wall enclosure and will represent an improvement to the existing assortment of outbuildings. This garden wall is proposed to be approximately 1.8 metres high with a brick on edge top course.



Behind this wall, the application also includes the construction of a single storey outbuilding on the east side of the host dwelling. This will be located in the rear garden of the host dwelling and in an area of existing hardstanding with an existing shed. This single storey outbuilding will not be visible from the street scene. It is minimal in scale and proposed to have vertical timber cladding and a low flat roof. It is not considered that this outbuilding will have any detrimental impact to the character of the host dwelling nor will it have an impact on the setting of the wider conservation area or National Landscape.

While the dwelling lies within the conservation area, the dwelling itself has no overarching design characteristic. Additionally, there is no uniformity in design or vernacular in the immediate surrounding area that the proposed works would need to assimilate. The dwellings across the highway and adjacent to the site are modest bungalows and 1.5 storey detached dwellings.



A listed building attached to Post House; Fern Cottage is two doors down from the application site. However, as the host dwelling is set back from the highway when compared to the thatched cottages on the east of the application site, and is characterised by mature hedges and trees along the highway, the proposed two storey side extension would not be read in association with these properties and it is not therefore considered that the proposed works would detrimentally impact and detract from the setting of these neighbouring listed buildings.



Residential Amenity

Policy CP57 also states: vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

On the western side of the application site is the River Nadder, there are no adjacent neighbouring dwellings on this side. South of the application site is Mountain Ash. On the eastern side the host dwelling abuts the neighbouring dwelling Port House. Port House and the other nearby dwellings parallel to the host dwelling sit directly adjacent to the highway whereas the application site is set back from the highway and from the neighbouring dwellings. Port House is a modest 1.5 storey semi-detached dwelling with a carport abutting the boundary of the host dwelling. This application proposes to demolish the existing carport and garage which lies adjacent to the neighbouring dwelling and replace this with parking for 2 vehicles, a new garden wall enclosure leading to the rear garden and a pod and garden store area with a patio decking area. This will undoubtedly result in betterment and an improvement for this eastern neighbour.

This application proposes to erect a two-storey side extension to the west of the host dwelling. This is not located adjacent to neighbouring dwellings. In terms of amenity, the revised location of the two-storey extension is welcomed as this scheme moves it away from the neighbouring dwelling to the east to which the previous two storey extension was going to be adjacent. The additional window on the ground floor of the proposed northwest elevation is therefore unlikely to result in any implications in terms of overlooking. On the proposed southwest elevation (rear), there is a proposed ground floor and first floor window. The addition of a window therefore could create additional overlooking towards Mountain Ash/the south, but not a new overlooking instance as this proposed window is directly adjacent to existing first floor windows. In terms of the proposed northwest elevation (front) there are proposed windows on the ground and first floor. This elevation faces the front driveway and the highway and neighbouring dwellings beyond the highway. There are existing windows adjacent to the proposed windows and any instances of overlooking to the neighbouring dwellings will be across the intervening highway. Therefore, it is not considered that the proposal will adversely affect the residential amenities of any neighbouring properties, from an overlooking, overbearing or overshadowing impact in line with Core Policy 57.



Proposed North East Elevation
1:100



Proposed South West Elevation
1:100



Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

As part of this application, the LPA's drainage officer was consulted on the submitted documents. The initial consultation response was a holding objection as more information on the proposed flood barrier was sought. The agent responded to clarify that the flood barrier was a temporary proposal only during construction of the proposed works. The drainage officer has no objection to the proposed works after receiving clarification. The drainage consultation noted that:

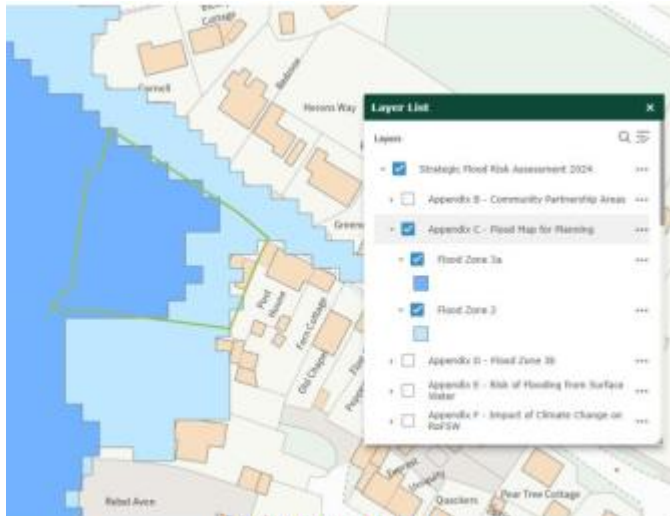
In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

