

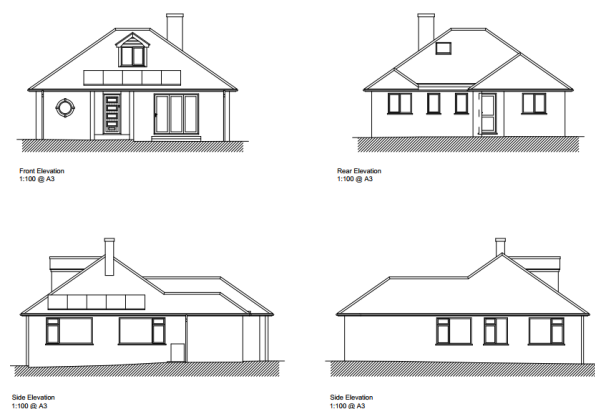
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03695
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Glendower, Dinton Road, Fovant, Salisbury, SP3 5JW
DEVELOPMENT DESCRIPTION:	Replace the roof with a steeper pitch brought out to gables to provide two bedrooms and a bathroom at first floor level. Internal alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

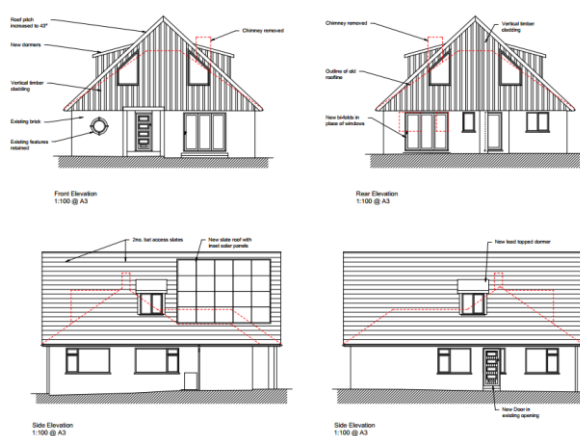
PROPOSAL

The proposal seeks planning permission to replace the roof of the existing 1.5 storey bungalow to create a larger first floor, accommodating two bedrooms and a bathroom. Internal alterations are proposed, reducing the number of bedrooms from four to five. The new roof would create a gable end to the front and rear, with a single ridge line. Following concerns from the Case Officer, revised plans were received 18.08.2026 reducing the pitch and therefore height of the roof and removing two dormer windows, replacing them with roof windows. Solar panels are proposed on both roof slopes.

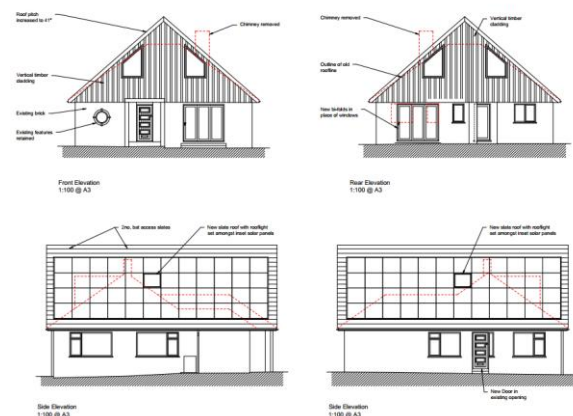
Existing elevations



Original submission



Revised submission, received 18.08.2026



SITE DESCRIPTION/CONTEXT



The application site relates to an extended, detached dwelling located within the settlement boundary of the large village of Fovant, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP27 (Spatial Strategy for the Tisbury Community Area).

The dwelling sits centrally to its plot, with a significant level change from Dinton Road to the south and the rear garden to the north. There is a line of mature trees at the rear of the gardens on Dinton Road. Glendower shares an access from Dinton Road and driveway with neighbour to the east, 'Cloonmore'. The northeast side of Dinton Road is characterised by detached single storey/ 1.5 storey dwellings of various designs.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Spatial Strategy for the Tisbury 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 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act)

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Ecology: no objection subject to conditions

Matters Considered:

Habitats Regulations Assessment (HRA)

Chilmark Quarries Special Area for Conservation (SAC)

The site lies within a consultation zone for Barbastelle bats and Greater Horseshoe bats associated with the Chilmark Quarries Bats SAC. As such, development at this site has the potential to result in significant effects on the qualifying features of this European site.

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, together with the separation of approximately 3.5km between the application site and the nearest SAC-associated consultation zone roost, there is no mechanism by which the proposal could give rise to an adverse effect. The HRA has therefore concluded that the application is not likely to have significant effects on the Chilmark Quarries Bats SAC and can be screened out from Appropriate Assessment.

