

APPLICATION FOR FULL-PLANNING PERMISSION (MINOR DEVELOPMENT) CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01222
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Cherry Bank, South Street, Broad Chalke, Salisbury, SP5 5DN
DEVELOPMENT DESCRIPTION:	Replacement dwelling
RECOMMENDATION:	Approve with Conditions

1 SITE DESCRIPTION/CONTEXT

The application site is a single storey dwelling located on the northern side of South Street, centrally positioned amongst the pattern of development of houses, positioned on individual yet varying sizes, widths and alignment of plots.

The property is set at a lower level than the highway, due to the topography.

The rear, lower section of the garden falls within flood zone 2/3, however, the proposed replacement dwelling would be utilising the existing footprint of the dwelling and therefore would not have any impact on this area.

The site is subject to the following key constraints and designations:

- Conservation Area
- River Avon Special Area of Conservation (SAC) Hampshire Catchment



2 PROPOSAL

The application proposes the demolition of the existing building and the erection of a self-build replacement dwelling

The dwelling would be a larger two storey dwelling which proposes a larger primary living space on the ground floor, positioned to the rear of the dwelling to benefit from the views of the private garden. To the front of the dwelling there shall be a drawing and separate sitting rooms with outlook to the frontage. Above, it is proposed to increase the existing 3 bedrooms to 4no. double bedrooms including the master bedroom suite and balcony.

3 PLANNING HISTORY

Proposal / Summary
S/2003/1362 - Full planning permission Decision - Approved Date: 14/8/2003 – REMOVABLE-RETRACTABLE TELESCOPIC POOL ENCLOSURE
S/2000/1445 - Full planning permission Decision - Approve with Conditions Date: 6/10/2000 – ERECTION OF PREFABRICATED GARAGE
S/1992/1038 - Full planning permission Decision - Approve with Conditions Date: 3/9/1992 – SINGLE STOREY EXTENSION TO PROVIDE TWO BEDROOMS

4 RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1.1 Statutory Legislation:

4.1.2 National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

4.1.3 Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (*adopted January 2015*) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 33 Wilton Insert 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 60 Sustainable Transport;
- Core Policy 61 Transport & Development;

- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;
- Core Policy 69 River Avon SAC

4.1.4 Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

4.1.5 Neighbourhood Plan:

Broadchalke Neighbourhood Plan 2019-2026 - Adopted

4.1.6 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

4.1.7 Other Relevant Policies and Documents

- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

5 ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

6 CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: No objection

WC Conservation: No objection, following amended plans, subject to conditions

WC Ecology: No objection, subject to conditions

Parish/Town Council: Support

The consultee responses have been carefully considered. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

7 REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Each material planning issue raised is addressed within the assessment below.

7.1.1 Letters of Objection

Total letters of objection received: 12

- Inappropriate mass, scale and design
- Loss of outlook/sunlight
- Projection forward result in diminishing views of side elevation of Cleeve House
- Out of character
- Overshadowing and loss of light upon the Telephone Exchange
- Loss of privacy upon the Telephone Exchange
- Inappropriate materials
- Overdevelopment

7.1.2 Letters of Support

Total letters of support received: 0

8 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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the NPPF (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

8.1 Principle of Development

8.1.1 Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

The application relates to a replacement dwelling within the settlement of Broadchalke and therefore the principle of the proposal is acceptable.

8.2 Design and Impact on the Character and Appearance of the Area

8.2.1 Policy Context

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

The Broadchalke neighbourhood plan policy 3A relates to Heritage Assets and their setting. The Policy identifies Cleeve House along South Street as being a non-designated heritage asset within the area and seeks to conserve their settings.

Furthermore, Policy 3B seeks to ensure any development respects the site, setting and context in terms of scale, materials and form.

