

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

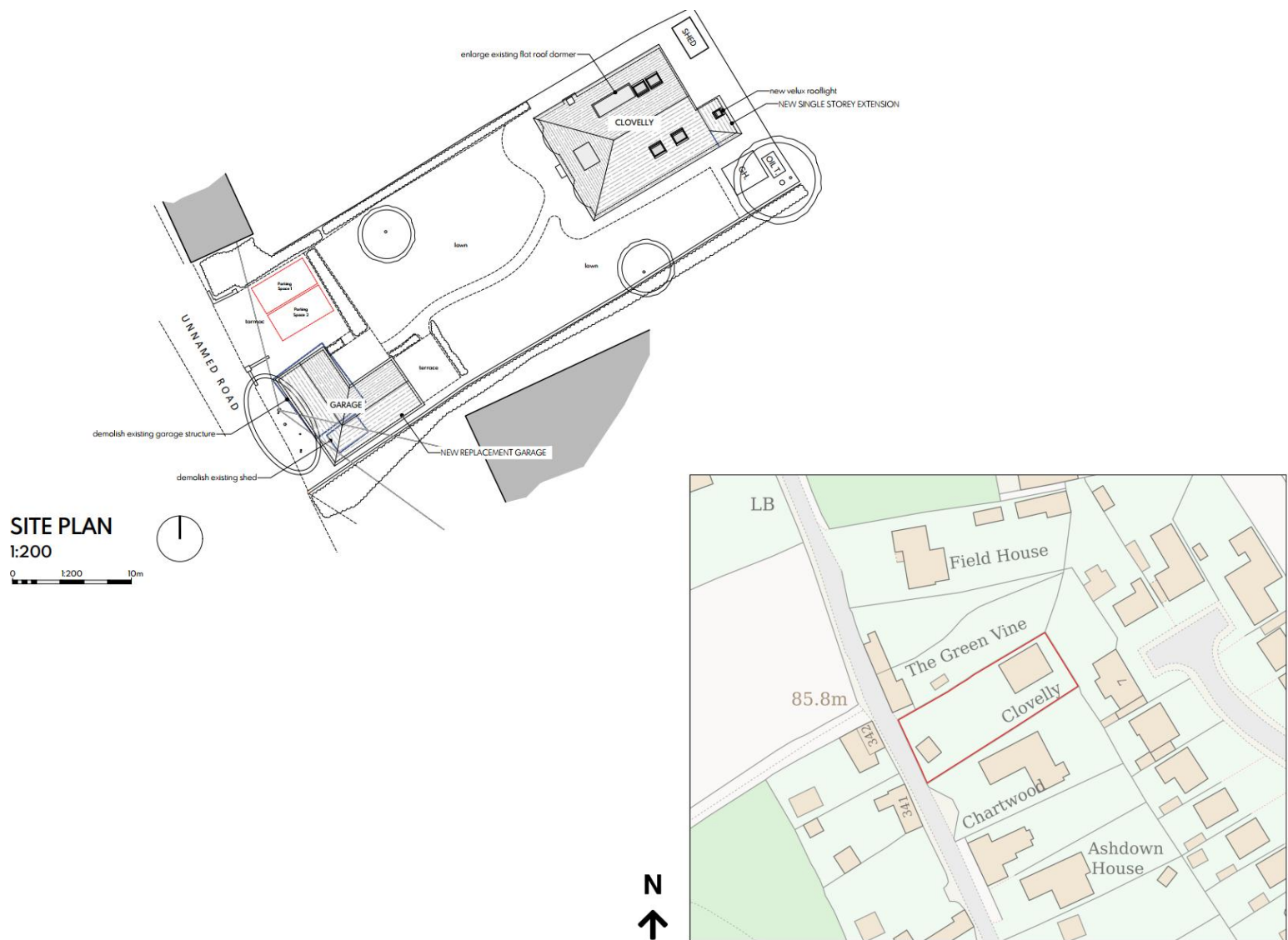
APPLICATION REFERENCE:	PL/2026/04116
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Clovelly, Fittleton, Salisbury, SP4 9QA
DEVELOPMENT DESCRIPTION:	Single-storey rear extension, enlarged existing dormer window & minor alterations to existing dwelling, replacement garage with home office/gym
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey rear extension to provide a boot room, the enlargement of an existing dormer on the north-west elevation, and the replacement of an existing shed with a larger outbuilding in the same location adjacent to the site entrance.

