

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

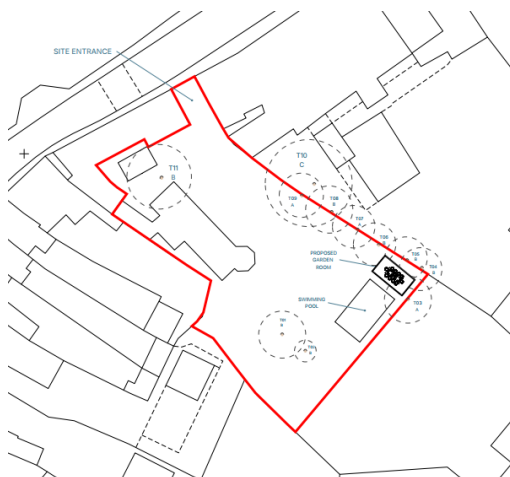
APPLICATION REFERENCE:	PL/2026/03573
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 Church Street, Amesbury, Salisbury, SP4 7EU
DEVELOPMENT DESCRIPTION:	Replacement of an existing gazebo with garden room incidental to the enjoyment of the dwellinghouse
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

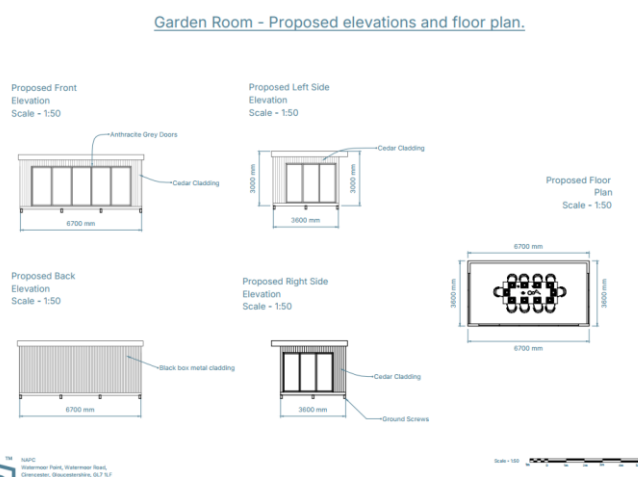
The proposal seeks planning permission for a garden room located in the eastern corner of the garden, close to the boundary, replacing an existing gazebo.

Additional information relating to the proposed cladding, a tree survey, report and revised site plans were received 04.09.2026.

Proposed site plan



Proposed plans and elevations



SITE DESCRIPTION/CONTEXT

The application site relates to a Grade II listed dwelling located within the settlement boundary of the Market Town of Amesbury as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 4 (Spatial Strategy for the Amesbury Community Area).