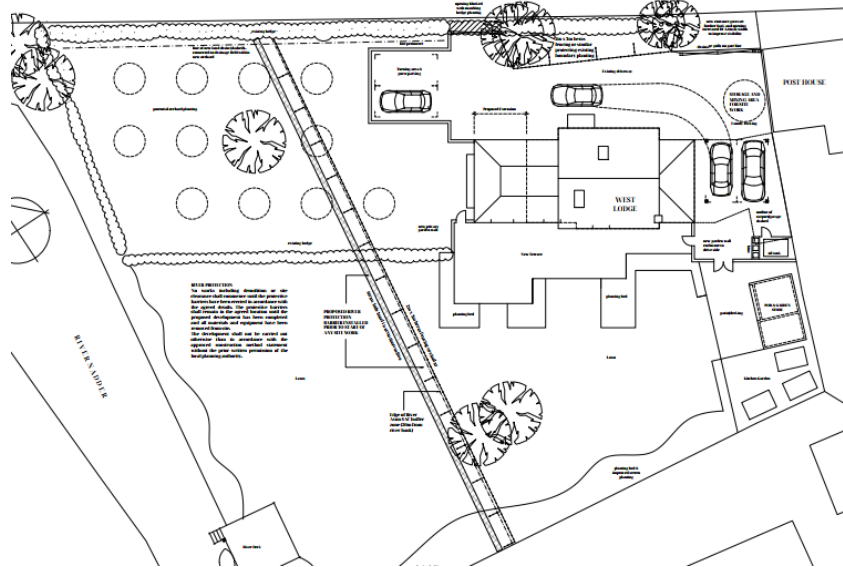
Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

The application has been supported with a brief Site-Specific Flood Risk Assessment (FRA). The submitted Flood Risk Assessment (Appendix 2 of the Design and Access Statement) confirms that the application site lies within Flood Zones 2 and 3 and has a known history of flooding associated with the River Nadder. The applicant acknowledges that the lower parts of the site flood during high river levels.

Review of the flood mapping indicates that a significant proportion of the applicant site lies within the Flood Zone 3, with the remainder largely within Flood Zone 2. In addition, surface water flood risk mapping identifies overland flow routes affecting the northern part of the site and adjacent highway corridor during extreme rainfall events.



Fluvial Flood Risk



The applicant has clarified that the "River Protection Barrier" shown on Drawing WL21A (a snippet of which is shown above) comprises temporary Heras fencing and a straw bale bund which are proposed solely as construction-phase pollution prevention measures to protect the River Nadder during construction works. The measures are temporary and are not intended to function as a permanent flood defence.

On this basis, the drainage officer is satisfied that the previously requested assessment relating to the impacts of a flood defence barrier on floodplain storage and conveyance is not required. The temporary and porous nature of the proposed construction phase protection measures is unlikely to materially affect flood flow routes during their short period of use.

The submitted Flood Risk Assessment confirms that the site lies within Flood Zones 2 and 3 and acknowledges that flooding can occur within parts of the garden associated with the River Nadder. The proposed extension is to be constructed at the same finished floor level as the existing dwelling.

Whilst there is no objection to the proposal on flood risk grounds, a detailed surface water drainage strategy has not been submitted. The details of the proposed drainage arrangements will be conditioned as part of this application.

Landscape Impact

The site is within the National Landscape, therefore according to CP51 and Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

As per legislation, great weight to the impact of the proposal on the surrounding landscape has been taken into consideration. The proposed extension lies within the existing residential

curtilage of the application site, therefore from a wider landscape impact on the surrounding national landscape, the impact would be minimal. However, as the AONB/NL is a designated dark skies area, a condition on external lighting has been included in the recommendation to minimise light pollution and protect the dark skies.

Ecology

The application site is located within the catchment area of River Avon SAC. However, as this application is for the extension to an existing residential dwelling, the application has been screened out for Appropriate Assessment as householder extensions such as this are not likely to have significant impacts on this ecological designation.

However, the application site and the proposed extensions are proposed to be within the 20 metre buffer of the River Avon SAC. An Appropriate Assessment under Section 63 of the Habs regs has been carried out by the LPA in line with CP 69 which seeks to avoid and reduce environmental effects on the River Avon SAC during construction and operation to avoid and prevent pollution and mitigate disturbance effects.

