

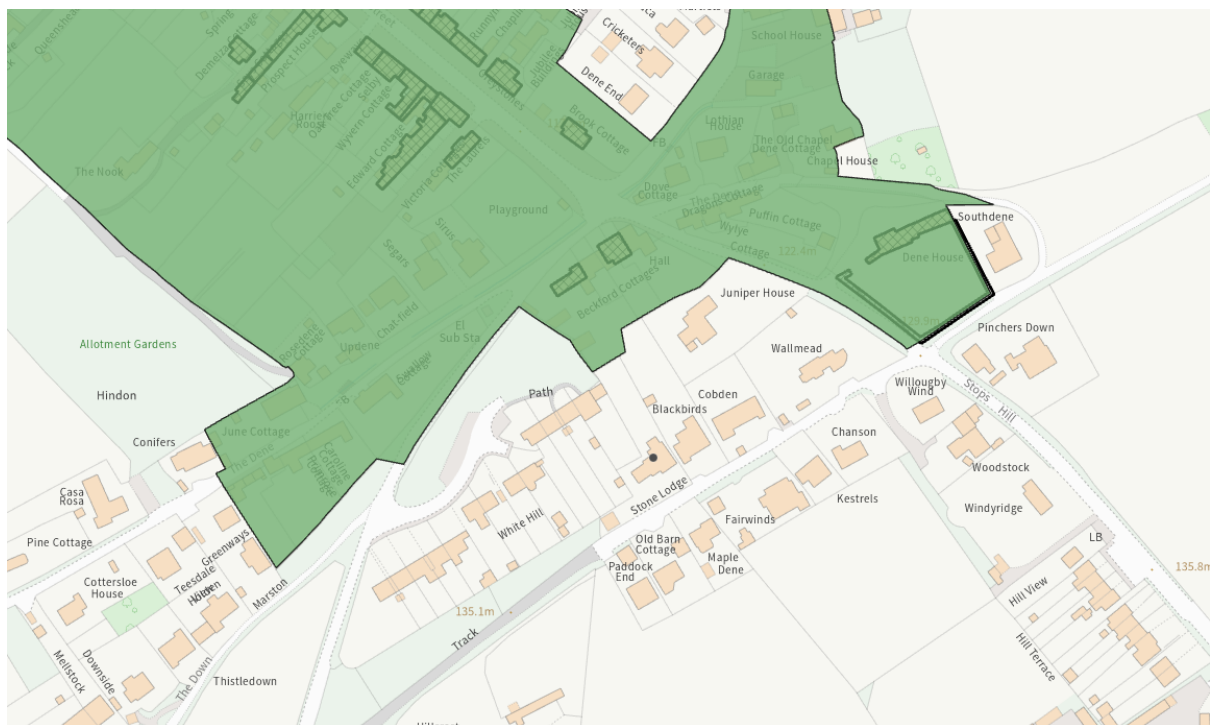
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02076
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Stone Lodge, Hindon, Salisbury, SP3 6EG
DEVELOPMENT DESCRIPTION:	Proposed extension to replace existing conservatory. Extensions and alterations to existing outbuilding to form garage/annexe. External alterations to suit.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the proposed extension to replace an existing conservatory. The application also includes extensions and alterations to the existing outbuilding to form garage/annexe. The application also includes external alterations associated with the proposed works.

SITE DESCRIPTION/CONTEXT



The application site is located within the settlement boundary of the large village of Hindon as defined by Wiltshire Core Strategy (WCS) Core Policy 1,2 and 27. It is situated within the Hampshire River Avon Catchment and within Cranborne Chase & West Wiltshire Downs AONB/ National Landscape and Chilmark quarries SAC. The application site is located within the lowest risk of flooding. However, groundwater levels are high at either at or very near (within 0.025m of the ground surface).

The application site lies outside of the conservation area of Hindon with the boundary of the conservation area on the border of the application site on the north as shown in the green hatched area in the map snippet above.

The application site consists of a detached dwelling and lies adjacent to residential dwellings on the north, east and west with the highway on the south. The highway is a restricted byway with reference HIND22.

