

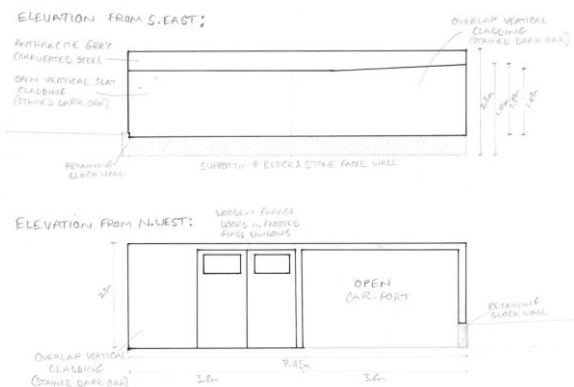
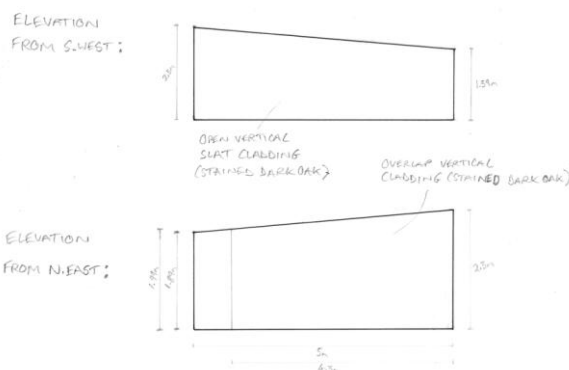
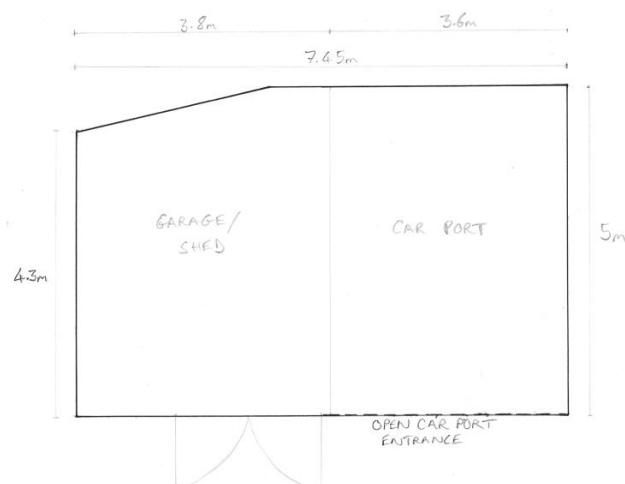
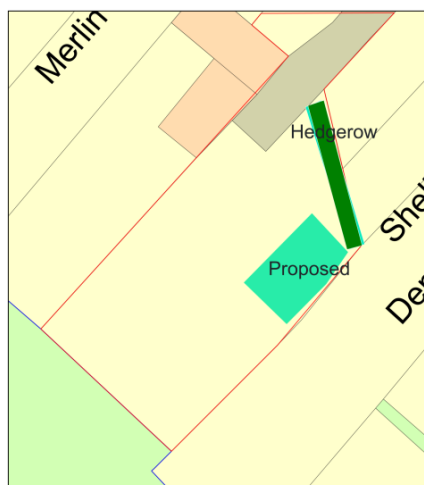
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/05113
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 High Steps, High Street, Hindon, Salisbury, SP3 6DR
DEVELOPMENT DESCRIPTION:	Proposed replacement garage (part retrospective).
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to demolish an existing wooden garage and shed and proposes a replacement garage/shed with an open fronted carport. Works to build the carport have already commenced. The application is linked to enforcement case ENF/2026/00826.

An existing and proposed site plan was received 07.10.2026 clarifying that the outbuildings will be removed.