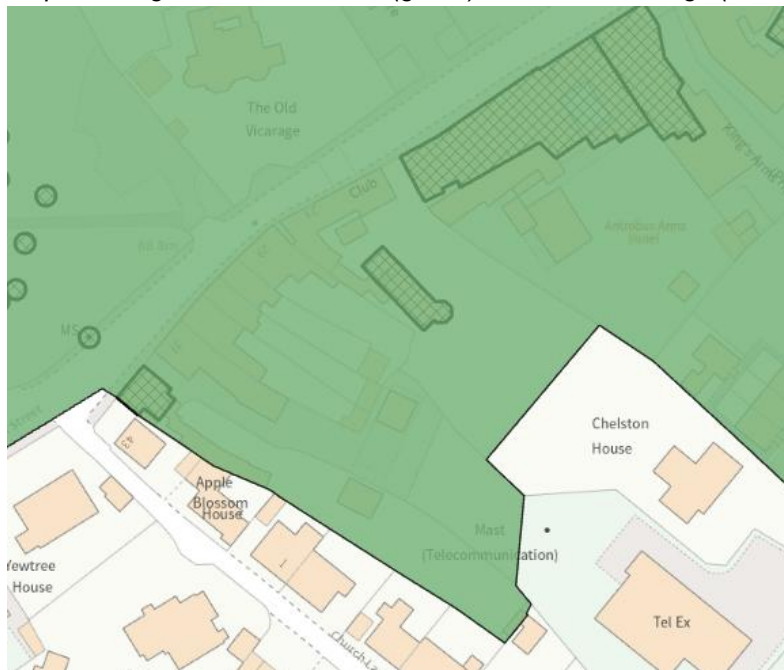


Site Plan as Existing - 1:500



The site lies on the south side of Church Street, behind Dunkirk Social Club, with a vehicle access between the social club and Antrobus Arms Hotel. The site is within the Amesbury Conservation Area. The Antrobus Arms Hotel to the north east is Grade II listed.

Snip showing conservation area (green) and listed buildings (hatched)



The listing for the dwelling is as follows:

AMESBURY CHURCH STREET SU 1541 (south side)

11/26 No 21 (Fairholme) (formerly listed as "Avon Hotel") 10.1.53 II House. 1868. Rendered brickwork with slate roof. Two storeys, five bays, with octagonal corner tower at south end. Entrance a 6-panelled door, the upper panels glazed, within porch with carved pediment. Walls divided by shallow pilasters supporting a- dentilled entablature and parapet. Single and double 6-paned casement windows with

openings with egg and dart moulded arrises. Corner tower has similar but narrow windows with floating pediments over. Upper stage above eaves has oculi on alternating sides. Pyramidal roof and weathervane. Brick stacks. Interior not seen.

Listing NGR: SU1527741397

The dwelling occupies the northwest corner of the site with an area of gravel parking to the east. There is a large, mature garden with several large trees and a mature hedgerow separating the swimming pool and an existing pergola/dining area from the rest of the garden.



The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA). The site is within Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
S/2003/1637 - Listed building consent Decision - Approve with Conditions Date: 23/9/2003 – REPLACEMENT OF AN EXISTING WINDOW WITH FRENCH CASEMENT DOORS AND CONSTRUCTION OF STONE STEPS DOWN TO THE GARDEN
S/2003/2246 - Listed building consent Decision - Approve with Conditions Date: 10/12/2003 – REMOVAL OF AN INTERNAL WALL AND REPLACEMENT BY STEEL BEAMS AT GROUND FLOOR CEILING LEVEL

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy for the Amesbury 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 67: Flood Risk

Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Amesbury Conservation Area Appraisal and Management Plan, September 2008

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Amesbury Town Council: Support

Arboricultural Officer: No objection, subject to condition

No objection subject to development being carried out in accordance with the Tree Protection Plan and Arb Method Statement.

REPRESENTATIONS

One representation of support was received from the neighbour at 29 Church Street (west of the application site):

We will have no objection to this planning going ahead .

Will not affect us as within the garden of 21 church street .

ASSESSMENT

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

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

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

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

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

The proposal seeks planning permission for a garden room, to be located in the eastern corner of the garden, close to the boundary, replacing the existing gazebo. The garden room would measure 6.7m x 3.6m with a flat roof with a height of 3m. The garden room would be glazed on three sides with vertical timber cladding above the glazing and on the corners (see elevations). Black box metal cladding is proposed on the fourth elevation. The agent has confirmed that the metal cladding is proposed to minimise maintenance requirements.

Although the proposed garden room is a modern, 'off-the-shelf' design, it is considered to be of a modest scale, commensurate to the size of application site. It would be located at the rear of the property, within a mature garden and would not be visible from public vantage points. It is not considered to detract from the character and appearance of the area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

Heritage Impact

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.

WCS 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. However it also states that '*...the designation of a heritage asset does not preclude the possibility of new development*' and confirms that the Council is committed to '*...working pragmatically*' with owners to find positive solutions which will allow adaptation of such buildings to reflect modern aspirations. 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.

The application site is within the Amesbury Conservation Area and within the curtilage of a Grade II listed building and is adjacent to the Grade II listed hotel. The garden room would be sited away from the host listed building, set within an area of the garden associated with the swimming pool, that is visually separated from the listed building by an existing mature hedge. There is a high garden wall and mature trees separating the proposed garden room from Grade II Listed Antrobus Arms hotel.