PLANNING HISTORY

Proposal / Summary
S/2001/2052 - Full planning permission Decision - Approve with Conditions Date: 15/1/2002 – PROPOSED 4 BEDROOM CHALET STYLE DWELLING AND DETACHED GARAGE TOGETHER WITH CONSTRUCTION OF NEW ACCESS
S/1999/1031 - Full planning permission Decision - Refused Date: 19/8/1999 – CHALET BUNGALOW AND ATTACHED GARAGE
S/1999/1148 - Outline Planning Decision - Approve with Conditions Date: 21/2/2000 – ERECTION OF CHALET BUNGALOW
S/2001/1254 - Full planning permission Decision - Refused Date: 10/10/2001 – PROPOSED FOUR BEDROOM CHALET STYLE DWELLING AND DETACHED GARAGE TOGETHER WITH CONSTRUCTION OF NEW ACCESS
S/2000/0320 - Reserved Matters Decision - Refused Date: 20/4/2000 – CHALET BUNGALOW AND DETACHED GARAGE

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF) August 2026

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 27: Spatial Strategy: Tisbury Community Area

Core Policy 51: Landscape

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

Core Policy 58: Ensuring the Conservation of the Historic Environment

Supplementary Planning Documents/Guidance:

Cranborne Chase National Landscape Management Plan

Wiltshire Council Design Guide

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy)

Saved Policy H31: Extensions to dwellings in the Countryside (Annexe D of WCS)

CONSULTATION RESPONSES

Hindon Parish Council: No objection

Rights of Way: No objection subject to informatives.

Ecology: No objection subject to conditions.

Highways: No objection.

REPRESENTATIONS

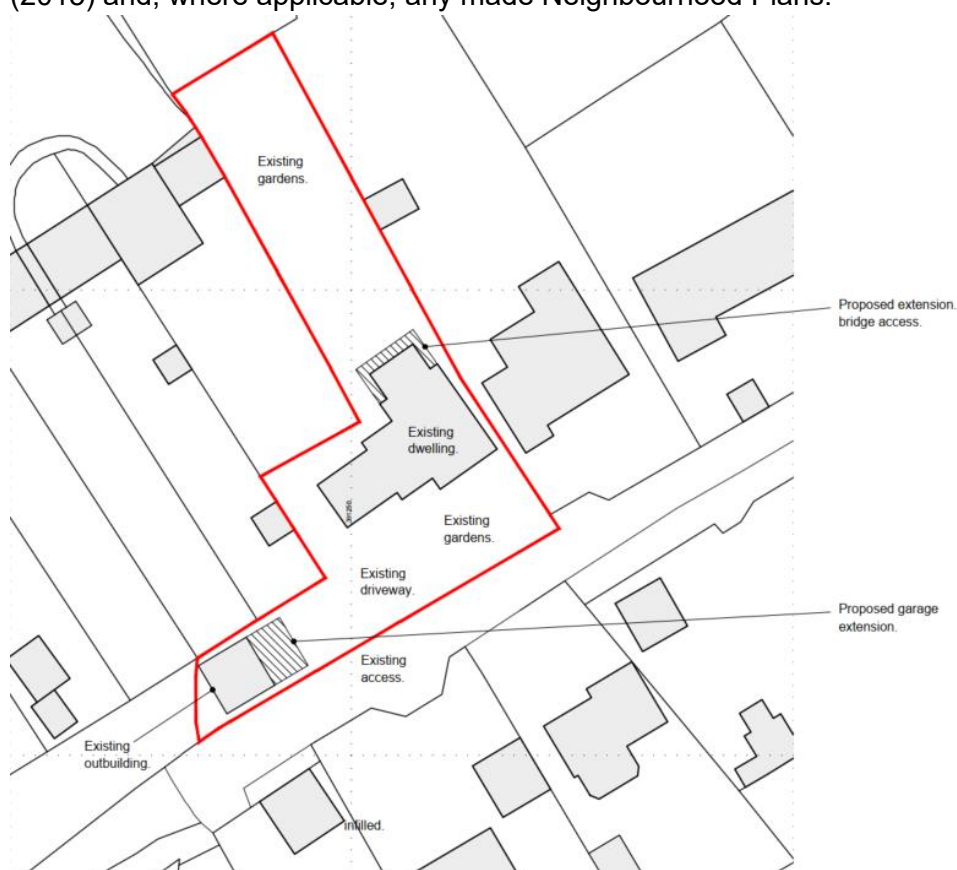
One comment of support was received from the neighbouring dwelling.

