

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

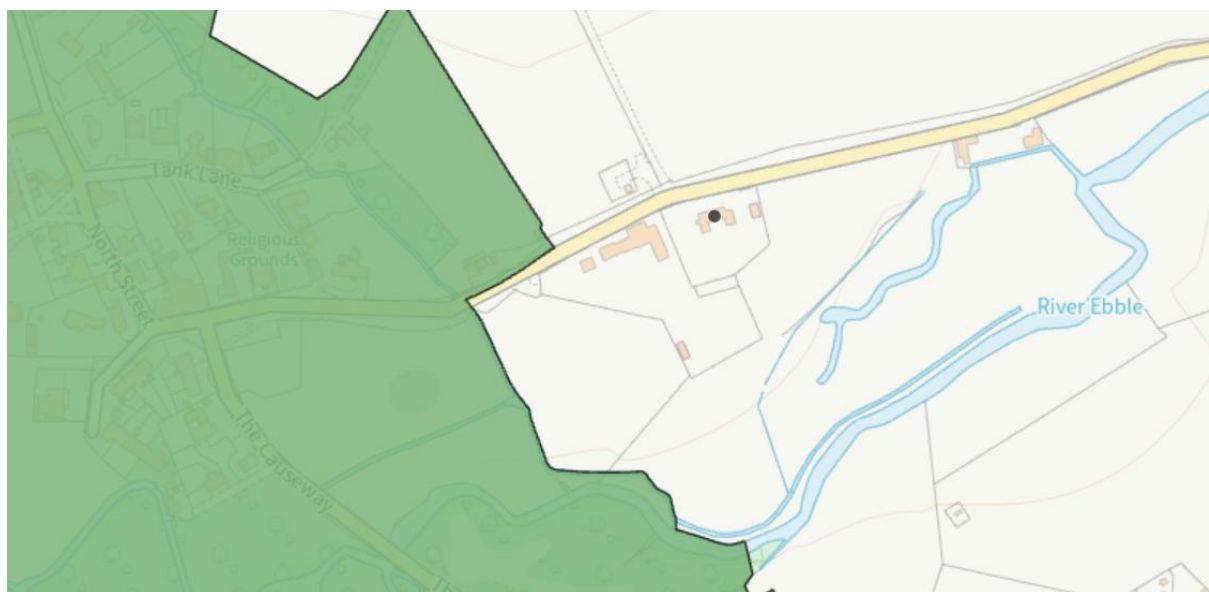
APPLICATION REFERENCE:	PL/2026/05018
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	53 High Road, Broad Chalke, Salisbury, SP5 5EH
DEVELOPMENT DESCRIPTION:	New porch, utility extension and insertion of roof light and two dormers
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a new porch, extension to the utility room, addition of two dormers on the north elevation and insertion of a roof light on the south elevation.

SITE DESCRIPTION/CONTEXT

The application site lies outside the large village of Broad Chalke as defined by the settlement boundary according to the Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP33. The application site lies outside the boundary of the Broad Chalke Conservation Area which is shown in a green hatch in the map below.



It lies within the Cranborne Chase and West Wiltshire Downs National Landscape (formerly AONB). River Ebble is located south of the application site, as the site sits on higher ground it lies within the lowest risk of flooding at Flood Zone 1 and has no risk to ground water or surface water flooding.

The application site is bordered by High Road on the north, a residential dwelling on the west, and the open countryside on the south and east.

PLANNING HISTORY

S/1997/0260 - Replace the existing cottage with a new dwelling set further back on the site -
Approve with Conditions

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 41: Sustainable construction and low-carbon energy

Core Policy 51: Landscape

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

Core Policy 58: Ensuring the conservation of the historic environment.

Salisbury District Local Plan 'saved' policies

C24 - Extensions to buildings in the countryside

H31 - Extensions to existing dwellings in the countryside

Broad Chalke Neighbourhood Plan 2019- 2026

Policy 3B Design and Character

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

The Planning Practice Guidance

CONSULTATION RESPONSES

Broad Chalke Parish Council: No Objection.

Ecology: None received.

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.