SITE DESCRIPTION/CONTEXT

Location Plan & Aerial Image



Snip showing listed buildings (hatched)



9/154 Nos 1 High Steps, High Steps and Banham (formerly listed as Moeraki 6.1.66 and House adjacent to Moeraki, to south)

GV II

Three cottages in row. C18. English bond brick with limestone quoins and footings, tiled hipped roof, brick stacks. Two-storey and attic, 6 windows. No 1 High Steps has 16-pane sash in former shop front, High Steps has 4-panelled door with transom light and flat wooden hood, 6-pane fixed window and 16-pane sash, Banham has C20 door with transom light and flat wooden hood with 16-pane sash to right. Brick dentilled eaves cornice. First floor has six 2- light casements. Three hipped dormers to roof with 2-light casements. Left return has 2-light casement to first floor, single-storey extension to No 1 High Steps with entrance door. Single-storey extensions to High Steps and Banham. Interior of High Steps has good doors with 2 and 4 fielded panels and H-L hinges, beams with narrow chamfers, elliptically-arched brick open fireplace with cupboard doors either side with butterfly or strap hinges. Other interiors not inspected.

Listing NGR: ST9107532811

2 High Steps has no access from High Street, the door is at the rear of the property, accessed via the shared driveway to the southeast of the dwelling, between 2 High Steps and Roseneath. This access also leads to the garages for 1 High Steps and Merlin House and to a gravelled parking/turning area, with the existing outbuildings and proposed carport/garage. Beyond this there is a small rise in level to a grassed garden area beyond.

Works to the proposed garage have commenced with a timber frame, built off part of the boundary wall visible during the officers site visit.





The application site is subject to the following planning policy constraints:

- Cranborne Chase and West Wiltshire Downs National Landscape
- Salisbury Plain and West Wiltshire Downs Character Area
- Chilmark Quarries Bat Special Area of Conservation
- Hampshire River Avon Special Area of Conservation
- Hindon Conservation Area
- Flood Zone 1

PLANNING HISTORY

Proposal / Summary
S/1984/0854 - AT HIGH STEPS HIGH STREET HINDON - Full planning permission Decision - Approved Date: 25/7/1984 – L/B APPLICATION - PROVISION OF NEW DORMER WINDOW AND ROOFLIGHT TO EXISTING ATTIC ROOM AT REAR
15/00922/LBC - 2 High Steps High Street Hindon Wiltshire SP3 6DR - Listed building consent Decision - Approve with Conditions Date: 5/5/2015 – Reconstruction and

enlargement of single storey rear extension, new dormer and rooflight to rear elevation and associated works
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15/00914/FUL - 2 High Steps High Street Hindon Wiltshire SP3 6DR - Full planning permission Decision - Approve with Conditions Date: 5/5/2015 – Reconstruction and enlargement of single storey rear extension, new dormer and rooflight to rear elevation and associated works

S/1995/1328 - HIGH STEPS, High Street, Hindon, Salisbury, Wiltshire., SP3, SP3 6DR - Listed building consent Decision - Approve with Conditions Date: 6/11/1995 – To replace window facing street. To remove internal ground floor partition wall, dividing hall from living room

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Spatial Strategy for the Tisbury 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 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Hindon Conservation Area Appraisal and Management Plan, February 2009

Hindon Neighbourhood Development Plan 2020-2036, Made May 2021

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

Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act)

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Hindon Parish Council: No objection

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.