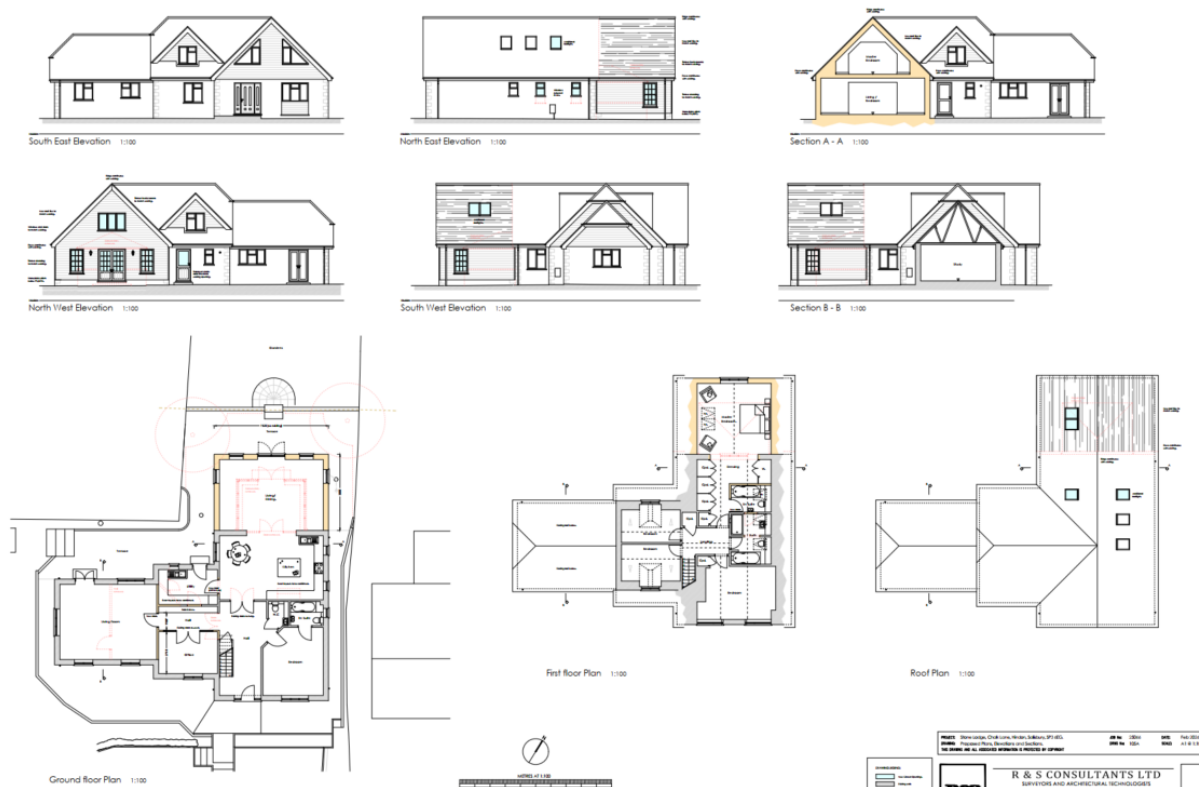
ASSESSMENT

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 of the rear extension to the host dwelling 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 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.

This application proposes to demolish an existing storey conservatory located in the rear of the host dwelling and replace this with a two-storey rear extension. The rear extension will be approximately 7.5 metres in width to match the width of the host dwelling and will be 5 metres in length. The extension will create a larger living area on the ground floor and a larger bedroom on the first floor. The scale and massing of the rear extension will match the host dwelling the ridge height will follow the ridge height of the host dwelling; the fascia will also

follow the host dwelling. The materials are proposed to be roof tiles, timber fascia boards, and timber cladding and a stone plinth to match the host dwelling.

The local area does not have a distinct overarching characteristic. The street scene comprises detached dwellings of varying design. Nonetheless, the two-storey rear extension will not be visible from the street scene or from public vantage points. The rear extension will be proportionate to the host dwelling and will integrate appropriately within the plot. The proposed rear extension will be subservient to the host dwelling and has been designed to be integrated within the host dwelling. 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.