8.2.2 Assessment

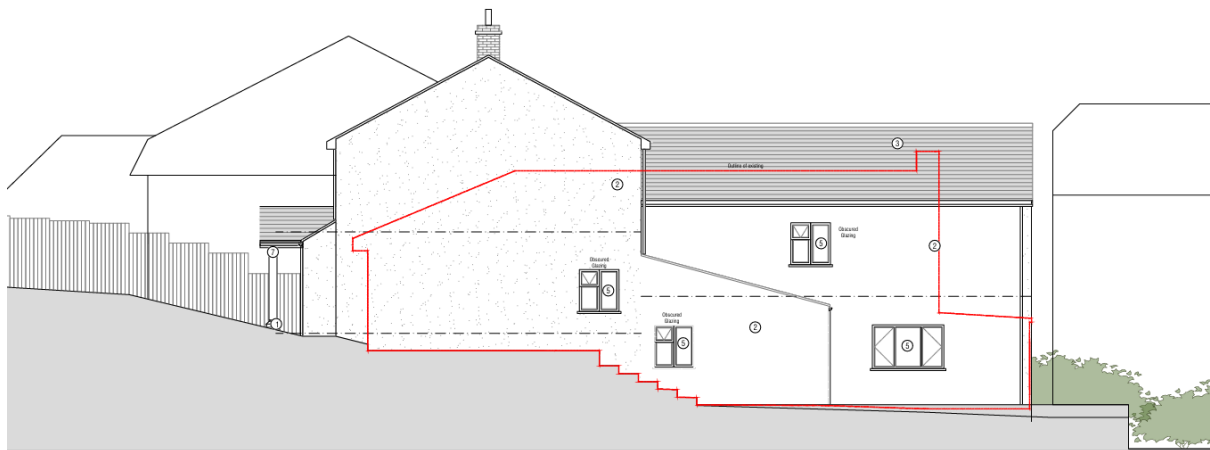
In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

From visiting the site, it is apparent that South Street hosts a variety of design styles, sizes of dwellings and a mix of materials, with brick and flint being often evident.

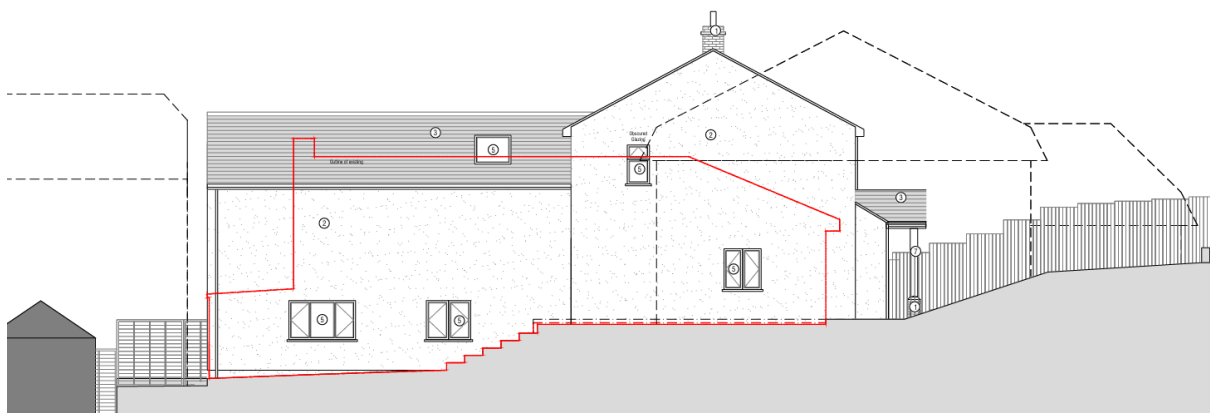
The existing dwelling is considered to result in a neutral contribution visually to the Conservation Area and is clearing in a poor state of repair and therefore the principle of its replacement is acceptable.

The replacement dwellings design has evolved over the period of the application. Initially the replacement dwelling proposed a front projection, rear projection and increase in height with gable ends and the proposed external finish being in render.