Appendix 3 of the design and access statement includes a construction method statement which includes measures to avoid and prevent direct damage, sedimentation, pollution, disturbance and/or changes to the hydrological regime. In addition to this, the proposed plans and elevations have included a marked-up plan showing the location of all pollution prevention measures, including fencing protecting the edge of the riverbank. The LPA's ecology officer has noted that: *subject to the mitigation measures detailed in the Construction Method Statement/Construction Environmental Management Plan, the Appropriate Assessment concludes no adverse effects on the integrity of the River Avon SAC during the Construction Phase.*

In addition to the River Avon SAC Hampshire Catchment area and CP69 which have been considered above, the application also needs to take into account the River Avon System Site of Special Scientific Interest (SSSI). The developer has a responsibility to protect the qualifying features of this site and must seek approval from Natural England prior to carrying out any works likely to damage the qualifying features of sites special scientific interest. The LPA must be reasonably sure that the proposal will not result in significant adverse effects on this protected site/these protected sites.

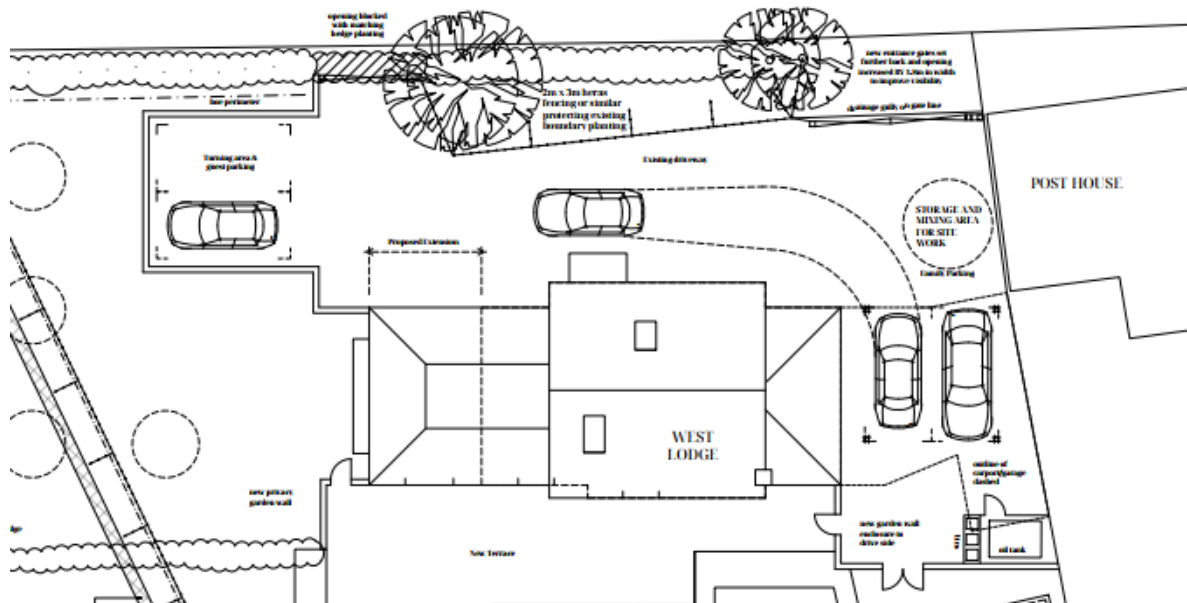
Priority Habitat Deciduous Woodland borders the west of the site. In accordance with Core Policy 50, development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long term. 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 a Construction Method Statement.

It is noted that a construction method statement has already been submitted as part of this application and that the ecologist is satisfied with this in relation to bats and the River Avon SAC. The ecologist has noted that a new CMS condition is still needed so as to secure measures relating to the Priority Habitat Deciduous Woodland. However, the CMS should reiterate and reference the River Avon SAC and bats for completeness and to ensure that all ecological construction-phase measures are captured in a single document. Although the ecologist considers that the River Avon SAC and bats have been satisfactorily addressed these should be reiterated with additional points added to a submitted CMS to satisfy the Priority Habitat Deciduous Woodland and in order to discharge the condition in due course.

