

APPLICATION FOR FULL PLANNING PERMISSION /LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/05288
APPLICATION TYPE:	Full Planning Permission and Listed building consent (Alt/Ext)
SITE ADDRESS:	75 The Borough, Downton, Salisbury, SP5 3LX
DEVELOPMENT DESCRIPTION:	Remove existing timber conservatory and replace with thermally Broken Aluminium sun room
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission to remove an existing timber conservatory and construct a replacement sunroom to a Grade II listed residential dwelling.



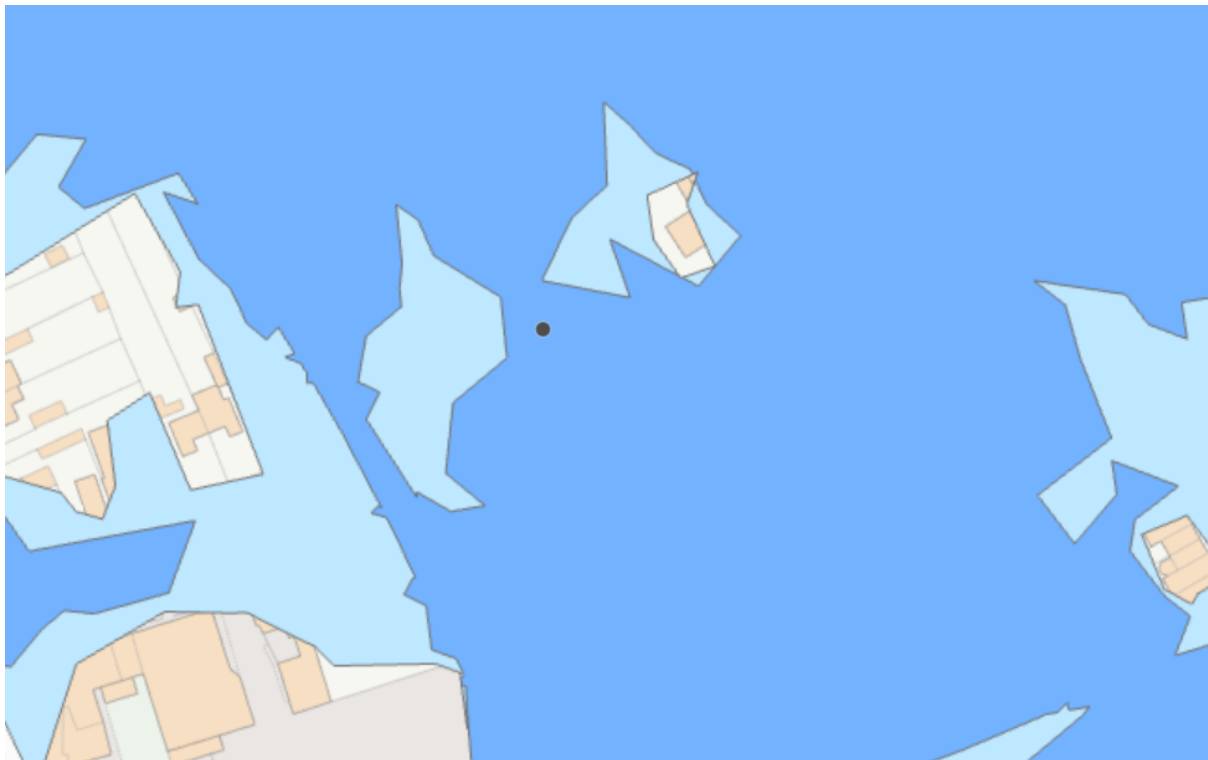
SITE DESCRIPTION/CONTEXT

The application site is a two-storey mid terrace Grade II listed dwelling with list entry number: 1023864 and listing description:

Cottage in row. Early C19. Plastered brick, tiled roof, brick stack. 2-storey, 2-window. Central C20 door, to left is canted bay with 12-pane sash, to right is 2-light casement. First floor has one 3-light and one 2-light casement. Interior not inspected.

It is attached to a Grade II listed dwelling on the west as shown by the black hatch and is within the conservation area of Downton as shown by the green hatched area in the map above. The site is located within the settlement of Downton, a Local Service Centre defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. It is located within the Special Landscape Area according to C6 of the saved Salisbury district local plan.

The site lies in an area with the highest level of flooding (Flood Zone 3) and an area where there is a risk of groundwater flooding but no risk of surface water flooding.



While it is situated within the Hampshire River Avon Catchment and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA), these designations do not have a bearing on this householder planning application.

The site is bordered by the highway on the south, residential dwellings on the east and west and the River Avon on the north.

