

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08720
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	72 Downsway, Salisbury, SP1 3QW
DEVELOPMENT DESCRIPTION:	Demolition of rear conservatory. Single storey rear extension and associated works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

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

SITE DESCRIPTION/CONTEXT

The application site is a semi-detached bungalow located in a residential street in the built-up area of Salisbury. It is situated within the defined settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP20. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the Hampshire River Avon Catchment; and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site. However, due to the nature of the application, these designations do not have any bearing on the assessment of this application.

The site is bordered by the highway to the south, residential dwellings on the east and west and a parcel of land on the north with Castle Hill Country Park further beyond this. The application site is surrounded by semi-detached bungalows similar to the application site with large front gardens sloping upwards from the highway.

PLANNING HISTORY

There are no records of any planning applications that have previously been submitted for works at the application site.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 20: Salisbury Community Area

Core Policy 41: Sustainable Construction and Low Carbon Energy

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

Salisbury Neighbourhood Development Plan 2020 to 2038

Wiltshire Local Transport Plan 2011-2026

CONSULTATION RESPONSES

Salisbury City Council: Support.

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."

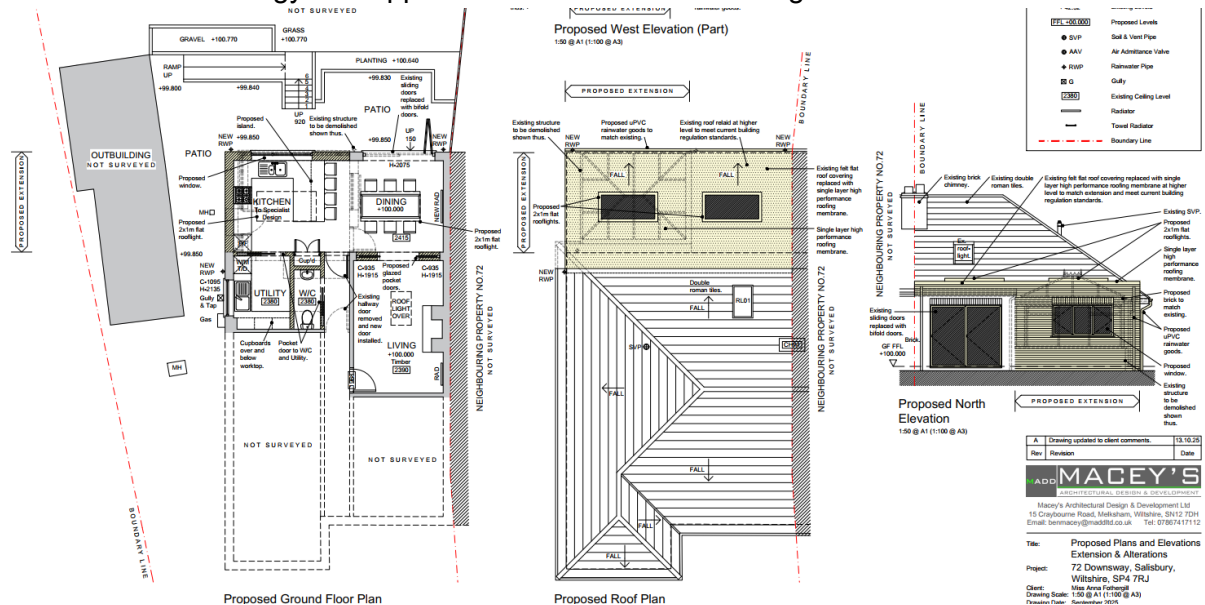
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

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 a semi-detached bungalow with a large front garden sloping upwards from the highway and a detached pitched outbuilding to the east of the host dwelling. The dwellings on the street scene are similar to each other being bungalows with large front gardens and driveways. The application site proposes to demolish an existing single storey rear conservatory and proposes to replace this with an infill rear extension which is in line with the existing length and width of the host dwelling. The proposed extension reconfigures the existing kitchen and dining area of the dwelling. The rear garden of the application site rises in height from the north to south. As this application is an infill extension, there are no proposed level changes to the patio area and the rear topography of the application site. The extension proposes to use brick to match the host dwelling and a single layer roofing membrane for the flat roof with uPVC windows and doors to match existing.

