

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03944
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hope Cottage, Livery Road, Winterslow, Salisbury, SP5 1RF
DEVELOPMENT DESCRIPTION:	Demolition of existing shed & erection of replacement outbuilding, replacement of existing boundary fence with a brick wall and associated alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

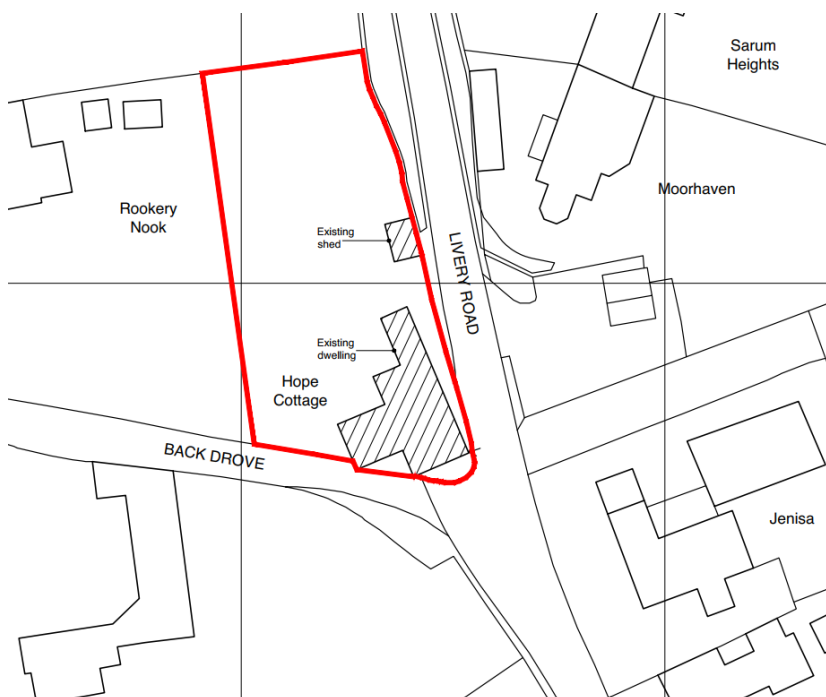
PROPOSAL

The application seeks planning permission for the erection of an outbuilding within the rear garden, to the north of the dwelling, to replace an existing shed. The proposal also includes the replacement of the existing boundary picket fence with a brick wall occupying broadly the same footprint and maintaining a similar height of approximately 1 metre. In addition, the section of picket fencing between the northern end of the dwelling and the southern elevation of the proposed outbuilding would be replaced with close-boarded fencing.

SITE DESCRIPTION/CONTEXT

Hope Cottage is a detached two-storey dwelling with a single-storey element projecting from its northern elevation. The property is constructed using a mix of facing brick and flint, with both slate and clay tiles present on the roofs. The eastern site boundary is defined by a brown picket fence, and an existing shed is located within the rear garden to the north of the dwelling, positioned on the site boundary.

The site lies within the Large Village of Winterslow, as defined by Core Policies 1, 2 and 23 of the Wiltshire Core Strategy. Kings Farm, a Grade II* listed building, is situated approximately 20 metres to the west of the site.



PLANNING HISTORY

There is no relevant site history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Winterslow Parish Council: No objection – with the following text received:

'Winterslow Parish Council has no objection to the application.'

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

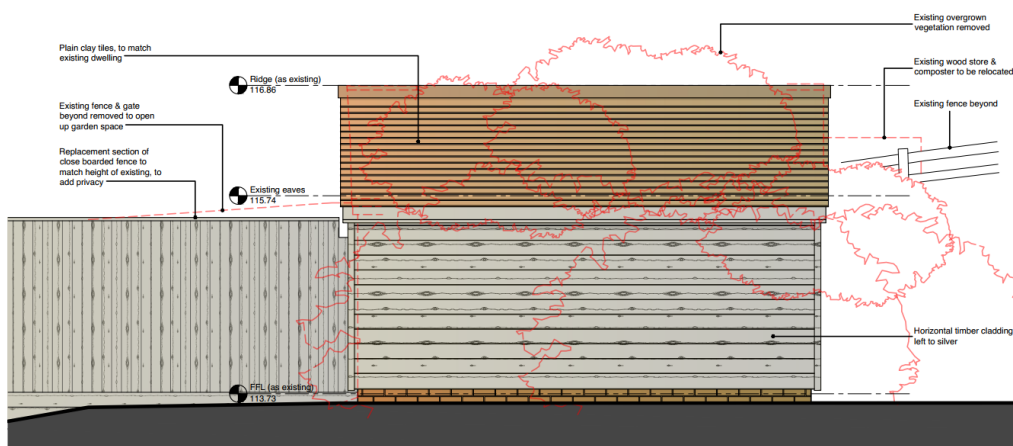
Design and impact upon the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, distinctiveness and sense of place. Similarly, Policies DP3 and DP4 of the National Planning Policy Framework seek to ensure that development is visually attractive, sympathetic to local character and maintains a strong