Principle of development, design and scale of Annex

Policy Context

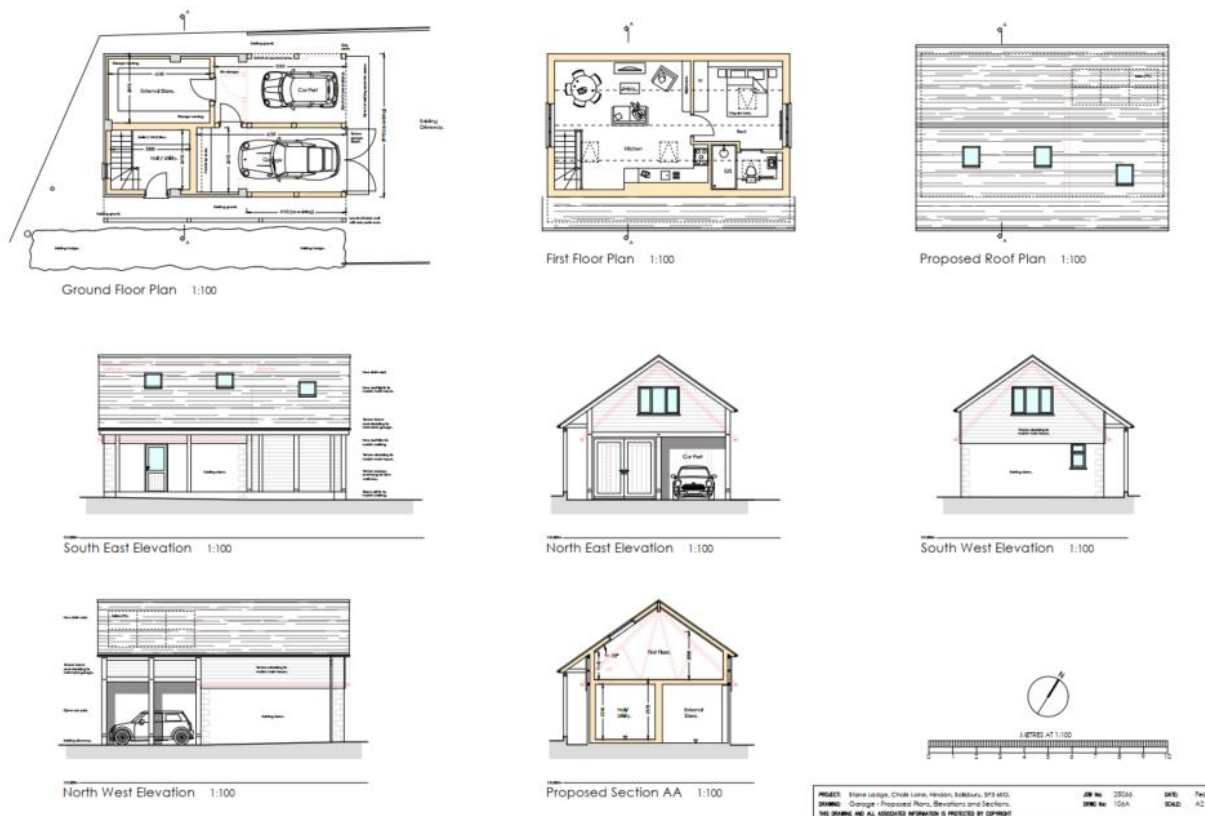
When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling.

Where the proposed accommodation does not demonstrate a clear physical or functional relationship with the host dwelling, it may constitute a new dwelling and therefore not in accordance with the terms of what has been applied for i.e., ancillary accommodation.



Assessment

This application proposes to convert and extend an existing single storey garage to create an annex for the use by an immediate family member of the applicants who reside in the host dwelling. This application proposes to extend the garage by approximately 4 metres in length and change the roof pitch to allow for accommodation within the roof. The ridge height is proposed to be increase by approximately 0.33 metres in height. The materials are proposed to be slate to match the existing host dwelling and be similar the existing garage. The extended walls are proposed to have timber cladding to match the host dwelling.

The proposed outbuilding will have parking space for two cars on the ground floor within an external store. An internal staircase is proposed to access the first floor. This will be accessed from the southeast elevation which is located adjacent to the highway with a hedge along this section. The first floor is proposed to have one bedroom with an ensuite, a kitchenette and a living area. There is one window which will serve the open plan living area and one window for the bedroom. There are also roof lights proposed on the southeast elevation. The proposed development does not propose to alter the existing access to the application site. The proposed site plan shows that two car parking spaces remain as existing with the two car parking spaces within the proposed outbuilding bringing the total car parking spaces to four.

The annex is located within the residential curtilage of the host dwelling and proposes to extend an existing garage. While the outbuilding is physically separated from the associated host dwelling, the annex and host dwelling are proposed to share the existing driveway area and garden space as the annex will not have its own separate outdoor amenity area.

Saved Policy H33 (Accommodation for Dependent Persons) in the Salisbury District Local Plan states:

Proposals to create separate units of accommodation for dependent persons will be permitted provided that either:

(i) the accommodation is created wholly or partly within the existing dwelling or takes the form of an extension to that dwelling;

(ii) the design and internal arrangement of the proposed unit of accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required to house a dependent person; and

(iii) where an extension is proposed, its siting and design is acceptable and the remaining external space around the building is adequate or,

(iv) the accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling; and

(v) is subject to a restrictive occupancy condition or, if outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area, is subject to the applicant entering into a legal agreement with the Local Planning Authority that the ancillary accommodation will not be let or sold separately from the main dwelling.