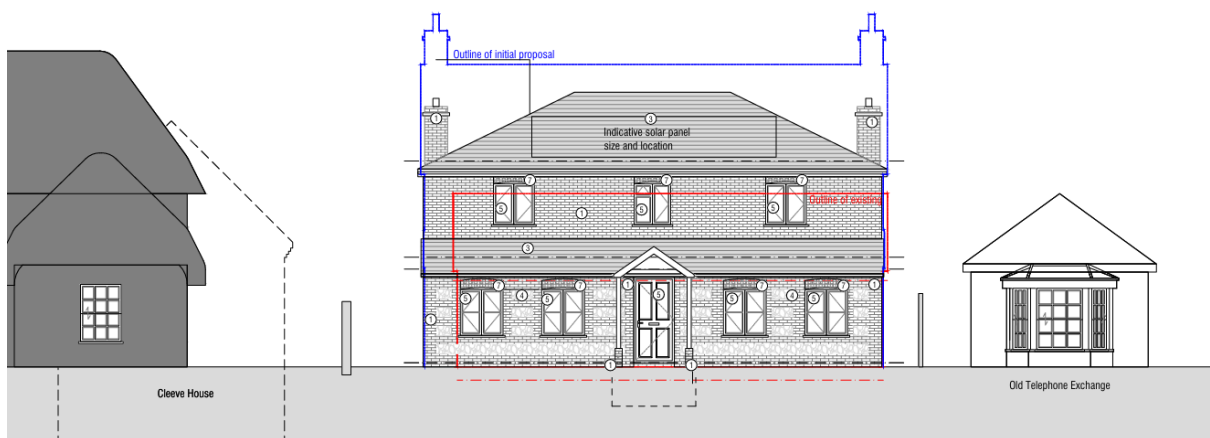
01 - Side Elevation (North-East)

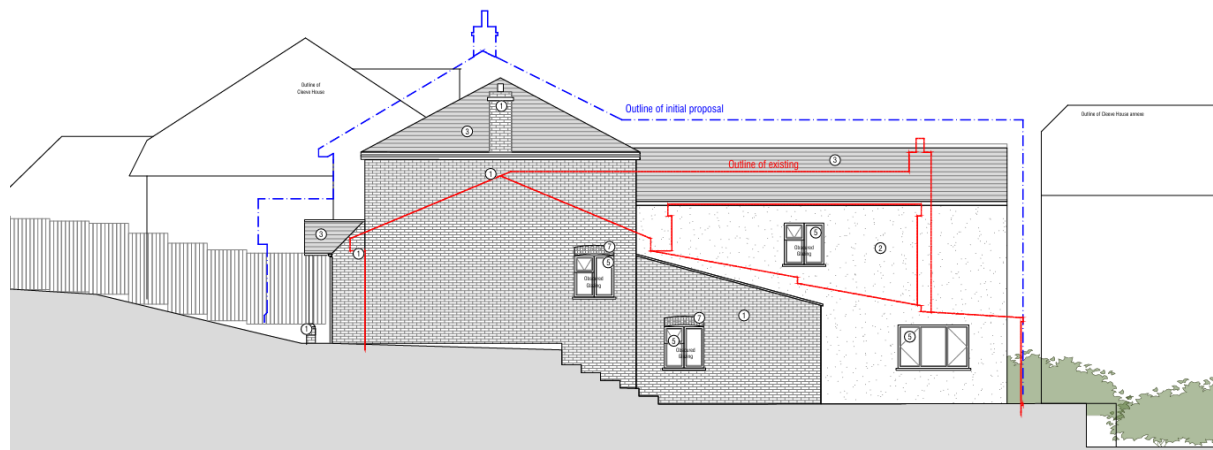
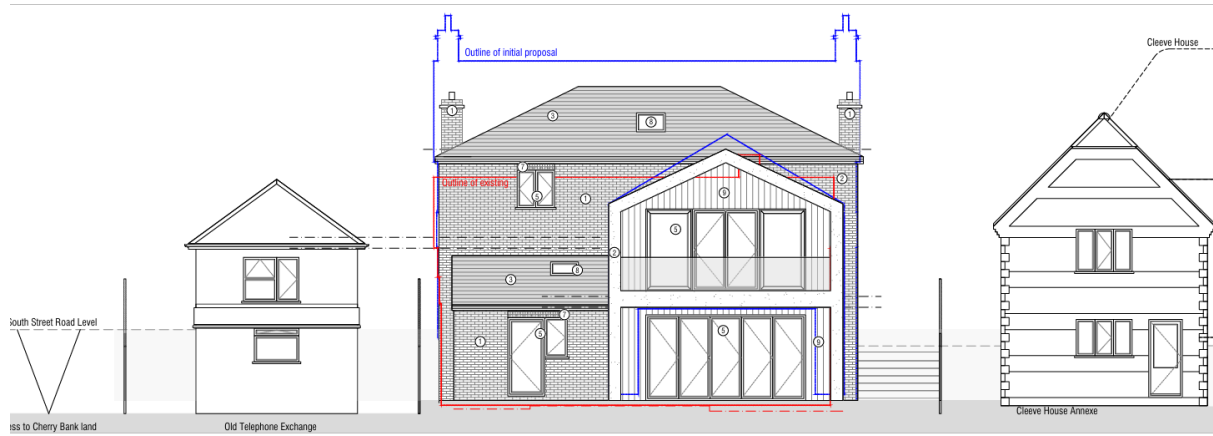


