

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08836
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 THE BRAMLEYS, WHITEPARISH, SALISBURY, SP5 2TA
DEVELOPMENT DESCRIPTION:	Proposed rear extension following the demolition of existing conservatory, plus internal reconfigurations.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing conservatory and the erection of a single storey rear extension.

SITE DESCRIPTION/CONTEXT

The application site comprises of a two- storey detached dwelling located within the settlement boundary of the large village of Whiteparish as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is located within the River Test Catchment and the Mottisfont Bat SAC 7.5km buffer and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site and is located within a Special Landscape Area. However, due to the nature of the application, these designations do not have any bearing on the assessment of this application.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1997/0713	From agricultural land to garden	Approve with Conditions
S/1994/0277	Extension to garage and erection of 3 sheds (2 retrospective)	Refused
S/2007/2071	Rear Conservatory	Approve with Conditions
S/2001/2251	From agricultural to residential	Approve with Conditions
S/1997/1896	Erection of a garden store/summerhouse	Approve with Conditions
S/1997/0208	Extension to provide new garden room with room over	Approve with Conditions
S/1987/1063	Outline application - erection of 12 dwellings with garages, formation of access road and associated infrastructure	Approve with Conditions
S/1988/0200	Approval of matters reserved - erection of twelve detached houses with double garages and new access	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

Core Policy 57 Ensuring High Quality Design and Place Shaping

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

CONSULTATION RESPONSES

Whiteparish Parish Council's comment: No comment.

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 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.

The application site consists of an existing two storey detached dwelling located in a cul de sac and surrounded by a group of 12 dwellings erected as part of the same outline application with reference: S/1987/1063. This application proposes to demolish an existing conservatory and proposes to replace this with a single storey rear extension measuring approximately 9.1 metres in length, 4 metres in width and 3 metres in height. The proposed rear extension has a flat roof with a parapet and a roof lantern above. The proposed materials are brickwork and rainwater goods to match the host dwelling. The extension is located at the rear of the property and would not be visible from public vantage points. Its design, form and materials are subservient to the host dwelling and is appropriate for 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 and Appendix D of the Wiltshire Design Guide.



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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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.

Loss of Light / Overshadowing

The proposed single storey rear extension is not considered to create any undue overshadowing to the neighbouring dwellings. The extension is single storey, the neighbouring dwellings are located on the west and to the south of the application site. Any shadowing will be mostly on the residential garden of the application site and not the neighbouring dwellings.

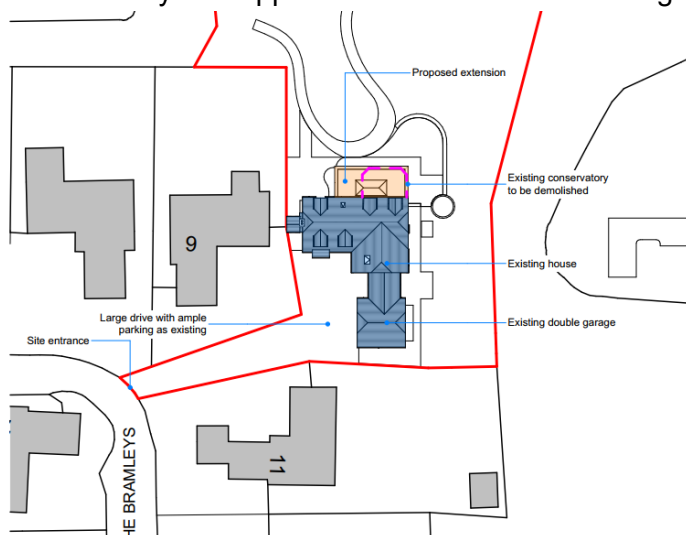
Loss of Privacy

There are proposed windows on both side elevations (North and South) and the rear (East). The extension is 3 metres from the proposed boundary and 1 metre closer than the existing conservatory. All the proposed windows are single storey and are in a similar location to the existing conservatory windows and as such, do not introduce any new opportunities for overlooking. As such, the proposal would not result in an unacceptable loss of privacy.

Overbearing Impact

The extension is single storey and modest in scale and sits away from shared boundaries. It would not appear unduly dominant or overbearing to adjacent occupiers

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



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, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

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:

Existing Elevations and Floor Plans and Proposed Elevations Drawing No. 25 / 420 / 100 P1

Received: 06 November 2025

Proposed Floor Plans Drawing No. 25 / 420 / 101 P1 Received: 06 November 2025

Proposed Site Plan Drawing No. 25 / 420 / 102 P1 Received: 06 November 2025

Location Plan Drawing No. 25 / 420 / 103 P1 Received: 06 November 2025

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

3. Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and as shown on the approved plans.

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