SITE DESCRIPTION/CONTEXT

Clovelly is a one-and-a-half storey dwelling set back from the highway with off-street parking and an outbuilding located near the site entrance. The site lies outside any defined settlement boundary between the hamlets of Haxton and Fittleton and within the Fittleton and Haxton Conservation Area. Nearby heritage assets include the Grade II listed buildings The Green Vine to the north and Nutkin Cottage to the south.



PLANNING HISTORY

Proposal / Summary
K/53759/F - Full planning permission Decision - Approve with Conditions Date: 28/3/2006 – Extension and alterations to dwelling to form further rooms in the roofspace.
K/51389/F - Full planning permission Decision - Approve with Conditions Date: 1/2/2005 – Replacement of existing garage with a larger garage
K/76/0158 - Full planning permission Decision - Approve with Conditions Date: 29/4/1976 – Renewal of permission for bungalow and garage
K/76/0538 - Full planning permission Decision - Approve with Conditions Date: 30/9/1976 – Bungalow with internal garage

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 26: Tidworth Community Area
- 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

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Fittleton cum Haxton Parish Council: No objection – with the following comment received:

‘Parish Council planning committee have visited the property and would like to make it known they have no objection.’

WC Conservation – no objection – a summary of the response is copied below:

‘The site lies adjacent to Grade II listed buildings, including The Green Vine and No. 341, and within the Fittleton and Haxton Conservation Area. The proposed alterations to the dwelling are modest and will not affect the setting of the listed buildings. The replacement garage, although slightly larger, is considered appropriately designed with timber cladding, a slate roof and traditional timber doors. The proposal is not considered to harm the character or appearance of the Conservation Area or the significance and setting of nearby listed buildings. A condition is recommended requiring details of the roof slates.’

WC Highways – no objection – a summary of the response is copied below:

'The proposal will result in the property having 4 bedrooms requiring 3 off street parking spaces to meet Wiltshire's current parking standards. Three spaces are proposed, 2 on the drive and one in the new garage, which is the same as existing. I raise no highway objection to the proposal.'

REPRESENTATIONS

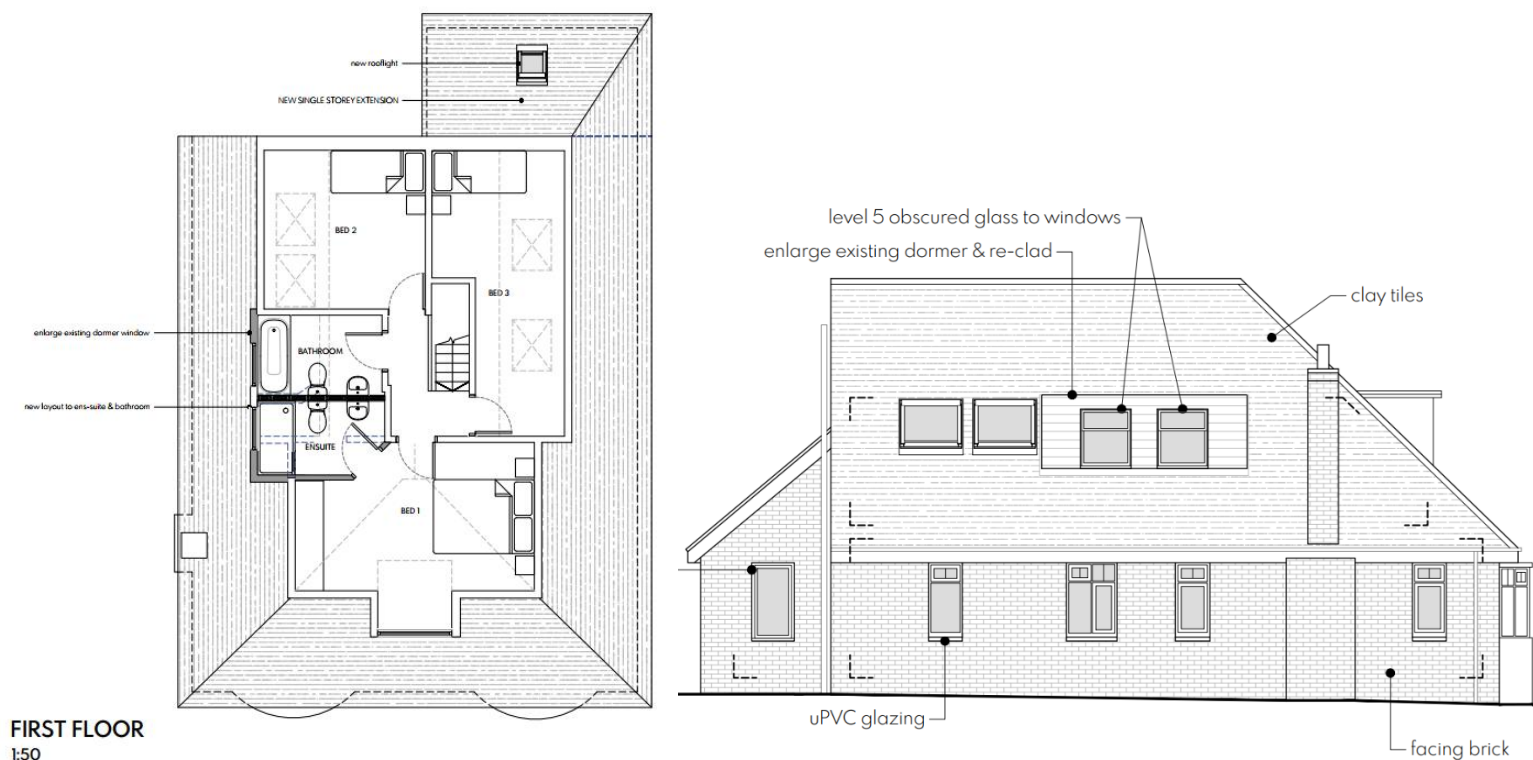
One comment of support from an immediate neighbour was received.