In this instance, the accommodation is created as a result of the conversion and extension of an existing garage within the curtilage of the host dwelling. While the internal accommodation proposed as part of this conversion demonstrates a separate living, kitchenette and dining these spaces are minimal in nature. A condition has been included in the recommendation to ensure that the annex would remain within the same planning unit as the associated dwelling.

The existing outbuilding is located parallel to the highway, there are other properties along the street that have similar single storey garages adjacent to the highway. The application proposes to extend the existing garage to create an annex. The increase in ridge height is approximately 0.33 metres high. The existing hedge provides a certain level of screening. Additionally, the application site is located at the end of the grain of development at this street. While the proposed works are not typical of the surrounding area, the extensions proposed are minimal in nature and propose materials to match the host dwelling. The impact of the proposed extension to the street scene is not considered to be detrimental enough to warrant a refusal.



Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The application proposes the construction of a two-storey rear extension to the host dwelling; the extension is proposed to have windows on the north west elevation which faces the rear residential garden of the host dwelling. From this window, there will be oblique views to the rear garden of the neighbouring dwellings on the east and west. However, the existing host dwelling already has an existing first floor window at this location, albeit the existing window is set back by approximately 3.4 metres when compared to the location of the window for the extension.

The southwest elevation is proposed to have rooflights. This elevation faces the application site and the neighbouring dwelling on the west. However, views from the rooflights will be minimal as the rooflights are approximately 1.67 metres above the finished floor level.

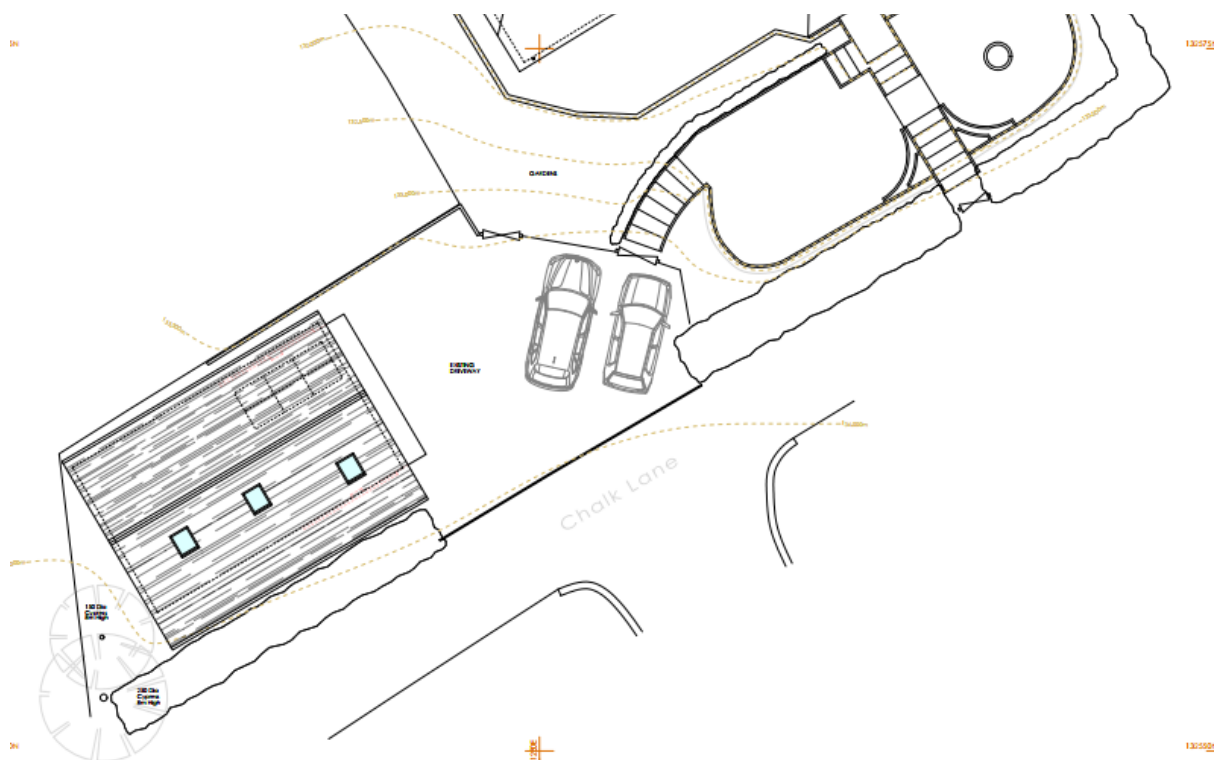
In terms of overbearing impacts, the rear extension proposes to utilise an area currently occupied by a raised patio area and an existing conservatory. The additional massing follows the height and scale of the host dwelling; therefore the extension is not considered to be unduly overbearing to the neighbouring dwellings.