PLANNING HISTORY

Proposal / Summary
S/1997/0104 - 75 THE BOROUGH, DOWNTON, SALISBURY, SP5 3LX - Full planning permission Decision - Approve with Conditions Date: 7/5/1997 – Alterations to existing dwelling. Extension to rear including roof top garden and fencing
S/1997/0105 - 75 THE BOROUGH, DOWNTON, SALISBURY, SP5 3LX - Listed building consent Decision - Approve with Conditions Date: 7/5/1997 – Alterations to existing dwelling including interior alterations, extension to rear incorporating rooftop garden and fencing
S/2003/1471 - 75 THE BOROUGH, DOWNTON, SALISBURY, SP5 3LX - Full planning permission Decision - Approve with Conditions Date: 23/10/2003 – DEMOLITION OF EXISTING SINGLE STOREY EXTENSION AND CONSTRUCTION OF A NEW TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS

S/2003/1472 - 75 THE BOROUGH, DOWNTON, SALISBURY, SP5 3LX - Listed building consent Decision - Approve with Conditions Date: 23/10/2003 – DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF A NEW TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS TO EXISTING HOUSE

S/2003/0817 - 75 THE BOROUGH, DOWNTON, SALISBURY, SP5 3LX - Full planning permission Decision - Withdrawn Date: 5/6/2003 – DEMOLITION OF EXISTING SINGLE STOREY EXTENSION AND CONSTRUCTION OF NEW TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS

S/2003/0818 - 75 THE BOROUGH, DOWNTON, SALISBURY, SP5 3LX - Listed building consent Decision - Withdrawn Date: 5/6/2003 – DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF A NEW TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS TO EXISTING HOUSE

RELEVANT POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF)

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

Core Policy 41: Sustainable construction and low carbon energy

Core Policy 42: Standalone Renewable Energy Installations (CP42)

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 69: Protection of the River Avon SAC

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area (SLA)

Downton Parish Neighbourhood Plan 2016 to 2026 (Made)

Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy Council

CONSULTATION RESPONSES

Downton Parish Council: None received.

Conservation Consultation: No Objection.

The heritage statement has been produced by the agent, and as such, does not meet the requirements of HE5 paragraph 1. However, it is sufficient to explain that the proposed works relate to an existing modern conservatory attached to a later extension to the original cottage (note: all the building is listed, modern extensions too although clearly they are not of interest/significance).

The proposal is to essentially reconfigure the existing conservatory with new materials and upgrade the insulation. I do not consider the proposals would harm the special interest of the listed building and therefore raise no objections. As such, I consider the proposals are in accordance with Sections 16 and 66 of the Act.

There would be no impact on the Downton CA, and therefore the proposals would meet the requirements of section 72 of the same Act (ie to preserve the character of the CA).

If you are minded to grant consent, I recommend a condition confirming the proposed materials.

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 conservation area and setting of adjacent listed buildings

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 20: *Conserving and Enhancing the Historic Environment*, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

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.

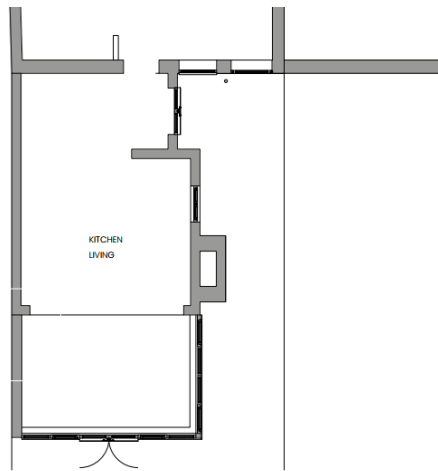
Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

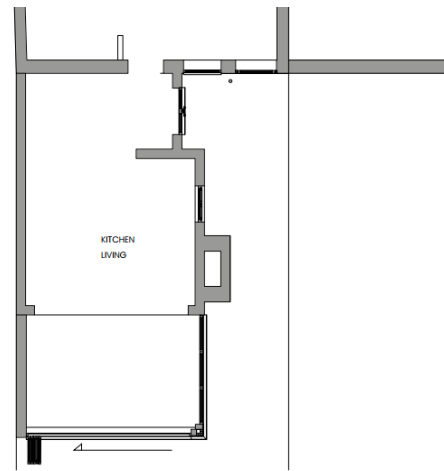
Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

The existing Base is to be retained.
surface water to existing soakaways



Existing site picture



Indicative artist image

The application site consists of a two-storey mid terrace Grade II listed dwelling with a long and thin rear garden approximately 60 metres long. The proposed works relate to the replacement of an existing modern addition of a single storey rear timber and glass conservatory with a new conservatory with improved thermal performance with the same footprint and height with the only difference being improved thermal performance proposed to create a better thermally performing conservatory when compared to the existing conservatory which has poor thermal performance.

Given the statutory designation of the building and its location within the Conservation Area, particular regard must be given to the effect of the proposal upon the special architectural and historic interest and significance of the listed building, together with the character and appearance of the wider Conservation Area.

The proposed works relate to the replacement of an existing single-storey conservatory positioned against the rear elevation of the dwelling. The existing conservatory is a modern addition to the property and is not considered to form part of the historic fabric of the listed building or to make a positive contribution to its architectural or historic significance. Its removal would therefore not result in the loss of fabric of heritage significance.