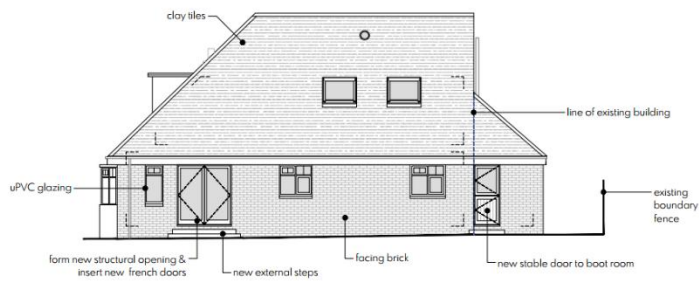
ASSESSMENT

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.

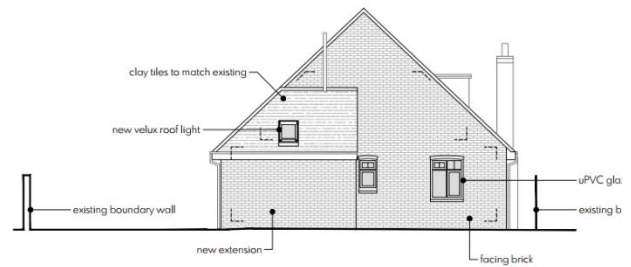




SE ELEVATION

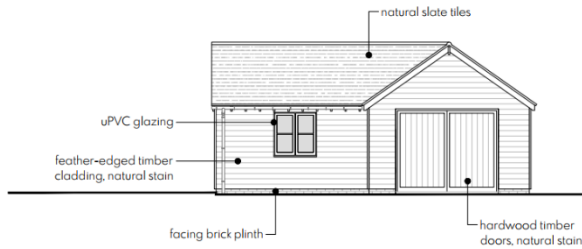
1:100

0 1:100 5m



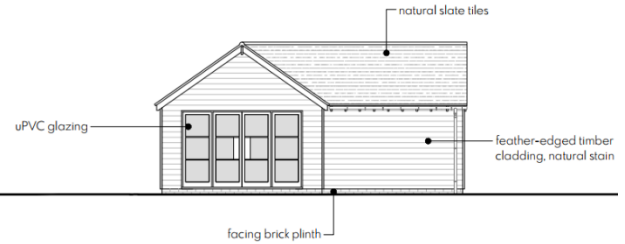
NE ELEVATION

1:100



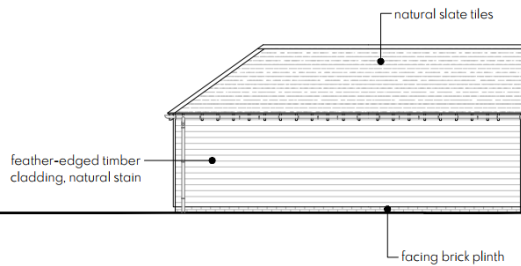
NW ELEVATION

1:100



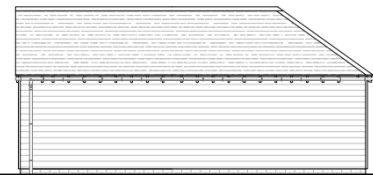
NE ELEVATION

1:100



SE ELEVATION

1:100



SW ELEVATION

1:100

Design, impact on the character of the area and heritage assets

Core Policies 57 and 58 of the Wiltshire Core Strategy require development to achieve a high standard of design that responds positively to local character and conserves the significance of heritage assets. Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be given to preserving the setting of listed buildings and preserving or enhancing the character or appearance of Conservation Areas.