The proposed extension is minimally visible from the street scene, part of the flat roof over sails the existing hipped roof. However, it is considered that the proposed works are minimal in scale and remain subservient to the host dwelling and would not detract from the visual integrity of the existing building, the proposed materials and design of the extensions are not considered to be detrimental to the host dwelling nor the surrounding 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.

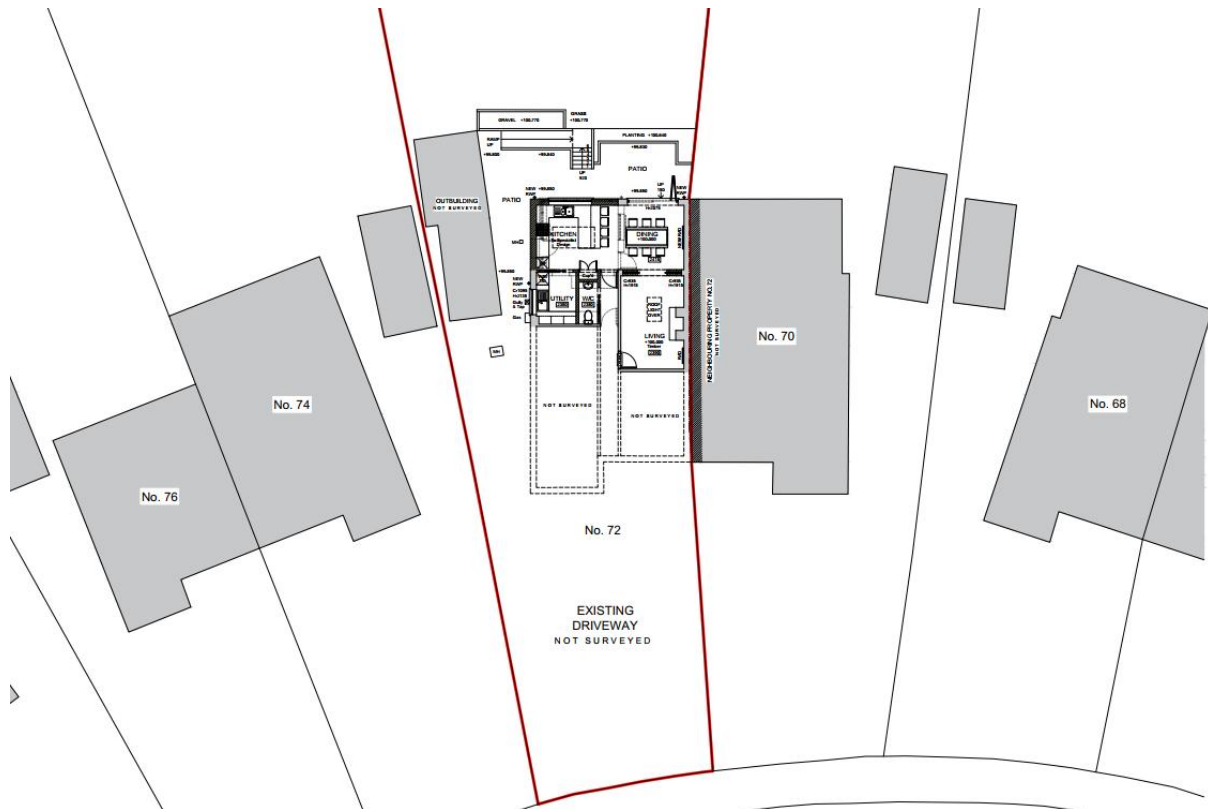
The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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 and Loss of Privacy

The proposed single storey rear extension does not propose any fenestrations on the side elevation. Nonetheless, the side elevation of the extension faces an existing outbuilding part of the application site. It is not considered that there is potential for overlooking to neighbouring dwellings from the side elevation. The proposed fenestration on the rear elevation are minimally different to the existing windows on this elevation. Additionally, as the windows are single storey, it is not considered that any undue overlooking could be generated from these.

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 and documents:

Location Plan Drawing No. 25-1071-LOC1 Received: 3 Nov 2025

Proposed Elevations, Floor and Roof Plans Drawing No. 25-1071-201-A Received: 3 Nov 2025

Proposed Site Plan Drawing No. 25-1071-200 Received: 3 Nov 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 in the submitted documents.

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