
1 DOUGLAS HAIG ROAD, SALISBURY. SP1 3NB

PLANNING STATEMENT

This Planning Application follows the receipt of favourable pre-application advice – for the construction of a first floor rear extension and addition of a rooflight to the ground floor. The following summary comments were provided in the pre-application response from Planning Officer Mary Rose Scott on 25 June 2025:

Pre-application advice is sought to establish the acceptability of a first-floor rear extension to a semi-detached dwelling and a rooflight on the ground floor roof. It can be concluded that in terms of the design, the proposed extensions are subservient to the host dwelling and have been designed to be in keeping with the host dwelling and the wider area. It is suggested that the proposed roof and wall materials be similar and/or match the existing host dwelling. In terms of scale, massing, and impact to the surrounding area and neighbouring amenity, there is concern that the proposed first floor extension has the potential to cast overshadowing to the existing neighbouring dwelling's windows. The submitted plans should include references to the neighbouring semi-detached dwellings and existing windows on the rear (north-west) elevations on both plans and elevations to show the relationship of the proposed extensions to the neighbouring dwelling. Additionally, any subsequent planning application should demonstrate adherence to the appropriate tests, such as the 45-degree test, in accordance with Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight 2022 in line with Wilshire Council's Design Guidance SPD 2024 to demonstrate that the proposed extension will not cause adverse overshadowing impacts to the neighbouring dwelling.

Following receipt of Council's advice, a Daylight & Sunlight Survey was commissioned by the Applicants to determine if any adverse impacts are created on neighbouring properties as a result of the proposed works. The survey included detail of the rear elevation of the adjacent dwelling, and concluded that no adverse impacts are created.

Following the preparation of the survey, minor changes were made to the scheme – the first floor extension was reduced in scale, and a pitched roof and rooflight were added to the retained ground floor section. As these changes reduced the mass of the proposed extension, it was deemed not necessary to remodel the assessment. However comments were sought from the Assessor, who confirmed the following:

I have checked the plans with the architect's revisions and compared them to those I used to create the model. There would be no significant change in the internal light reaching the living spaces of number 3. The only design change relevant to shading the amenity space of number 3 would be the sloping roof over the ground floor kitchen. Therefore, I looked carefully at the shading in the Virtual Environment software and, in my professional opinion, the shading would possibly increase very slightly only on the garden of number 1, not number 3, due to the orientation.

The Lighting Assessment is submitted as part of this application, in addition to a Preliminary Roost Appraisal that demonstrates that there will be no impacts on protected species.

As the site is located within Flood Zone 1 (ref Environment Agency Flood Map), a Flood Risk Assessment is not required. A Tree Survey and Heritage Assessment are also not required for this application.