Whilst it is a modern design, the scale is modest and it is not considered to cause any harm to the settings of the listed buildings due to the distance, screening and separation.

The proposed garden room would not be visible from public vantage points and it is therefore considered that the proposed development would have a neutral impact upon the character and appearance of this part of the conservation area.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed buildings. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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.

Policies L2 and P3 of the National Planning Policy Framework require 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 in line with the above policy context.

The proposed garden room would be sited in the southeast corner of the site, close to the shared boundaries with Chelston House and the garden of the Antrobus Arms Hotel. Given the nature of the proposal as a single storey garden room, within a mature garden, with existing mature boundaries, it is considered that the proposed development would not materially impact upon the occupiers of either of the neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy.

A condition to ensure the garden room will be used solely for purposes incidental to the enjoyment of the dwellinghouse and not be used as a separate unit of accommodation, for commercial purposes, or for any other purpose independent of the main dwellinghouse will be included to protect residential amenity.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

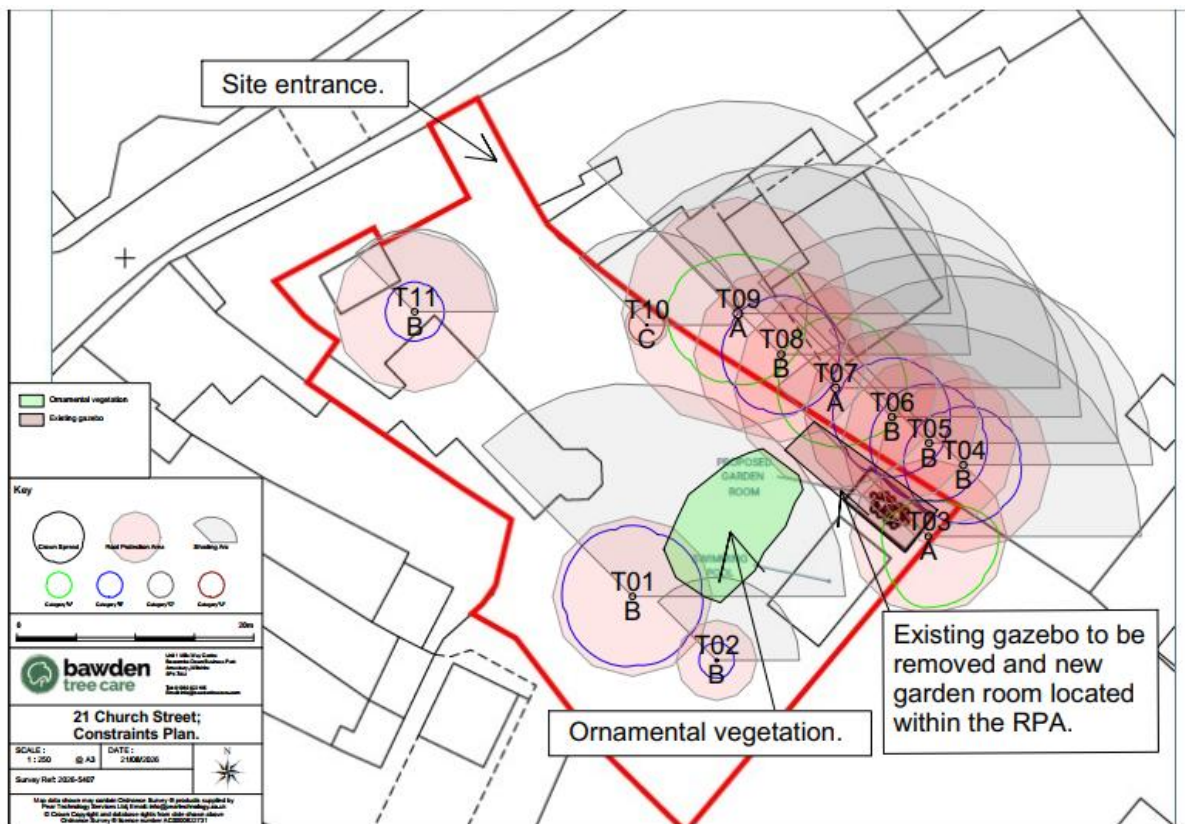
The proposal relates to a garden room with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) but due to the nature of the development, ecological impact is not an issue for this application as no separate household or overnight accommodation is proposed – which can be secured by condition as discussed above. There is therefore no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Impact on Trees