Bats

Stark Ecology Ltd undertook three dusk emergence surveys during the active bat survey season in 2024. The surveys confirmed the presence of a soprano pipistrelle maternity roost behind the hanging tiles and within the soffit box on the south elevation of West Lodge. Following the 2024 survey work, a Natural England European Protected Species Mitigation Licence (Ref. 2025-70593-EPS-MIT) was obtained and re-roofing works were undertaken in 2025. The 2026 Bat Survey Report confirms that the roof replacement was undertaken under licence and that the works were timed to avoid the peak maternity period. During the duration of this application, the Council's ecology officer requested that the license and any documentation should be submitted. The approved licence documentation and submitted information confirms that the approved mitigation strategy included the retention of the soprano pipistrelle maternity roost associated with the hanging tiles on the southern elevation, replacement of the soffit box, installation of bat access slates within the replacement roof, use of BatSafe roofing membrane and post-development monitoring in 2026 and 2028.

The information submitted is sufficient to demonstrate the mitigation requirements associated with the 2025 licensed works and to establish how those measures relate to the current proposals. The updated 2026 report concludes that the revised extension proposals are confined to the western side of the property where no bat roosts were identified during surveys undertaken in 2023, 2024 or 2026. The known soprano pipistrelle maternity roost remains associated with the south elevation of the dwelling and is not currently proposed to be directly affected by the current extension scheme. On this basis, the report concludes that the current proposals would not result in direct impacts to known bat roosts. Subject to the recommendations contained within the submitted ecological reports being implemented, it is considered likely that the functionality of habitats within the site, and their availability for foraging and commuting bats, will not be adversely affected.



Highways

The application site currently has 2 vehicle access points. The vehicle access to the west is proposed to be closed off with the east access retained. A condition to secure this has been included in the recommendation.

As the site is accessed off the classified B3089 turning must be maintained within the site to enable vehicles to enter and exit the site in a forward gear. A block plan has been submitted to show four on site car parking spaces can be accommodated on the site with ample space for turning. Therefore, there are no objections from the highways officer on this application subject to conditions which have been included in the recommendation.

CONCLUSION

The neighbour impacts, alongside the comments received during consultation have been taken into consideration. In terms of bulk and scale, the proposal would not harm amenity or the character of the dwelling or the area that would warrant a reason for refusal. The scheme has also adequately addressed matters of highway safety, ecology and flooding. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION:

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:

Proposed elevations, floor plans and site plan Drawing No. WL21_A Received: 29 June 2026
Proposed Outbuilding elevations and floor plans Drawing No. WL15_A Received: 29 June 2026

Design and Access Statement Received: 29 June 2026

Location Plan Received: 29 June 2026

Bat Survey Report July 2026 Received: 29 June 2026

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

3. Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and submitted plans.

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

4. No part of the development hereby permitted shall be first brought into use until the turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials for the lifetime of the development.

REASON: In the interests of highway safety.

5. The Western vehicle access shall be stopped up in accordance with the approved details within one month of the extension hereby permitted being first brought into use. No later than one month after the extension hereby permitted being first brought into use, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

6. No development hereby permitted shall take place until a detailed surface water drainage strategy which demonstrates that there will not be an increase flood risk elsewhere and a layout plan identifying all existing and proposed drainage networks has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should comply with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS and be implemented in accordance with the approved details before the extension hereby permitted being first brought into use.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of flood safety.

7. No development hereby permitted shall take place 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, Bats and

Known Bat Roosts, River Avon SAC. The development shall be carried out in strict accordance with the approved Construction Method Statement for the duration of the works.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

8. The roost and access point opportunities to be created for bats, as detailed in the submitted Bat Survey Report (July 2026. Stark Ecology Ltd) and Fig E3: Mitigation and Compensation (14 February 2025. West Lodge, Barford St, Martin, Wiltshire), shall be implemented as agreed or as agreed with Natural England prior to the completion of the development hereby permitted under the supervision of an appropriately qualified ecologist. The agreed mitigation features shall be retained and maintained for the lifetime of the development.

REASON: In the interests of conserving and enhancing biodiversity.

9. No development hereby permitted shall take place on site, including vegetation removal and demolition, until details of the number, design and locations of ecological enhancement features including bat boxes, bird boxes and hedgehog hibernacula have been submitted to and approved in writing by the Local Planning Authority. The enhancement features shall be implemented in accordance with the approved details prior to the extension hereby permitted being first brought into use and shall be retained and maintained for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to provide mitigation /enhancement for biodiversity.

INFORMATIVE:

1. The roof space of West Lodge, West Street, Barford St Martin, Salisbury, SP3 4AH 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.
2. For the avoidance of doubt, this planning permission overlaps with development authorised under planning permission PL/2025/01206. Whilst either permission may be implemented, the Local Planning Authority considers that the two schemes cannot both be fully implemented as approved due to the physical overlap between the

developments and associated site layout constraints. The commencement and implementation of one scheme may therefore prevent the full implementation of the other permission.