Hampshire River Avon Special Area for Conservation (SAC)

This development falls within the catchment of the River Avon SAC. The proposed development comprises alterations and extension to an existing dwelling. The proposal would not result in the creation of a new dwelling or a material increase in occupancy beyond that associated with the existing residential use. Consequently, the development would not be expected to give rise to a likely significant effect on the River Avon SAC, either alone or in combination with other plans and projects, through nutrient enrichment. Therefore, an Appropriate Assessment is not considered necessary.

Protected Habitats and Species

A Bat Survey undertaken by Eclipse Ecology Ltd has been submitted. The survey found no evidence of bats or bat roosts within the building and concluded that the building is of negligible importance for roosting bats. The site was also assessed as having negligible potential to support other protected or notable species, with no significant ecological constraints identified.

The survey concludes that the proposed works would not result in significant adverse effects on bats, protected species or notable habitats and that no further ecological surveys are required. The recommendations for precautionary working methods and biodiversity enhancements are considered appropriate and acceptable.

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.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:

- Bat Survey 26 May 2026 ref: P290.1.1 by Eclipse Ecology Section 7. Avoidance, Precautionary Measures & Mitigation and Section 8. Enhancements*

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Fovant Parish Council: Initial Comment – No Comments

Following a Full Parish Council meeting on the 20th July 2026 and after hearing representation from the home owner, the Council have elected to submit a no comment response to this planning application.

Following receipt of amended drawings - No Objection - Subject to Condition

1. Principal Material Consideration: Effect of the Proposed Rooflights

Fovant Parish Council's concern is focused on the proposed rooflights and their likely effect on the dark-sky quality, night-time landscape character and visual tranquillity of the Cranborne Chase International Dark Sky Reserve.

The proposal includes two Velux-style rooflights within an elevated roof plane. At night, these rooflights would act as upward and outward-facing sources of internal light, unlike conventional low-level or downward-directed external lighting.

This is important because rooflights can allow domestic lighting to escape directly into the night sky and into wider landscape views, creating a form of light spill that is difficult to screen once permission has been granted.

The relevant planning issue is therefore not the principle of accommodation in the roof space, but whether the rooflights would introduce avoidable light pollution in a highly sensitive dark-sky location.

2. Relevant Wiltshire Policies and Dark-Sky Status

The proposed rooflights should be assessed against the development plan and dark-sky guidance because the site lies within the setting of the Cranborne Chase National Landscape and International Dark Sky Reserve.

Wiltshire Core Strategy Core Policy 51 – Landscape. Core Policy 51 requires development to protect, conserve and where possible enhance landscape character, and to take account of the objectives, policies and actions of relevant landscape management plans. In this location, that includes the Cranborne Chase National Landscape Management Plan and its dark night skies objectives.

Wiltshire Core Strategy Core Policy 57 – Ensuring High-Quality Design and Place Shaping. Core Policy 57 requires development to respond positively to local context and to avoid unacceptable impacts on neighbouring amenity and the quality of the surrounding environment. Rooflights that create visible night-time glow or outward light spill would not represent a sensitive design response in a protected dark-sky setting.

Wiltshire Core Strategy Core Policy 58 – Ensuring the Conservation of the Historic Environment. To the extent that the proposal affects the character or setting of designated or non-designated heritage assets, Core Policy 58 is also relevant. The night-time appearance of illuminated rooflights should be considered where it would affect the appreciation of the historic rural settlement and its landscape setting.

Cranborne Chase National Landscape and International Dark Sky Reserve. The Cranborne Chase National Landscape Management Plan is a material consideration for planning decisions in the National Landscape. Its dark night skies guidance requires light pollution to be reduced, not simply minimised, and highlights the need for internal lighting that shines outside a building to be controlled so that it meets dark-sky standards.

National planning policy. The National Planning Policy Framework gives great weight to conserving and enhancing landscape and scenic beauty in National Landscapes and requires planning decisions to limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation.

- Rooflights are upward-facing openings through which internal lighting can escape directly into the night sky.*
- Such light spill conflicts with the dark-sky objective of reducing light pollution in and around the International Dark Sky Reserve.*
- The cumulative effect of domestic rooflights is a recognised dark-sky concern because individually modest sources can contribute to wider skyglow.*

This proposal is especially sensitive because the two Velux rooflights would introduce direct upward and outward light escape from an elevated roof plane. Unlike low-level, downward-directed lighting, rooflights can glow visibly after dusk, contributing to skyglow and weakening the rural darkness that the International Dark Sky Reserve is intended to protect.