The replacement conservatory would occupy the same footprint as the existing structure and would retain the same overall height and single-storey form. As such, there would be no material increase in the scale, bulk or projection of built development at the rear of the listed building. The proposal would remain subservient to the host dwelling and, by virtue of its modest scale and position against the rear elevation, would continue to be read as a secondary and ancillary addition rather than competing visually with the historic building.

With regards to the siting of the proposed conservatory, the development would replace an existing structure in the same position and would therefore not introduce additional built development into a previously undeveloped part of the application site. The established relationship between the dwelling, rear garden and surrounding development would remain largely unchanged.

In design terms, the replacement would retain the lightweight character ordinarily associated with a conservatory, with a substantial proportion of glazing rather than introducing a more solid or visually dominant extension. The proposed materials and external appearance would provide a clear distinction between the modern addition and the traditional construction of the listed dwelling. This approach would allow the replacement conservatory to remain legible as a later addition rather than seeking to imitate the historic importance of the listed building.

The main purpose of the replacement conservatory is to improve the thermal performance of the conservatory compared with the existing structure, which has poor thermal efficiency. Although the thermal performance of the development does not itself determine its heritage acceptability, the proposed improvements can be achieved without increasing the footprint, height or overall scale of the existing addition. The proposal therefore represents a proportionate alteration to an existing modern structure rather than a materially larger extension to the listed building.

The proposal has also been considered in terms of its effect upon the character and appearance of the Conservation Area. Given its single-storey scale, rear siting, limited footprint and location within a long rear garden, the replacement structure would remain a relatively discreet addition in relation to the wider street scene and Conservation Area. It would not alter the principal elevation of the listed building or materially affect the way in which the historic terrace is viewed from public vantage points. The development would therefore preserve the character and appearance of the Conservation Area.

Overall, the replacement of the existing modern conservatory with a structure of the same footprint and height would not materially alter the scale or form of development attached to the listed building. Having regard to its subservient single-storey form, rear siting, lightweight design, proposed materials and relationship with the substantial rear garden, the proposal would remain sympathetic to and clearly secondary to the historic dwelling. Furthermore, the removal of the existing modern conservatory would not result in the loss of historic fabric or features of architectural interest.

The Council's Conservation Officer has raised no objection to the proposal. Taking account of the nature and significance of the affected heritage assets and the limited nature of the works, the proposal is not considered to result in harm to the significance, special architectural or

historic interest, character or setting of the Grade II listed building, nor would it harm the character or appearance of the Conservation Area.

The development is therefore considered to accord with Core Policies 57 and 58 of the Wiltshire Core Strategy, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant heritage and design provisions of the National Planning Policy Framework.

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 to construct a single storey mono pitched conservatory with the same footprint and height as the existing conservatory. The application site is adjacent to residential dwellings on both east and west sides. The conservatory is adjacent to the boundary of the application site on the east. A solid wall is located at this elevation with the boundary treatment being a mature tall hedge. It is not considered that the proposed works would detrimentally impact this neighbouring dwelling in terms of overlooking. With regards to the adjacent dwelling on the west, the application proposes full height windows at a similar location to the existing windows at this location. Therefore, there is no additional or different impact to the neighbouring dwelling when compared with the existing.

In terms of overbearing and overshadowing impacts, the proposed conservatory will have the same height and footprint as the existing conservatory, therefore there is no additional or different impact when compared to the existing on the dwellings on the east and west.

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 NPPF and PPG require the LPA to consider the risk of flooding to the development from all sources, including groundwater and surface water and to ensure that the development would not exacerbate any existing flood risk in the area. River Avon lies approximately 60

metres to the north of the host dwelling. The application site is surrounded by flood zone 2 and 3 and is susceptible to groundwater flooding.

No site-specific flood risk assessment has been produced as part of this application. The location of the proposed single storey rear extension is in an area currently occupied by an existing single storey rear extension. This application does not propose any additional footprint. Therefore, it is not considered that this would exacerbate flooding to the application site and the surrounding area. 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.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Elevations Drawing No. PR/02/26 Received: 20 August 2026

Existing Ground Floor and Proposed Ground Floor Plan Drawing No. PR/03/26 Received: 20 August 2026

Imagery Drawing No.PR/04/26 Received: 20 August 2026

Site Location and Block Plan Drawing No. PR/05/26 Received: 04 August 2026

Design and Access Statement including Flood Risk Assessment Received: 04 August 2026

Heritage Statement Received: 04 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.

That Listed Building Consent be GRANTED subject to the following conditions:

1.The works for which Listed Building Consent is hereby granted shall be begin before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Elevations Drawing No. PR/02/26 Received: 20 August 2026

Existing Ground Floor and Proposed Ground Floor Plan Drawing No. PR/03/26 Received: 20 August 2026

Imagery Drawing No.PR/04/26 Received: 20 August 2026

Site Location and Block Plan Drawing No. PR/05/26 Received: 04 August 2026

Design and Access Statement including Flood Risk Assessment Received: 04 August 2026

Heritage Statement Received: 04 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 preserving the character and appearance of the listed building.