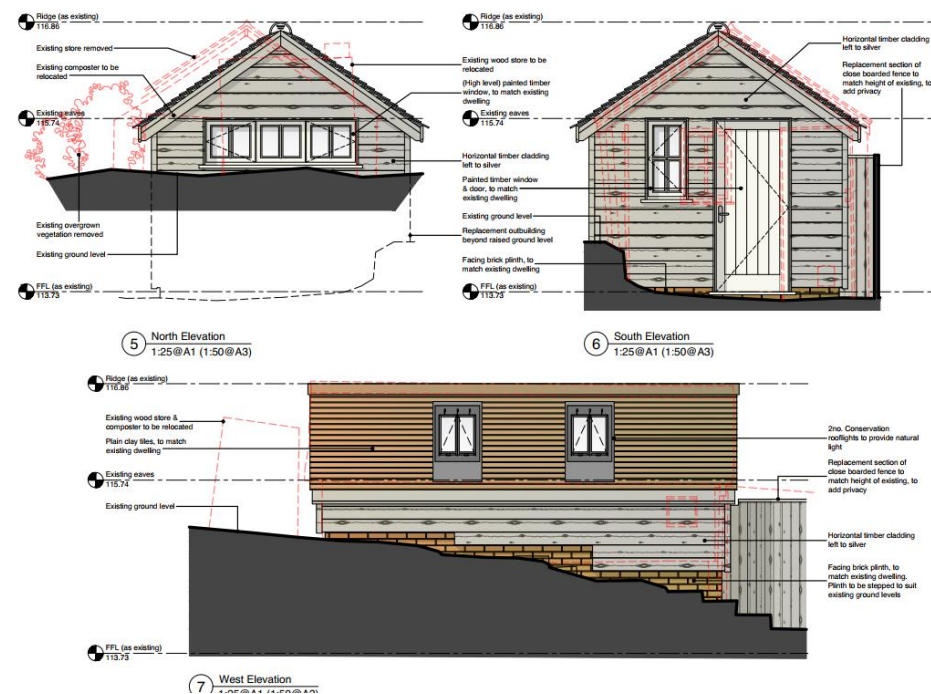
sense of place. In assessing the acceptability of a proposal, consideration should be given to its scale, siting, form, appearance, materials and relationship with its surroundings.



8 East Elevation
1:50@A1 (1:100@A3)



4 East Elevation
1:25@A1 (1:50@A3)



The proposed development is modest in scale and comprises an outbuilding and alterations to boundary treatments only, with no changes proposed to the main dwelling itself. Notwithstanding this, the proposals would be visible from the principal elevation and public highway and therefore have the potential to influence the way in which the dwelling and wider street scene are experienced. The key consideration is whether the development would remain sympathetic to the character and appearance of Hope Cottage and the surrounding area.

The proposed brick wall would replace the existing picket fence on broadly the same alignment and at a similar height of approximately 1 metre. Whilst the land rises gradually from south to north, the submitted plans demonstrate that the wall has been designed to follow the existing levels and maintain a consistent appearance. The wall would utilise materials that reflect those found within the main dwelling, with the submitted elevations confirming that the brickwork would match the existing house and incorporate salvaged flint from the shed to be demolished. Hope Cottage derives much of its character from its varied palette of brick and flint materials,

and the proposed wall has been designed to complement and reinforce these features. Given its modest height, scale and materiality, the wall is considered to integrate successfully with the host dwelling and would not cause harm to the character or appearance of the site or surrounding area.

The proposed outbuilding would measure approximately 5 metres in length, 3.3 metres in width and have a maximum height of around 3.1 metres. Whilst larger than the existing shed, it would occupy only a small proportion of the residential curtilage and would remain clearly subordinate to the host dwelling. Although prominently positioned adjacent to the eastern boundary and visible from the highway, the choice of materials is considered appropriate. The use of clay roof tiles to match the dwelling and untreated timber cladding that will weather naturally to a silver-grey appearance would result in a simple and sympathetic structure that would not appear incongruous within its setting.