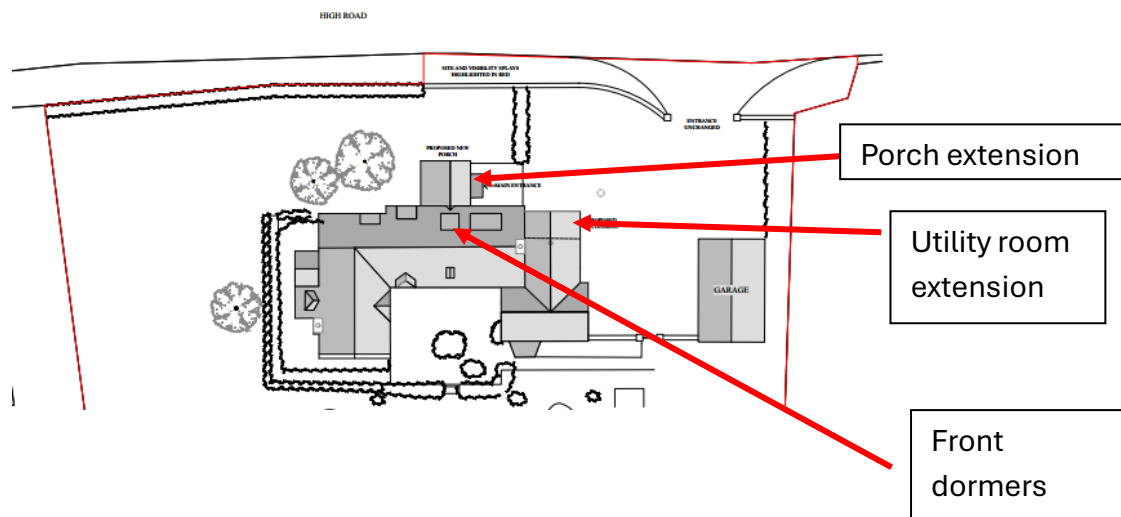
The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful,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

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 construct a single storey front extension to create an entrance porch. The materials of this extension are proposed to be Chilmark limestone, plain clay tiles, and painted hardwood windows all to match the host dwelling. The porch extension will have a cat sliding pitched roof with a cantilevered flat roof covering over the entrance door.

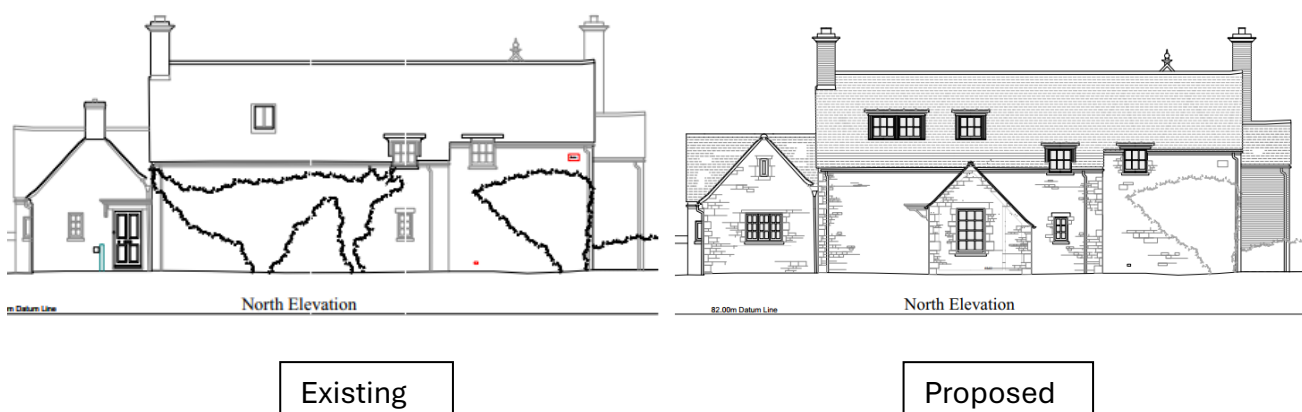


The gable end faces the highway (north elevation) and will have a large window which matches the detailing of other existing windows of the host dwelling. The proposed porch will measure approximately 3.45 metres in length and 3.76 metres in width. It has been designed in such a way that the existing driveway and front garden of the application site remains as existing. In terms of its scale, design, appearance, sitting and materials the proposed works are in keeping and proportionate to the host dwelling and would integrate appropriately within the site.