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance landscape character, including important trees, woodland and hedgerows. Policy N2 of the National Planning Policy Framework seeks to conserve and enhance the natural environment and requires development proposals to take account of the contribution made by trees and other natural features to the character and quality of an area.

The application site is within the Amesbury Conservation Area and contains several mature trees, including some very close to the proposed works, both within in and outside of the site boundary, which are therefore protected by virtue of their position in the conservation area:



Consideration has been given to:

- The impact of the proposal on existing trees and root protection areas;
- Whether any trees are protected by a Tree Preservation Order or located within a Conservation Area;
- The adequacy of any arboricultural information submitted;
- The retention, protection and long-term health of existing trees.

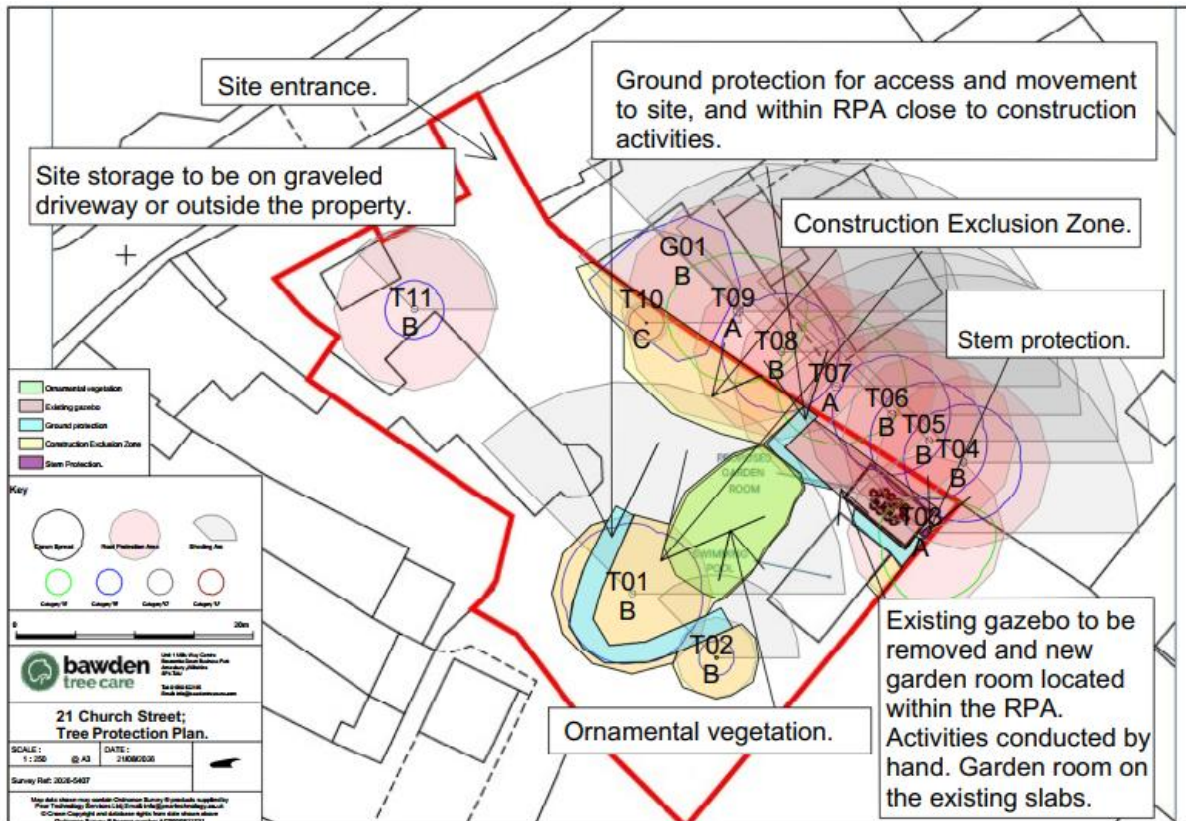
Additional information relating to the trees on site, including a tree survey and revised site plans were received 04.09.2026. The report prepared by Bawden Tree Care 'BS5837:2012 Trees in relation to demolition, design and construction report' surveyed the existing trees and noted that tree 'T03', a Ginkgo biloba category A1, could potentially be adversely affected by the proposed development through impact damage to the stem. A box hording stem protection has been proposed to mitigate such damage.