Side Elevation (South-West)

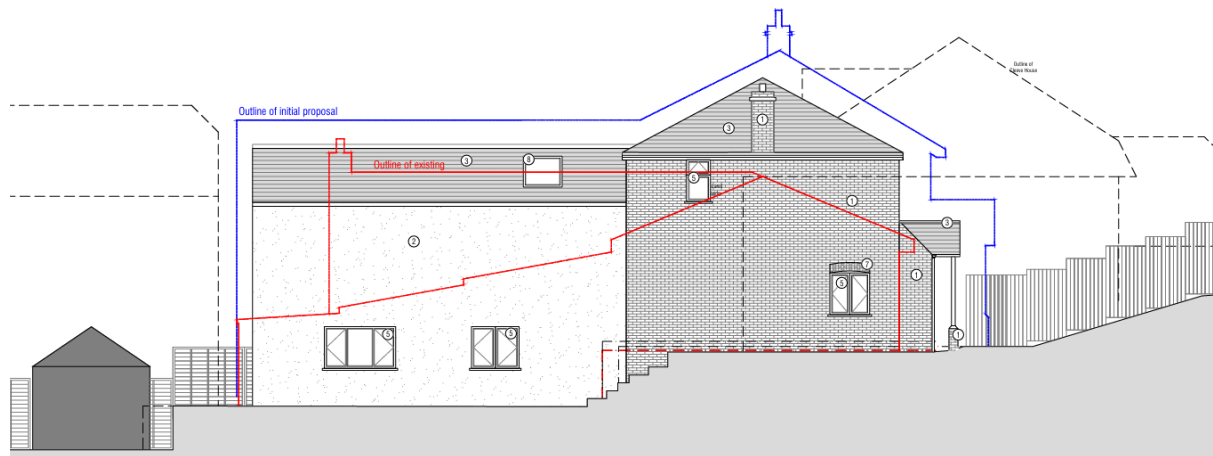
However, following officer's concerns, and the comments received by third parties and the Councils Conservation Officer, regarding the overall mass and scale, front projection along with the proposed palette of materials revisions were sought.

Revised plans were subsequently submitted and reconsulted upon.