The second set of works associated with this application is a single storey front extension on the northeastern section of the host dwelling. This section is an existing single storey element with a chimney. The north elevation (front) has the existing front entrance door and a small window for a W/C. This application proposes to extend this element by approximately 2 metres in length and following the same width of the gable end. The scale and massing is proposed to continue the existing ridge and eaves height. The materials are proposed to be Chilmark limestone and quoins, plain clay tiles, painted hardwood and lead capped dormers all to match the materials of the host dwelling. In terms of its scale, design, appearance, sitting and materials this front side extension is in keeping and proportionate to the host dwelling and would integrate appropriately within the site.

Lastly, this application proposes to convert an existing loft space to create a bedroom and a bathroom. To facilitate light into this space, two dormers and a rooflight are proposed on the north elevation (front) of the host dwelling. The proposed dormers are leaded capped flat roof dormers which match existing dormers on the front elevation of the host dwelling. The dormers are of an appropriate scale, reflect the size and design of the existing dormers, are in keeping with the character of the host dwelling, and would not therefore be of visual harm.



The application site is close to the boundary of conservation area which lies to the west of the red line boundary. The proposed works are not considered to detrimentally impact the adjacent conservation area as the works are in keeping with the host dwelling. The application site is located within the open countryside with the site having significant curtilage which surrounds the dwelling. The neighbouring dwellings are of differing forms and layouts; there is no overarching design characteristic within the local vicinity. It is considered that the proposed extensions and alterations would not be of harm within the locality, and do not pose significant alterations to the existing 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.

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 lies within the Cranborne Chase and West Wiltshire Downs–National Landscape. This application proposes two single storey front extensions and two dormers on the front roof of the existing residential dwelling. It is considered that the works are minimal in nature and the proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase 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.



Site Location plan showing surrounding context of the host dwelling

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.

As shown in the snippet of the map shown above, the host dwelling is located in the open countryside with the closest residential neighbour being Mead House on the west of the application site. The proposed works as part of this application are single storey front extensions and the insertion of two dormers on the front elevation (North). In terms of loss of light, overshadowing and overbearing impacts, the extensions are minimal in scale and are not considered to detrimentally impact the residential amenity of the neighbouring dwelling. In terms of overlooking impacts, the proposed dormers face the north elevation which faces the highway, this does not create any instances of overlooking to the neighbouring dwelling on the

west. 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 proposed works includes alterations to the existing roof of the host dwelling, as such, a preliminary roost assessment report was submitted as part of this application. The report concluded that: *there is negligible potential for roosting bats within the building, based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required.*

The site is situated within the Hampshire River Avon Catchment area; however, this ecological designation has no implication to this householder planning permission due to the nature of the proposed work.

No comments were received from ecology during the consultation period, however as the report has demonstrated that there is negligible potential for roosting bats, then it can be concluded that no further reports are necessary to be submitted as part of the proposed works. Lastly, the report was completed in May 2026 with the survey being valid for 12 months. Therefore, 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.

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:

Proposed First Floor Plan Drawing No. 2613- 08 Rev A Received: 10 August 2026
Design and Access Statement Received: 03 August 2026
Proposed Sections Drawing No. 2613- 11 Rev B Received: 03 August 2026
Proposed South and West Elevations Drawing No. 2613- 09 Received: 03 August 2026
Bat Preliminary Roost Assessment Survey Drawing No. NWP/ESR-7/5/26-version 1
Proposed North and East Elevations Drawing No. 2613- 10 Rev A Received: 03 August 2026
Proposed Ground Floor Plan Drawing No. 2613- 07 Rev A Received: 03 August 2026
Proposed Layout Plan Drawing No. 2613- 06 Received: 03 August 2026
Location Plan Received: 03 August 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 documents.

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

Informative:

Under the Conservation of Habitats and Species Regulations 2017, 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.