The proposed rear extension is modest in scale, located to the rear of the dwelling and will not be readily visible from the public realm. Its lean-to form and matching clay roof tiles will ensure it appears as a sympathetic addition to the host dwelling.

The enlarged dormer replaces an existing dormer in the same position and, whilst larger than the existing structure, would not materially alter the character or appearance of the dwelling.

The replacement outbuilding is the most prominent element of the proposal due to its position adjacent to the highway near the site entrance. However, an outbuilding is already established in this location and forms part of the existing street scene. Whilst larger than the existing structure, the proposed outbuilding remains modest in scale and is considered appropriate in its design, form and appearance.

The Council's Conservation Officer raises no objection and considers the proposed timber cladding, natural slate roof and traditional detailing to be appropriate to the site and its heritage context. Revised plans have confirmed the use of natural slate for the outbuilding roof and hence overcome the need for this detail to be secured by pre-commencement condition.

Having regard to the scale, design and materials proposed, the development would preserve the character and appearance of the Fittleton and Haxton Conservation Area and the setting and significance of nearby listed buildings. The proposal therefore complies with Core Policies 57 and 58 of the Wiltshire Core Strategy, the NPPF, and the statutory duties under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on the amenity of neighbouring occupiers. The NPPF similarly requires regard to be had to the living conditions of existing and future occupiers, including impacts relating to outlook, privacy, loss of light and overbearing effects.

The proposed rear extension is modest in scale, positioned to the rear of the dwelling and sufficiently separated from neighbouring properties that no unacceptable overbearing, overshadowing or loss of light impacts would arise. The proposed rooflight would not result in overlooking given its height from ground level.

The enlarged dormer replaces an existing dormer and would not result in any overbearing, overshadowing or loss of light impacts. Appropriate design and mitigations have been secured to prevent overlooking toward the private garden of Green Vine to the north. Revised plans were received which revised the obscurity level of the windows from 4 to 5 and confirmed only the top part of the window to be openable. This significantly limits any view to the north given the limited opening of the window and obscurity level. It is considered appropriate for the dormer windows to be obscure glazed given they serve two bathrooms.

The proposed outbuilding is modest in height and scale and is sufficiently separated from neighbouring dwellings to avoid any unacceptable overbearing, overshadowing or loss of light impacts. The proposed glazing serves the site's own private garden and parking area and would not result in overlooking of neighbouring properties.

Accordingly, the proposal would not result in any unacceptable harm to residential amenity and complies with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

Highways

Core Policies 61 and 64 of the Wiltshire Core Strategy seek to ensure development is served by safe access arrangements and provides appropriate parking provision. The NPPF similarly requires development to provide safe and suitable access for all users and to avoid unacceptable impacts on highway safety.

The Council's Highway Officer raises no objection to the proposal. The development would increase the dwelling to four bedrooms through internal alterations, for which three parking

spaces are required under Wiltshire's parking standards. Three parking spaces are proposed, comprising two spaces on the driveway and one within the outbuilding, thereby meeting the Council's adopted standards. No changes are proposed to the existing access arrangements and there are no highway safety concerns.

The proposal is therefore considered to comply with Core Policies 61 and 64 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.

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, nor does it raise any highway safety concerns.

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:

- Design scheme (ref: 26.001-02-A) – date received: 29/09/2026
- Proposed site plan and garage (ref: 26.001-01 – rev B) – date received: 15/09/2026
- Location plan – date received: 01/07/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved plans 'design scheme' (ref: 26.001-02) and 'proposed site plan and garage' (ref: 26.001-01 – rev B).

REASON: In the interest of the visual amenity and character of the area.

4. The outbuilding hereby permitted shall not be used at any time other than for purposes incidental to the residential use of the main dwelling, known as Clovelly, and it shall remain within the same planning unit as the main dwelling.

REASON: To ensure that the garage hereby permitted remains available for parking and having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, to enable the Local Planning Authority to consider individually whether planning permission should be granted for an alternative use for this building.

5. Before the development hereby permitted is first brought into use, the dormer window in the north-west elevation of the main dwelling, as shown on approved plan (ref. 26.001-02-A), shall be glazed with obscure glass only to an obscurity level of no less than Level 5. The lower panel of each window shall be fixed shut and non-opening at all times. The upper panel of each window shall be top-hung only. The windows shall thereafter be retained in accordance with these details and maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.