01 - Proposed Side Elevation (North-East)



Proposed Side Elevation (South-West)

Alterations following re-consultation

- Building mass reduced to the frontage with the two-storey building located on the original building line
- Ridge lowered due to reduction in size
- Materials altered to facing brickwork with flint banding to the ground floor projection to the front elevation
- Lime render
- Window sizes adjusted to traditional proportions
- Addition of soldier coursed brickwork lintels with a slight arch
- Cast stone window cills removed
- Addition of chimneys to provide a more traditional aesthetic
- Porch reduced in size

Massing

- Existing footprint 168 SqM
- Proposed footprint 165 SqM (reduced from 183 SqM)

The revisions are welcomed and following a reconsultation from the original submission and the numerous objections received on those plans one objection letter was received reiterating continued concerns from the Telephone exchange.

The existing dwelling is in a unique position whereby it is next door to Cleeve House (a non designated thatched cottage) to the West and the modest Telephone Exchange to the East.

Cherry Bank is currently a small scale property nestled between these two neighbouring properties. Cleeve house is a substantial property and boasts a two storey annexe building to the rear. The telephone exchange appears as single storey from the front elevation and two storey from the rear.

It is appreciated that the proposed replacement would result in a much larger property. However, as identified above, South Street boasts a variety of size and designs.

The revised scheme has reduced the overall height, removed the proposed forward projection and made a reduction to the overall proposed footprint, which now result in reduction to the existing arrangement.

The revisions are now considered to address many of the concerns raised initially by officers and third parties, along with the initial concerns raised by the Conservation Area.

Retaining the front building line, along with the reduction in footprint and height, ensures the replacement dwelling is not overly dominant within the streetscene whilst ensuring the views to and from Cleeve house along the road remain unobscured, in accordance with the policy 3A and 3B of the Broadchalke Neighbourhood plan.

The hipped roof and reduction in height result in a more respectable form of development within the plot and the setting of the streetscene resulting in a gradual step down of rooflines from Cleeve house to the Telephone exchange.

Furthermore, adequate spacing is retained between the application site and the neighbouring properties to ensure the proposal does not result in a cramped or congested plot and due to the proposed footprint reduction and size of the overall plot, which extends rearward and wraps around the rear of the Telephone exchange, the proposal is not considered to be an overdevelopment of the site.

The revised palette of materials proposed are considered sympathetic and in keeping with the overall character and appearance of the area and the revised design is more traditional in appearance within the Conservation Officer. The current scheme, in terms of design and materials is an overall visual appearance to the current poor state of Cherry Bank and can be argued to now conserve and even enhance the Conservation Area.

8.2.3 Conclusion

Having regard to the above, it is considered that although a sizeable dwelling, the revisions have addressed many concerns raised by officers, the third parties and the proposed dwelling is now considered to respect the streetscene and the overall character and appearance of the Conservation Area. South Street hosts a variety of sized properties in varying sized plots.

Officers do note that Cherry Bank does sit within one of the narrower plots along the street however, considering the existing footprint and the revisions made it is concluded that the proposal now accords with the NPPF, Core policy 57 and policies 3A and 3B of the Broadchalke Neighbourhood Plan.

8.3 Impact on Heritage Assets

8.3.1 Policy Context

From the point of view of the historic environment, the main statutory duties are set out within the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 72(1) 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.

As stated above the Broadchalke Neighbourhood Plan identifies Cleeve House as being a non-designated asset which is an important feature along South Street and the NPPF policy HE7 also states the importance of developments respecting such assets.

8.3.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

As set out above, the revised scheme now ensures clear views to and from Cleeve House from South street are retained and the proposed replacement dwelling now has a lower ridge

height of Cleeve House. It is therefore considered that the proposal ensures the presence of Cleeve House within the streetscene is conserved, in line with policy HE7 of the NPPF.

In addition, the Conservation Officer was consulted on the latest plans, raising no objection and provided the following comments:

I note that the proposals have been further revised. Of significance from my perspective, is that the house is set back further in the plot (as per the existing), that the ridge is lower, that a traditional materials palette is proposed for the front elevation, that more traditional design features have been introduced.