Pruning of a branch of 'T05', a English Yew, is proposed to suit the height of the proposed garden room.

The report identifies that the proposals encroach into the Root Protection Area of four trees within the site but states that the proposals will be constructed over the existing paving slab foundations of the gazebo. The revised Design & Access Statement (04.09.2026) confirms that the proposed garden room will be sited on existing hardstanding, reducing ground

disturbance and “requires no excavation, soil removal, or concrete installation”. This is contrary to the original statement (05.06.2026) that proposed the garden room to be sited on ground screws.

A new electric cable is also proposed to be run above ground and an access route for machinery and measures for the protection of the trees during construction is proposed.



The Arboricultural Officer has reviewed the proposal and raises no objection, subject to compliance with the Tree Protection Plan and Arboricultural Method Statement. The Method Statement confirms that no excavation works are required within the Root Protection Areas of retained trees, as the proposed building will be sited on existing slabs. This requirement will be secured by condition for clarity and to safeguard the adjacent trees throughout construction.

It is considered that the proposal, subject to conditions would not result in unacceptable harm to existing protected trees in a conservation area or their long-term retention and would comply with Core Policy 51 of the Wiltshire Core Strategy and Policy N2 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.

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 surrounding heritage assets; protected trees; or ecological designations.

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:
 - NAPC-2805B-01 Rev B Existing Location, Ordnance Survey & Proposed Site Plans, received 04.09.2026
 - Plan No – 02A Proposed elevations and floor plan, received 05.06.2026
 - NAPC/POS/0968/OW-V1 Erection of a Garden Room, Planning, Design and Access Statement (including Heritage matters), received 04.09.2026
 - BS5837:2012 Report, prepared by Bawden Treecare, received 04.09.2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The garden room hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwellinghouse known as 21 Church Street and shall not be used as a separate unit of accommodation, for commercial purposes, or for any other purpose independent of the main dwellinghouse.

Reason: To ensure that the building remains ancillary to the dwellinghouse; to ensure there is no additional burden on the River Avon Special Area for Conservation; and to enable the Local Planning Authority to assess the acceptability of any alternative use having regard to the character of the area, residential amenity and highway safety.

5. The development hereby approved shall be carried out in strict accordance with the reports and proposals prepared by Bawden Tree Care:

BS5837:2012 Report, prepared by Bawden Treecare, received 04.09.2026

Appendix A Tree Inventory, received 04.09.2026

Appendix B Site Plan Showing RPA's and Approximate Crown Spread, received 04.09.2026

Appendix C, Tree Protection Plan, received 04.09.2026

Appendix D – Example of Box Hoarding, received 04.09.2026

REASON: To safeguard retained trees and to comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of important trees and their root systems, within the vicinity of the site are adequately protected during the period of construction, in the interests of visual amenity and biodiversity.

INFORMATIVE

The applicant's attention is drawn to the Method Statement contained within BS5837:2012 Report, prepared by Bawden Treecare which confirms that no excavation will take place within the Root Protection Areas of retained trees, as the proposed building will be constructed on existing slabs.