The visibility of rooflights would be especially sensitive in views from Dinton Road, neighbouring land and the wider Chalke Valley landscape, increasing the potential for light spill into the sky dome.

The proposal would therefore worsen the dark-sky impact unless robust mitigation is secured.

For these reasons, the rooflights should be assessed against the specific risk they pose to dark-sky quality:

Specific Rooflight Impacts

- Rooflights without robust mitigation would increase upward and outward light spill from the dwelling.*
- The visibility of internal lighting and illuminated roof planes could increase light spill in wider landscape views.*
- The proposal risks incremental harm to the special dark night skies for which the Cranborne Chase International Dark Sky Reserve is recognised.*

Fovant Parish Council request that the planning officer consider:

The principal material considerations are:

- Whether the two rooflights would cause avoidable upward and outward light spill.*
- Increased light pollution within an International Dark Skies Reserve.*
- Whether the rooflights would be visible as illuminated roof-plane features in the village and wider Chalke Valley landscape.*
- Absence or inadequacy of mitigation measures.*

Fovant Parish Council therefore has no objection to this planning application subject to the following conditions and asks the officer to:

Require removal or redesign of the rooflights.

Alternatively, strict mitigation should be imposed, including:

- o Low transmittance glazing*
- o Full blackout blinds*
- o Warm temperature, low lumens internal lighting*
- o A condition preventing the rooflights from being used without effective blackout measures after dusk.*

o A lighting impact assessment

These measures would reduce, but may not fully remove, the risk of light spill from the rooflights. If permission is granted, any mitigation should be secured by enforceable planning conditions and should apply for the lifetime of the development.

Conclusion

In this location, two unmitigated rooflights would create a direct and avoidable source of upward and outward light spill within the setting of the Cranborne Chase International Dark Sky Reserve. This would conflict with Wiltshire Core Strategy Core Policy 51, Core Policy 57, relevant dark-sky guidance for the Cranborne Chase National Landscape, and national policy requiring the impact of light pollution on intrinsically dark landscapes to be limited. Unless the rooflights are removed, redesigned or controlled by robust and enforceable mitigation, the proposal should not be supported.

REPRESENTATIONS

One response was received, objecting to the original submission:

Comments on Planning Statement:

2 Context & Site Analysis

Fovant is a traditional Chalke Valley village. The vast majority of the properties are traditionally built from local Chilmark stone or standardly constructed in the 50s, 60s, or 70s.

All the properties on the North East side of Dinton Road from Middle Ground to the North are bungalows some of which have had small dormer or velux windows added.

3 Design Principles & Concepts

Scale

What is the relevance of the property being small. The size of the existing property is irrelevant to the proposed plans.

By increasing the mass of the building and height of the ridge whilst not being immediately obvious from the road the elongated higher ridge will substantially affect the immediate adjacent properties and is totally out of character with all the other properties on the North East side of Dinton Road.

Summary

The substantially higher and elongated increased ridge level will impact our outlook but the greater concern is the effect on our privacy both from the dormer window to the North and the rear 1st floor windows which will directly overlook our rear garden. Further concern is that should this application be approved it will set a precedent for future development along Dinton Road.

Following receipt of amended drawings

Re Revised plans 23/6 as notified in letter dated 19/08/26

We have looked at the revised plans and whilst the change from dormer windows to rooflights does mitigate some of the privacy issues the fact the proposed front & rear windows remain the same means that they overlook both our front garden & especially the rear garden. The proposed size & height of the roof remains the same and the addition of a substantial number of solar panels does nothing to enhance our outlook or indeed the detrimental impact that such a large construction would have on the neighbours immediately adjacent to the properties and others close by including ourselves.

All of our previous comments remain pertinent namely:

Comments on Planning Statement:

2 Context & Site Analysis

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Summary

The substantially higher and elongated increased ridge level will impact our outlook but the greater concern is the effect on our privacy both from the dormer window to the North and the rear 1st floor windows which will directly overlook our rear garden. Further concern is that should this application be approved it will set a precedent for future development along Dinton Road.

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 proposal would increase both the height and volume of the existing dwelling and therefore cannot be regarded as subordinate to the host building. However, the acceptability of the development must be assessed in the context of the site and its surroundings. Whilst the proposal does not strictly accord with the guidance contained within Appendix D of the Wiltshire Design Guide, which advises that extensions should appear subordinate and play a supporting role to the original dwelling, it is considered that the development would remain acceptable within the established character of Dinton Road, which is characterised by detached dwellings of varying sizes, designs and roof forms.