8.3.3 Conclusion

Having regard to the above, it is considered that the revised scheme addresses the initial concerns of the Conservation Officer and those raised by third parties regarding the forward projection and proposed materials. The visual appearance of the proposal is now considered to respect and reflect the overall character and appearance of the Conservation Area in accordance with Core Policy 57, 58 and 3B of the Broadchalke Neighbourhood Plan.

8.4 Amenity

8.4.1 Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Policy P3 of the NPPF 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.

Cherry Bank has two immediate neighbouring properties directly affected by the proposal. Cleeve House the to North-West is a large thatched property. The property is stepped back from the shared boundary with Cherry Bank by its driveway and access to the annexe to the rear.

The proposed increase in scale will be clearly visible from the property and the proposed extension to the rear would extend close along the shared boundary, along with the increase in height.

However, the proposed rear extension is now, following the revisions are stepped back from the shared boundary from with Cleeve House and the initial proposal to project forward has been omitted. These revisions and the driveway spacing ensure the proposal does not result in the proposal being overbearing or result in any loss of light/outlook.

It is noted that a new window within the Southwest elevation is proposed facing the side elevation of Cleeve House. However, this is to serve an en-suite and has therefore been annotated upon the proposed plans as being obscure glazed. This can also be conditioned upon any approval.

In addition, a new rooflight is also proposed to serve the walk-in wardrobe area. Considering the nature of the proposed room and the nature of rooflights which provide natural lighting rather than any direct outlook, this does not raise concerns.

To the rear the proposal incorporates a proposed balcony from the master bedroom. The balcony is recessed within the gable end providing views rearward. In addition, the existing annexe building within the garden of Cleeve House screens any sideward views from the proposed balcony, the proposed rear balcony being set at a lower level.

The Telephone Exchange is a unique property to the North-East of the application site in fact its scale and appearance is a 'one off' within South Street as a whole. It is stepped back from the shared boundary with Cherry Bank and sits in line with the existing front elevation with a bay window protruding further forward.

Due to the nature of the design of this property, it is considered that the proposal will inevitably be clearly visible and have a greater presence than Cherry Bank currently does and officers do note the latest objection letter received.

The revisions have resulted in a lower ridge line and the replacement two storey element of the dwelling (serving bedroom 2 and 3) being cited as per the front building line. From the concerns raised it is apparent that loss of light is a concern, which officers have carefully considered and requested the revisions included the step back from the front to ensure the front building line of the two storey element is a continuation of the existing on-site situation. This allows for the front bay window to not be overshadowed or result in any lack of light and retain its current outlook.

It is noted that the bay window serves a sitting room which also benefits from a further side window and although it is appreciated that this secondary window may be overshadowed by the first-floor extension it is considered that the large bay window is sufficient in providing adequate natural lighting to the room.

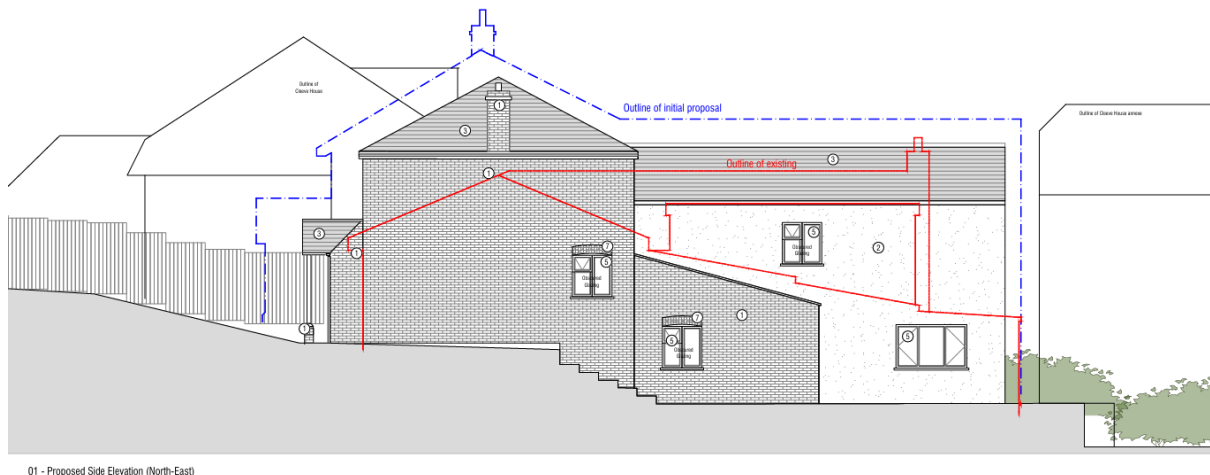
The side elevation of the Telephone Exchange facing Cherry Bank also has further ground floor windows serving the kitchen, W/C and bedroom. The two-storey extension of the proposal to the rear is well stepped back from the shared boundary allowing a greater separation distance from the remaining windows within the Telephone Exchange.