In terms of overshadowing, the proposed rear extension's orientation is west of the neighbouring dwelling on the east. With the sun rising from east to west, overshadowing instances would occur in the afternoon. However, the existing dwelling already casts a shadow to the neighbouring dwelling, with the addition of the extension being a minimal increase to this.

The application also includes the conversion and extension of an existing outbuilding to an annex and carport. The outbuilding is located on the southwestern corner of the application site. In terms of overshadowing, the outbuilding is located at a distance from the amenity areas of neighbouring dwellings, the closest area is the edge of the rear garden on the north side. However, the extension and minimal height increase is not considered to detrimentally impact the neighbouring amenity.

In terms of overbearing, the extensions are of a minimal height and scale increase, as such it is not considered to create any undue overbearing to neighbouring dwellings.

Lastly, in terms of overlooking, the proposed annex will have two windows on the first floor and areas of rooflights. The window facing the northeastern elevation faces the driveway of the application site and the highway, this is not considered to increase any instances of overlooking. The southwest elevation on the other hand faces the rear gardens of the neighbouring dwellings on the north. They are characterised by thin and long rear gardens with the residential dwellings located approximately 45 metres from the proposed first floor window. The addition of a window in this location has the potential to overlook the garden amenity areas of the neighbouring dwellings from the first-floor height. However, views from this window would be oblique and there are various mature trees adjacent to the location of the proposed window. Therefore, this is not enough to warrant a refusal on overlooking grounds. 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.



Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered. The application site is accessed off a restricted byway with reference HIND22. The rights of way issues are discussed in the relevant section below.

The application site consists of an existing driveway and a detached garage. The vehicle access is not proposed to be altered as part of this application. The existing detached garage is proposed to be converted and extended to contain annex accommodation on the first floor and a store, staircase access, and a carport and garage area on the ground floor. The proposed site plan has indicated that despite the extension to the existing garage, there will be space left for the parking of 2 vehicles on the front driveway.

The highways officer has no objection to the proposed works and has noted that for a 5 bedroom with an annex such as this application site, adequate off-street parking which is a minimum of 3 car parking spaces is proposed on site with a mix of the carport, garage, and 2 parking spaces within the existing driveway. As such, this would meet Wiltshire's current parking standards. The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision are provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