During the course of the application, revised plans were sought to reduce the pitch of the roof and lower the ridge height. A street scene elevation was also requested to enable a full assessment of the proposal within its immediate context and in relation to neighbouring properties.



The revised proposal would result in a ridge height approximately 1.5 metres higher than the existing highest point of the roof. No increase in the building footprint is proposed and no dormer windows are included within the side elevations. Having regard to the reduced ridge height and the relationship with neighbouring dwellings, the resulting scale, bulk and massing of the development is not considered disproportionate to either the existing dwelling or its plot. The proposal would not appear unduly dominant or incongruous within the street scene such that a refusal could be reasonably justified on design grounds.

The proposed fenestration within the gable ends, together with the vertical timber cladding, represents a contemporary design approach which is somewhat unusual within the immediate locality. The windows are positioned towards the edges of the gables and follow the pitch of the roof, resulting in proportions that are less conventional than traditional window arrangements. Whilst a more traditional design may sit more comfortably within the street

scene, the proposed treatment is not considered so harmful to the character or appearance of the area as to warrant refusal.

An objection has been received raising concerns that the development could set a precedent for similar roof alterations elsewhere along Dinton Road. Whilst this concern is noted, each planning application must be determined on its individual merits, having regard to its specific site circumstances and the relevant planning policies. In this instance, the scale of the development is considered acceptable when assessed against the size of the existing dwelling, the plot dimensions and the varied character of the surrounding area.

The proposal also includes the extension of the existing rear patio by approximately 3.4 metres, together with the construction of a retaining wall and steps leading to the garden beyond. These works are considered appropriate to the site and would not result in any harmful visual impacts.

Minor alterations are proposed at ground floor level, including the replacement of two windows on the rear elevation with glazed bi-fold doors and the installation of a new door within an existing opening on the south-east elevation facing Holly Hatch. These alterations are modest in nature, would be capable of being undertaken under permitted development rights, and are considered acceptable.

Solar photovoltaic panels are proposed on both roof slopes. It is noted that the installation of solar equipment on a dwellinghouse would ordinarily benefit from permitted development rights under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The incorporation of renewable energy technology into the development is supported by the objectives of the NPPF and Wiltshire Core Strategy, which encourage sustainable development and measures to reduce carbon emissions. The panels would be appropriately integrated into the roof design and are not considered to result in any unacceptable visual harm.

The position of the dwelling, set back from the highway, provides a degree of obscuring, with a large front garden and the topograph of the site meaning that the house isn't a dominant feature in the streetscape.



Overall, whilst the proposal departs to some degree from the advice contained within Appendix D of the Wiltshire Design Guide regarding subservience, the scale, design and appearance of the development are considered acceptable when assessed in the context of the site and the varied character of the surrounding area.

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. It is also within the defined settlement boundary of the large village of Fovant and involves works to an existing dwelling.

Concerns have been raised by Fovant Parish Council regarding potential light spill from the two proposed rooflights and the contribution this may make to the International Dark Sky Reserve. The original proposals included for a dormer window on each roof slope, these were omitted during the course of the application due to concerns regarding overlooking of the adjacent neighbours. These windows were replaced with rooflights, these have the potential to impact on the dark skies of the National Landscape. The proposed rooflights serve the first floor landing and a shower room.

It is considered that the insertion of rooflights on dwellinghouses is generally a form of development that can be undertaken under permitted development rights. This represents a material consideration when assessing the likely significance of the effects identified. It is also noted that there is a rooflight in the existing roof and other nearby dwellings.

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

Fovant Parish Council has suggested mitigation including low transmittance glass, full blackout blinds, low lumen internal lighting or a condition preventing the rooflights being used without effective blackout measures after dusk or a lighting impact assessment. However, having regard to the nature of the proposal, the residential context, the fallback position under permitted development rights and the statutory tests which planning conditions must satisfy, such controls are not considered necessary, reasonable or enforceable. It would not be practical or proportionate for the Local Planning Authority to regulate the routine operation of domestic blinds through planning control. Whether the occupiers choose to utilise blackout blinds remains a matter for the occupants themselves.

The proposals would be visible from the Dinton Road and possible from Public Right of Way FOVA5 which crosses to the north of the site (however, the garden of 'Cloonmore' wraps around between Glendower's garden and the footpath) the proposals would be read within the context of the existing dwelling. There is no proposed increase to the footprint of the dwelling. The site is within the settlement boundary of Fovant, the proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of Cranborne 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.