The proposed section of close-boarded fencing, at approximately 1.9 metres in height, is understood to be required to improve privacy within the rear garden. Given its limited extent and domestic context, it is considered an appropriate form of boundary treatment. The proposed finish is shown as a silver-grey colour that would closely complement the appearance of the outbuilding, resulting in a cohesive overall design.

Having regard to the scale, siting, appearance and materials of the proposed development, it is considered that the proposal would preserve the character and appearance of the host dwelling and would not result in harm to the visual amenities of the surrounding area. The development therefore accords with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant design objectives of the NPPF.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest that they possess. 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. Policies HE4 to HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require the significance of affected assets, including the contribution made by their setting, to be taken into account when determining planning applications.

Kings Farm, a Grade II* listed building, is located approximately 20 metres to the west of Hope Cottage. The majority of the proposed development is situated on the eastern side of the application site, with only a limited section of the proposed boundary wall extending around the southern side of the dwelling. As such, the proposals have only a limited relationship with the setting of Kings Farm.

The view of both properties from the south demonstrates that existing visibility between Hope Cottage and Kings Farm is already significantly obscured by mature vegetation. This vegetation, together with the modest scale and domestic nature of the proposed development, limits the extent to which the proposals would be experienced in the context of the listed

building. Furthermore, the proposed materials have been selected to complement those used within the host dwelling and are considered sympathetic to the character of the site.



Having regard to the limited intervisibility between the application site and the listed building, together with the scale, siting and appearance of the proposed works, the development would not result in harm to the significance or setting of Kings Farm. The proposal is therefore considered to preserve the setting of the Grade II* listed building.

The development accordingly accords with Core Policy 58 of the Wiltshire Core Strategy, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant heritage provisions of the National Planning Policy Framework.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on the amenities of neighbouring occupiers. Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, having regard to its likely effects on health, living conditions and the environment. In particular, it seeks to ensure that development does not give rise to unacceptable impacts on residential amenity. Relevant considerations include outlook, privacy, overshadowing, loss of light and any overbearing effects.

In assessing the proposal, it is important to consider both the modest scale of the development and its relationship to neighbouring properties. To the north of the site lies the remainder of the application property's rear garden, with no neighbouring dwellings located directly beyond the proposed development. Properties to the west are situated approximately 20-40 metres away. Dwellings to the east are located on the opposite side of the highway at a separation distance of approximately 20 metres and have views towards the front of the site and the proposed works. Given the modest height and scale of the proposed outbuilding, brick wall and fencing, the development would not result in any overbearing impact, material loss of light or unacceptable overshadowing of neighbouring properties.

The eastern elevation of the proposed outbuilding contains no windows and therefore would not give rise to overlooking opportunities towards neighbouring properties. Regardless of this existing views toward the east are of the highway and hedges along the boundary of Moorhaven. The proposed windows give views to the rear garden of Hope Cottage. Whilst two

rooflights are proposed on the western roof slope, these are positioned at a high level and are intended solely to provide natural light to the outbuilding. In view of their height and orientation, they would not result in harmful overlooking of neighbouring land, including the garden serving Rookery Nook.

Having regard to the above, the proposal would not result in any unacceptable harm to the living conditions of neighbouring occupiers. The development therefore complies with Core Policy 57 of the Wiltshire Core Strategy in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the relevant provisions of the National Planning Policy Framework.

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, or the setting of Kings Farm.

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 and block plan (ref: 2601-01) – date received: 22/06/2026
- Proposed site plan (ref: 2601-01) – date received: 11/08/2026
- Proposed outbuilding plan and elevations (ref: 2601-02) – date received: 11/08/2026
- Proposed boundary wall elevations (ref: 2601-03) – date received: 11/08/2026

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 'proposed outbuilding plan and elevations' (ref: 2601-02) and 'proposed boundary wall elevations' (ref: 2601-03).

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 Hope Cottage, and it shall remain within the same planning unit as the main dwelling.

REASON: The outbuilding has been assessed and approved on the basis that it is incidental to the residential enjoyment of Hope Cottage. The condition is imposed to ensure that the building remains incidental to the enjoyment of the dwelling known as Hope Cottage and to enable the Local Planning Authority to consider any alternative use through the submission of a planning application.