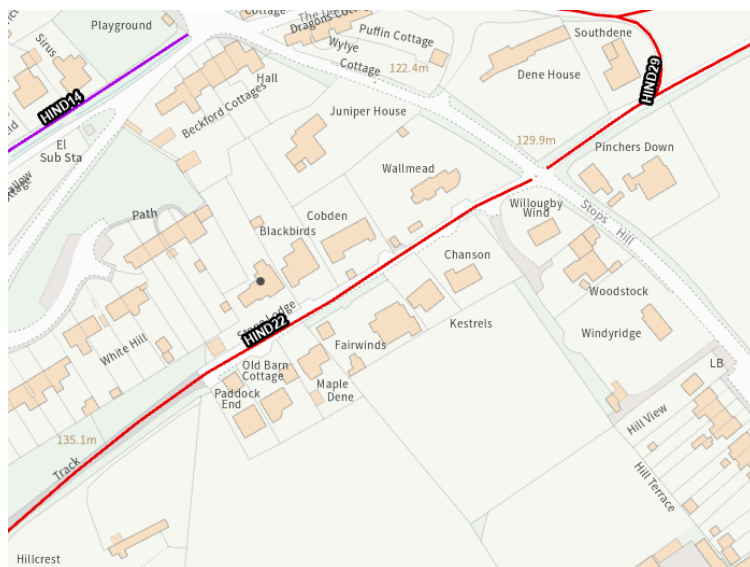
Rights of Way

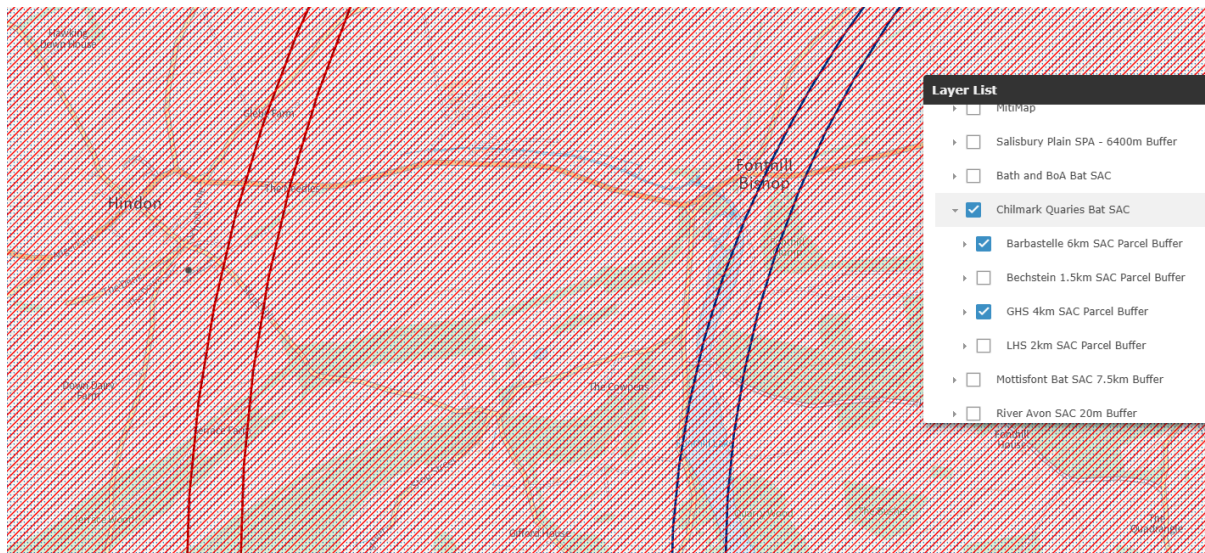
The rights of way officer's consultation response is as follows:

The site is accessed via restricted byway Hindon 22 (Chalk Lane), over which there is no recorded public right of way in a mechanically propelled vehicle (MPV). As this is an existing property, I am making the presumption that the applicant has a private right of vehicular access over Chalk Lane.

The eastern end of Chalk Lane has a sealed surface. It should be noted that although the restricted byway is maintainable at public expense, maintenance of a restricted byway will not be carried out to the same standard as a vehicular highway.

The rights of way officer has no objection to the proposed works subject to informatives which have been included in the recommendation.





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 ecology officer's consultation response to this application is as follows:

Habitats Regulation Assessment (HRA)

The site is within the Barbastelle 6km SAC Parcel Buffer and the GHS 4km SAC Parcel Buffer consultation zones for the Chilmark Quarries bat SAC.

The Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) found no evidence of bats roosting in the garage. As stated in the previous Ecology consultation response, the main dwelling appears to be of an age and condition where there is likely to be very limited opportunities for bats to be accessing the building to roost.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development, there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected Species

A Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) was submitted. The garage building was subject to a PRA and two activity surveys as per Bat Survey Guidelines. The building was assessed to provide moderate bat roost potential, but no bat emergences from the garage were detected. No further survey effort is required to inform an assessment of works to the garage.

The previous consultation response from ecology stated that the main dwelling appeared to be of an age and condition where there is likely to be very limited opportunities for bats to be accessing the building to roost. I agree that in this case the building appears to offer limited internal roosting opportunities for Annex II bat species such as horseshoe bats.

Other common bat species were recorded onsite during the activity surveys, and I note that the main dwelling has wooden cladding and soffits on most elevations. The northern elevation, where works are proposed, is different as it comprises exposed stonework with UPVC soffits. In line with previous advice, the building's age, condition and the construction of the northern elevation mean that roosting opportunities in the affected area are limited. If any roosts are present on the building, they are more likely to be associated with the more suitable elevations that contain wooden cladding. On this basis, works to the northern elevation present a low likelihood of causing an offence. Given the limited risk and in the interest of proportionality, I consider that no further bat surveys are required. A bat informative should be added to the decision notice to ensure the applicant is aware of their responsibilities in the unlikely event that bats are encountered.

The Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) recommends that lighting from the building should not illuminate (<0.5 lux) trees to the southwest. This is supported by Ecology, and an appropriate lighting scheme will be secured by condition to avoid deterring bats from any existing flightlines.

During the daytime surveys no obvious bird nests were identified in affected building. No further survey effort is required.

Compliance with CP50 (no net loss etc)

The proposed footprint is limited to existing hardstanding/artificial surface, and a negligible area of vegetation will require removal. A conservatory will be removed to allow extension, but this structure is of no value to wildlife. The garage and northern elevation of the house will be extended. Based on the submitted survey evidence, written descriptions of the buildings and site photographs it is deemed that there is low chance of loss of bat or bird roosting habitat in this case.

The Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) recommends the installation of bat boxes and bird boxes onsite. This will be secured by condition in line with the Report.

The Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) recommends that lighting from the building should not illuminate (<0.5 lux) trees to the southwest. This is supported by Ecology, and an

appropriate lighting scheme will be secured by condition to avoid deterring bats from any existing flightlines.

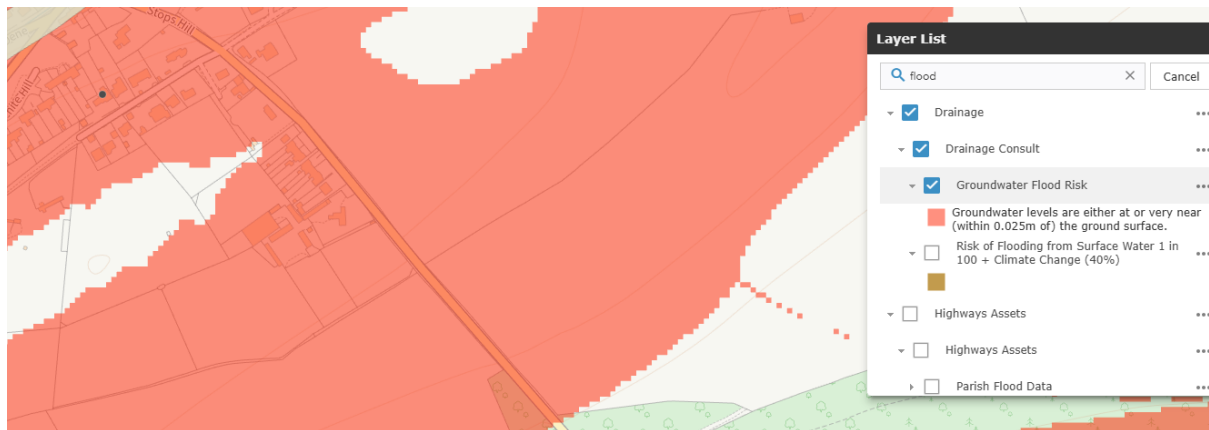
The ecology response included restriction for external lighting to avoid illumination of habitat used by bats. However, as the application site consists of an existing lawful residential dwelling and this application is for an extension to this, we are unable to remove permitted development rights for the whole site. As such, this suggested condition has not been included in the recommendation. Nonetheless, a pre-commencement condition indicating details of the details of the number, design and locations of opportunities for bats and birds (e.g. bat and bird boxes) to be submitted has been included in the recommendation to provide mitigation /enhancement for biodiversity from the proposed works. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

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.

The application site is located within the Cranborne Chase & West Wiltshire Downs AONB/National Landscape. The application proposes extensions to an existing residential dwelling located at the edge of a row of residential dwellings. The proposed works are located within an established residential curtilage which lies adjacent to other residential dwellings. The extensions itself are minimal in nature and are subservient to the host dwelling. The extensions to an existing dwelling by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne Chase & West Wiltshire Downs AONB/National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.



Drainage and 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.

The application site is located at an area with the lowest risk of flooding. (Flood Zone 1). However, as shown in the snippet above, it is located at an area where groundwater levels are high at either at or very near (within 0.025m of the ground surface). However, the submitted site specific flood risk assessment has only indicated the fluvial flood risk, which is at the lowest risk of flooding. The SFRA has not indicated the groundwater flood risk. However, in accordance with F4 of the NPPF Assessing flood risk for decision making: 3. *Site-specific flood risk assessments should be appropriate to the scale, nature, and location of development...*

The application proposes minimal additional footprint. The existing conservatory at the rear is proposed to be demolished, in a similar location, a two-storey rear extension is proposed. The additional footprint at this location is approximately 25 square metres. The second proposed development as part of this application is the extension and conversion of the existing outbuilding. This is proposed to have an additional footprint of 25 square metres. However, this additional footprint is in an existing gravel area. The proposed additional footprint as part of this application is minimal. Additionally, the application site is located at a higher topography level with the rear garden sloping downwards.

In line with the NPPF as noted above, and considering that the proposed additional footprint is minimal and in locations with existing gravel and hardstanding, an informative noting the groundwater levels would suffice in this instance. Additionally, building regulations would include consideration of drainage. No further drainage information is considered to be required as part of the assessment of the proposed extensions to the residential dwelling.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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.

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.