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 revised proposals remove dormer windows on the southeast and northwest roof slopes, replacing them with rooflights. These rooflights serve a shower room and a landing, which are non-habitable rooms and are not considered to increase overlooking and are therefore acceptable.

An objection has been received from the occupiers of 'Oak Ridge', named as 'Tuscans' on the location plan. This dwelling lies two houses to the west of the application site. The neighbour raises concerns regarding overlooking of the front and rear gardens, the size and height of the roof, solar panels not enhancing outlook and overbearing impact.

As discussed above, whilst the proposals extend the roof of the dwelling, the footprint remains the same, therefore maintaining the building line and the overall height is increased by 1.5m, it is considered that this will not result in an unacceptable loss of outlook for neighbours. The simplified roof form, set within a series of dwellings of different designs, that already experience a degree of interrelationship is considered acceptable. The solar panels are proposed on the roof slopes, these are typically accepted on the roof slopes of residential dwellings in areas that are not subject to any heritage designations. The proposals will not result in a loss of light/overshadowing or have an unacceptable overbearing impact.

The proposed windows on the southwest elevation are in a similar location to the existing dormer window so this not considered of any further detriment on privacy than existing.

Two new windows are also proposed in the northeast gable elevation, facing towards the rear garden. The proposed windows could provide additional opportunities for overlooking from the dwelling to the rear gardens of the neighbouring dwellings; however, the site is located within a residential area where a certain degree of inter-relationship and overlooking already exists. The windows are modest in scale (only a small part of the gable end) and serve a bedroom. Any overlooking would be oblique and is not considered to warrant refusal of consent.

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 proposals reduce the number of bedrooms from five to four. The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011) Parking Standards require dwellings of four bedrooms or more to have a minimum of three parking spaces. During the site visit, it was observed that the front garden/driveway had space for the parking for three vehicles, given that the number of bedrooms is proposed to be reduced, this is considered acceptable. No changes are proposed to the access to the site. The site can accommodate at least three spaces within the driveway, and no loss of on-site provision would result from the proposal.

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.

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 application site lies within a consultation zone for Barbastelle bats and Greater Horseshoe bats associated with the Chilmark Quarries Bats SAC. As such, development at this site has the potential to result in significant effects on the qualifying features of this European site. A test of likely significance has been carried out and concluded that given the scale and nature of the development, together with the separation of approximately 3.5km between the application site and the nearest SAC-associated consultation zone roost, there is no mechanism by which the proposal could give rise to an adverse effect. The HRA has therefore concluded that the application is not likely to have significant effects on the Chilmark Quarries Bats SAC and can be screened out from Appropriate Assessment.

This development falls within the catchment of the River Avon SAC. The proposed development comprises alterations and extension to an existing dwelling. The proposal would not result in the creation of a new dwelling or a material increase in occupancy beyond that associated with the existing residential use. Consequently, the development would not be expected to give rise to a likely significant effect on the River Avon SAC, either alone or in combination with other plans and projects, through nutrient enrichment. Therefore, an Appropriate Assessment is not considered necessary.

A Bat Survey undertaken by Eclipse Ecology Ltd has been submitted. The survey found no evidence of bats or bat roosts within the building and concluded that the building is of negligible importance for roosting bats. The site was also assessed as having negligible potential to support other protected or notable species, with no significant ecological constraints identified.

The survey concludes that the proposed works would not result in significant adverse effects on bats, protected species or notable habitats and that no further ecological surveys are required. The recommendations for precautionary working methods and biodiversity enhancements are considered appropriate and acceptable.

The Ecologist has recommended a condition that development is carried out in accordance with the precautionary measures and mitigation set out in the Bat Survey. This will be included in the decision notice.

As such, 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, including the National Landscape by virtue of its scale, siting, and design.

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:

Location Plan PP-14622322v1, received 10.06.2026

2504 P04 rev B Proposed Floor Plans, received 18.08.2026

2504 P05 Rev B Proposed Elevations, received 18.08.2026

2504 P06 Rev B Proposed Site and Block Plan, received 18.08.2026

2504 P07 Rev A Proposed Street Scene, received 18.08.2026

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

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 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 development will be carried out in strict accordance with the following documents:
 - Bat Survey 26 May 2026 ref: P290.1.1 by Eclipse Ecology Section 7. Avoidance, Precautionary Measures & Mitigation and Section 8. Enhancements

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.