Furthermore, the revisions have included a reduction in height of the rear extension resulting in the overall height being marginally increased to that of the existing rear extension present at Cherry Bank. Considering this, it is considered that the remaining side windows serving the Telephone Exchange will not be unduly impacted by any significant loss of light or overshadowing as demonstrated upon the submitted shadow study.

It is also noted that the bedroom within the Telephone Exchange again, benefits from a secondary window within the rear elevation. The rear projection of the proposal would be stepped back from the existing extensions building line to the rear of Cherry Bank and although two storey in scale, it is well stepped down from the ridge with a lower ridge height of the

Annexe within Cleeve House with an acceptable separation distance between the extension and the side elevation of the Telephone Exchange to ensure adequate lighting.

A condition can also be imposed restricting any additional extensions/additions without a further approval.



In terms of any potential overlooking or loss of privacy, officers noted upon visiting the site that the current main bedroom of Cherry Bank boasts two side windows which currently directly overlook the Telephone Exchange. The current scheme is considered an overall improvement in this regard, with a single first floor side elevation window serving an ensuite which would be facing the Telephone Exchange. This is annotated as being obscure glazed and can be conditioned upon any approval.

The proposed ground floor W/C and utility room have also been annotated as being obscure glazed.

The bedroom layouts result in front and rear elevation windows only with outlooks therefore towards South Street and the rear garden of the application site. Such arrangements are common within such residential areas.

A condition can also be placed to restrict any new openings/windows without further approval.

Therefore, on balance, and considering the recent amendments to the proposal it is considered that the proposal would not result in any residential amenity concerns which would warrant a refusal. It is appreciated that the replacement dwelling is a much larger property especially when positioned next door to the unique Telephone Exchange, however, for the reasons set out above it is considered that the proposal is in accordance with Core Policy 57 and Policy P3 of the NPPF.

8.5 Highways Impacts and Parking

8.5.1 Policy Context

Policies TR3-TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access,

promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60-64 of the Wiltshire Core Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

Where relevant, regard should also be had to the Wiltshire Local Transport Plan, the Council's parking standards and any applicable Local Cycling and Walking Infrastructure Plans (LCWIPs).

8.5.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The site boasts ample off road parking provision to the rear and no alteration are proposed to the existing access arrangements.

8.5.3 Conclusion

Having regard to the above, and no objection from Highways, it is considered that the proposal is acceptable and in accordance with Core Policies 60-64 and NPPF TR3-TR8.

8.6 Ecology and Biodiversity

8.6.1 Policy Context

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for.

Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies.

8.6.1 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The Council's Ecologist was consulted on the proposal and provided the following comments:

The following submitted documentation was reviewed to inform this response:

- Ecological Survey Report (Bats). August 2025. BatCraft

- Proposed Site Plan. February 2026. Esdon Architecture
- Natural England Nutrient Neutrality budget calculator for the River Avon SAC Protected and Notable Species

The proposal to replace the existing dwelling will lead to the demolition of the current building. A bat survey carried out on site which included internal and external surveys assessed the house and garage as having negligible potential to support bats. No further surveys were recommended.