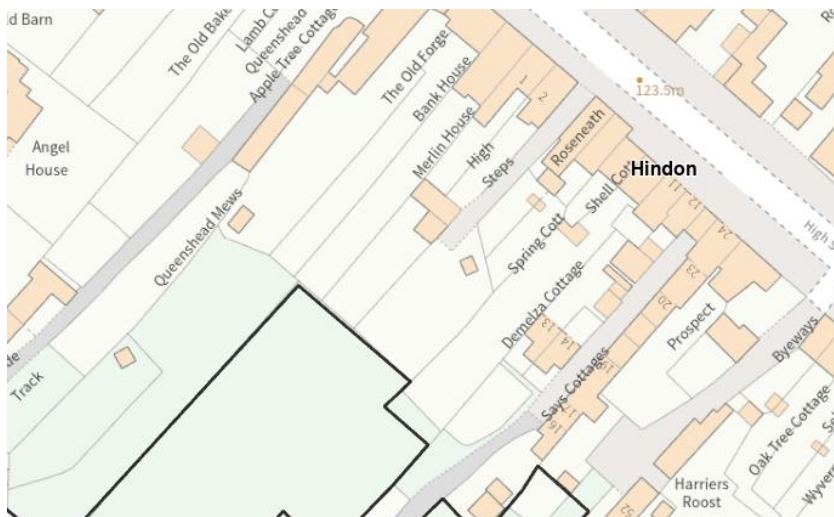
Principle of Development

In most householder applications, the principle of development is not a matter for detailed assessment, as the residential use of the site is already established and the proposal typically involves minor works within the curtilage of a lawful dwelling.

The application site is within the curtilage of a listed building, within the Hindon Conservation Area and the Cranborne Chase and West Wiltshire Downs National Landscape, therefore permitted development rights for construction of buildings within the curtilage (GDPO Class E) do not apply to this site, planning permission is therefore required.

The application site lies within the defined settlement boundary of the large village of Hindon, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP27 (Spatial Strategy for the Tisbury Community Area). Policy S3 and S4 of the NPPF establish a presumption in favour of development within settlements.

Snip showing line of settlement boundary (black)



As such, the principle of development is considered acceptable, subject to the detailed assessment of design, amenity, and other material considerations set out below.

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 to demolish an existing wooden garage and shed and proposes a replacement garage/shed with an open fronted carport. The proposed outbuilding would be built off part of the boundary wall with Demelza Cottage. The footprint would be 5m x 7.45m, with a chamfered wall on the northeast side. A monopitch roof is proposed, with the highest point 2.3m. The southern part would be an open fronted carport and the northern section, an enclosed garage/shed. Materials are proposed to be vertical timber cladding, stained to a dark oak colour and an anthracite grey corrugated metal roof.

The proposed outbuilding is of a modest scale, located in an area of the site already used for parking, located to the rear of High Street, away from public views.

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.

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 rear gardens of High Street have several overlapping boundaries and the application site therefore borders many neighbours. Due to the nature of the proposals, as a single storey shed/carport there are no concerns regarding loss of light, overshadowing and overbearing effects.

The outbuilding is built off the shared boundary wall with Demelza Cottage and close to the boundary with Spring cottage. The properties are a distance from the proposed outbuilding

and it is considered that the outbuilding will improve the amenity of these garden spaces by screening the car parking.



No representations from neighbours have been received.

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.

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.

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.

The application site is within the Hindon Conservation Area and within the curtilage of a Grade II listed building. The outbuilding would be sited away from the listed building, set within an area of the garden used for carparking, there is a visual separation with the listed building due to the distance and mature garden boundaries. The scale is modest and it is not considered to cause any harm to the garden setting of the listed building due to the distance and separation.

The proposed outbuilding 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 building. 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.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

The application site lies with the Cranborne Chase and West Wiltshire Downs National Landscape. The proposals are for an outbuilding/carport within the garden of a dwelling in an established residential area and within the settlement boundary of Hindon. The proposals are single storey and no windows/lighting is proposed. The screening of parked cars, behind timber cladding is considered to improve the setting.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.

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 an outbuilding 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 the Chilmark Quarries Bats SAC but due to the nature of the development, ecological impact is not an issue for this application. There is 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.

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, conservation area or National Landscape.

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 be carried out in accordance with the following approved plans and documents:

Location Plan TQRQM26239151102446 24 Aug 2026, received 28.08.2026

Floor Plan 12/08/2026, received 28.08.2026

Front & Rear Elevations 12/08/2026, received 28.08.2026

Side Elevations 12/08/2026, received 28.08.2026

Garage replacement & Car Port-Proposed Site Plan, received 07.10.2026

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

2. 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 used and detailed on the application form and approved plans.

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