The application site is situated in a semi-rural location which backs onto the River Ebble, a Local Wildlife Site. From the WSBRC data it is clear that this corridor is an important foraging and commuting route for wildlife including bats.

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate:

- No net loss of local biodiversity resource and
- Secure the integrity of local ecological networks

It is therefore important that works do not impact upon this section of watercourse and no operational impacts reduce the efficacy of this corridor. No construction works should be undertaken in this area without further consultation with the ecology team including but not limited to, storage of materials, disposing of waste.

Artificial lighting is recognised as a significant source of ecological disturbance and can have adverse effects on protected species, particularly bats. Illumination of bat roosts, flight lines, hedgerows, tree lines and watercourses can alter commuting and foraging behaviour, effectively severing habitat corridors and reducing the functionality of the wider ecological network.

To this end any lighting should be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals which should be secured by condition.

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. 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 nature of the development, a replacement dwelling, 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.

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 self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.2 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

8.6.2 Conclusion

Having regard to the above, it is considered that the proposal is acceptable in Ecological terms and is in compliance with NPPF N2 and Core Policy 50.

9 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.

10 PLANNING BALANCE AND CONCLUSION

10.1 Policy Context

In reaching a decision, all identified harms and benefits must be weighed in the overall planning balance, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the provisions of the Development Plan and the NPPF.

The NPPF contains a presumption in favour of sustainable development. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

10.2 The Balance

The principle of development has been assessed elsewhere within this report having regard to the Development Plan, the National Planning Policy Framework and all other material considerations.

For clarity, the principal harms and benefits identified through that assessment are summarised below and weighed against one another in the overall planning balance.

Any identified harm is either appropriately mitigated through planning conditions or, having regard to the planning balance, is not of such significance as to justify the refusal of planning permission.

The proposal would deliver benefits including a replacement dwelling which following the revised plans would now be more aesthetically pleasing and in keeping with the character and appearance of the Conservation Area, which attracts positive weight in the planning balance.

The neighbour concerns have been fully considered. It is acknowledged that whilst there would be some harm caused in terms of dominance and overshadowing to the telephone exchange, this modest harm must be weighed against the benefits of the proposal.

10.3 Conclusion

The proposed development is considered acceptable in planning terms. Having regard to the Development Plan, the NPPF and all other material considerations.

Accordingly, planning permission should be granted.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

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:

10-200-P9 Proposed front and rear elevations received 21/08/26
10-100-P8 Proposed ground floor plan received 21/08/26
10-201-P9 Proposed NE and SW elevations received 21/08/26
10-102-P8 Proposed roof plan received 21/08/26
10-101-P8 Proposed first floor plan received 21/08/26
00-001-P2 Location plan received 27/02/26
00-002-P2 Existing site plan received 27/02/26
00-102-P2 Existing roof plan received 27/02/26
00-201-P2 Existing side elevations received 27/02/26
00-101-P2 Existing first floor plan received 27/02/26
00-100-P2 Existing ground floor plan received 27/02/26
00-200-P2 Existing front and rear elevations received 27/02/26
10-002 P3 Proposed site plan received 01/10/26

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

3. Demolition and/or Construction Works shall only take place between the hours of 0800 - 1700 Mondays to Fridays. No works shall take place at any time on Saturdays, Sundays and Bank or Public Holidays. This restriction does not relate to the internal fitting out of the building.

REASON: In the interests of the amenity of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts or amends (with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

6. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- External front door details (brochure would suffice)
- Porch details (brochure would suffice)
- Windows (brochure would suffice)
- A materials schedule
- A sample panel to be constructed on site (brick and flint)
- Roof shall be completed using natural slate.
- The works shall be carried out in accordance with the approved details.

REASON: The matters above are required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the Conservation Area.

7. No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to:

- The river Ebbles Habitat corridor along the northern boundary

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

8. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat and bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

9. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

INFORMATIVE: All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits

INFORMATIVE: The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFRMATIVE: Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.