

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08668
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	SILVERWOOD, 62 THISTLEBARROW ROAD, SALISBURY, SP1 3RS
DEVELOPMENT DESCRIPTION:	Single-storey rear extension, roof dormer extension with roof light to side roof slope, rear window, front window, lap board cladding to front elevation and enlargement of front garage door.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey rear extension, roof dormer extension with roof light to side roof slope, rear window, front window, lap board cladding to front elevation and enlargement of front garage door.

SITE DESCRIPTION/CONTEXT

The application site is a two-storey detached dwelling 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 north, a residential dwelling on the west and an empty parcel of land to the east of the boundary of the application site. The street is characterised by detached dwellings, the application site was constructed as part of a small group of 3 dwellings with the two detached dwellings to the west of the application site similarly designed to the application site, one of which has had an extensions over the years.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1988/1557	SINGLE STOREY EXTENSION	Approve with Conditions

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.

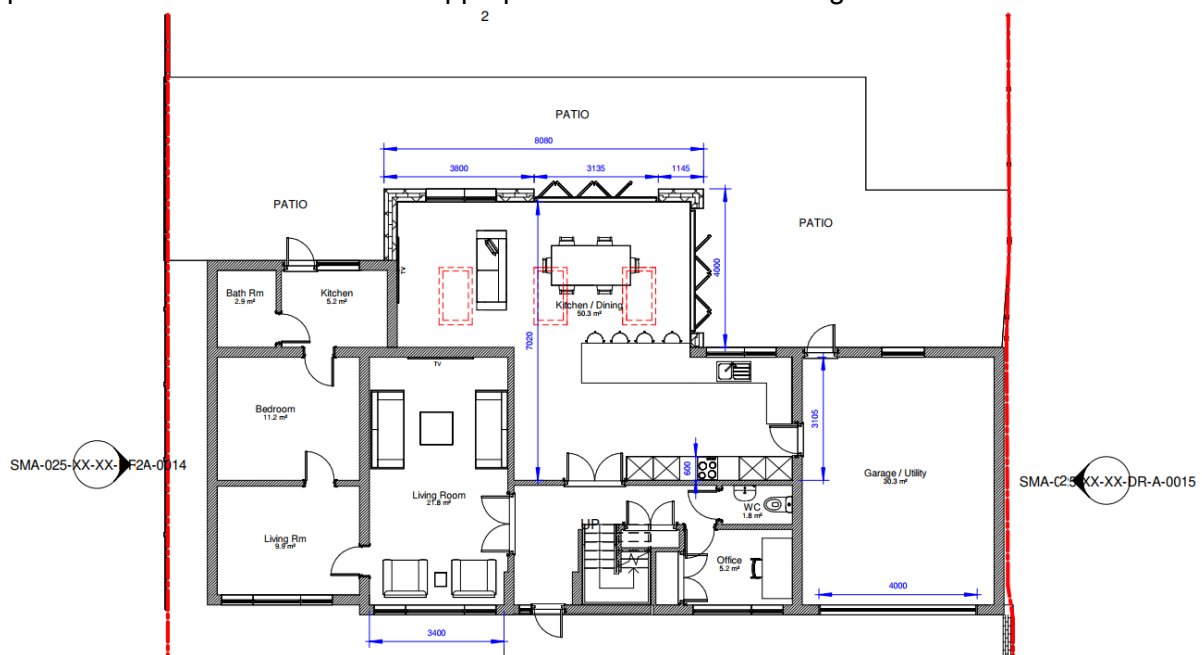
Design and Impact upon the upon the character and context of the area

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 salt box style asymmetrical roof matching the two dwellings located on the north of the application site. The dwelling directly adjacent to the application site has had side extensions. This application proposes a single-storey rear extension, roof dormer extension with roof light to side roof slope, lap board cladding to front elevation and enlargement of front garage door.

The proposed single storey rear extension is minimal in scale and subservient to the host dwelling. The application site can accommodate this additional footprint without being detrimental to the outdoor amenity of the host dwelling and without detrimental impact to the amenity of the neighbouring dwellings. The proposed massing and design being a mono pitched roof with white render is appropriate for the host dwelling.



The application also includes the construction of two dormer windows, one on the lower slope and one on the higher slope of the roof. The dormer on the lower slope creates a bedroom with an en-suite with two side windows one facing the front elevation and highway and one facing the rear elevation and the rear garden of the host dwelling. The dormers are proposed to have roof tiles to be used on the dormer cheeks which matches the sloping roof of the host dwelling.

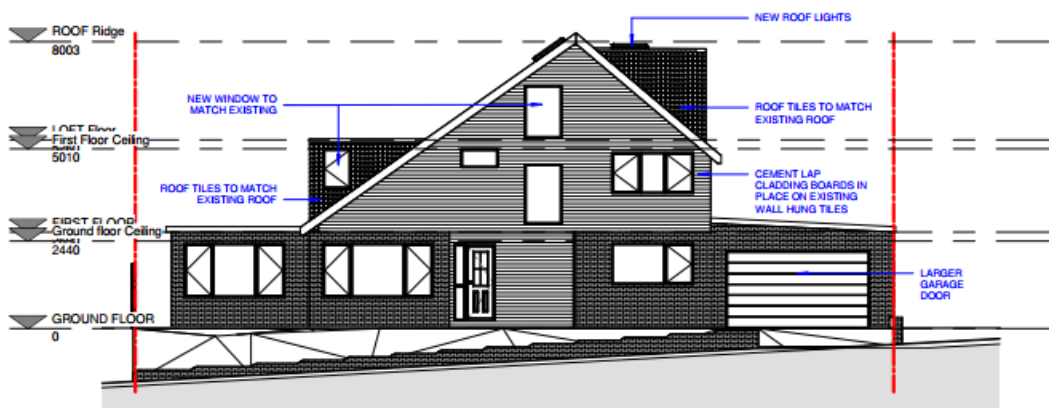
A second dormer is proposed on the higher roof slope of the host dwelling to allow for a bedroom with the roof space. Similar to the other proposed dormer, this has a side facing window towards the rear and the dormer cheeks are proposed to be roof tiles to match the host dwelling.

The application also includes the recladding of the front elevation with cement lap cladding boards and a larger garage door. The existing pitched roof of the application site is a large mass and is significant when viewed from the street scene. Particularly as the application site is on an elevated position and the final of the three houses built in the same style. However, while this is noted, as the host dwelling itself is unique in character, the addition of proposed dormers are not significant enough to warrant a refusal on these grounds. 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.



1 EXISTING FRONT ELEVATION
1 : 100



2 PROPOSED FRONT ELEVATION
1 : 100

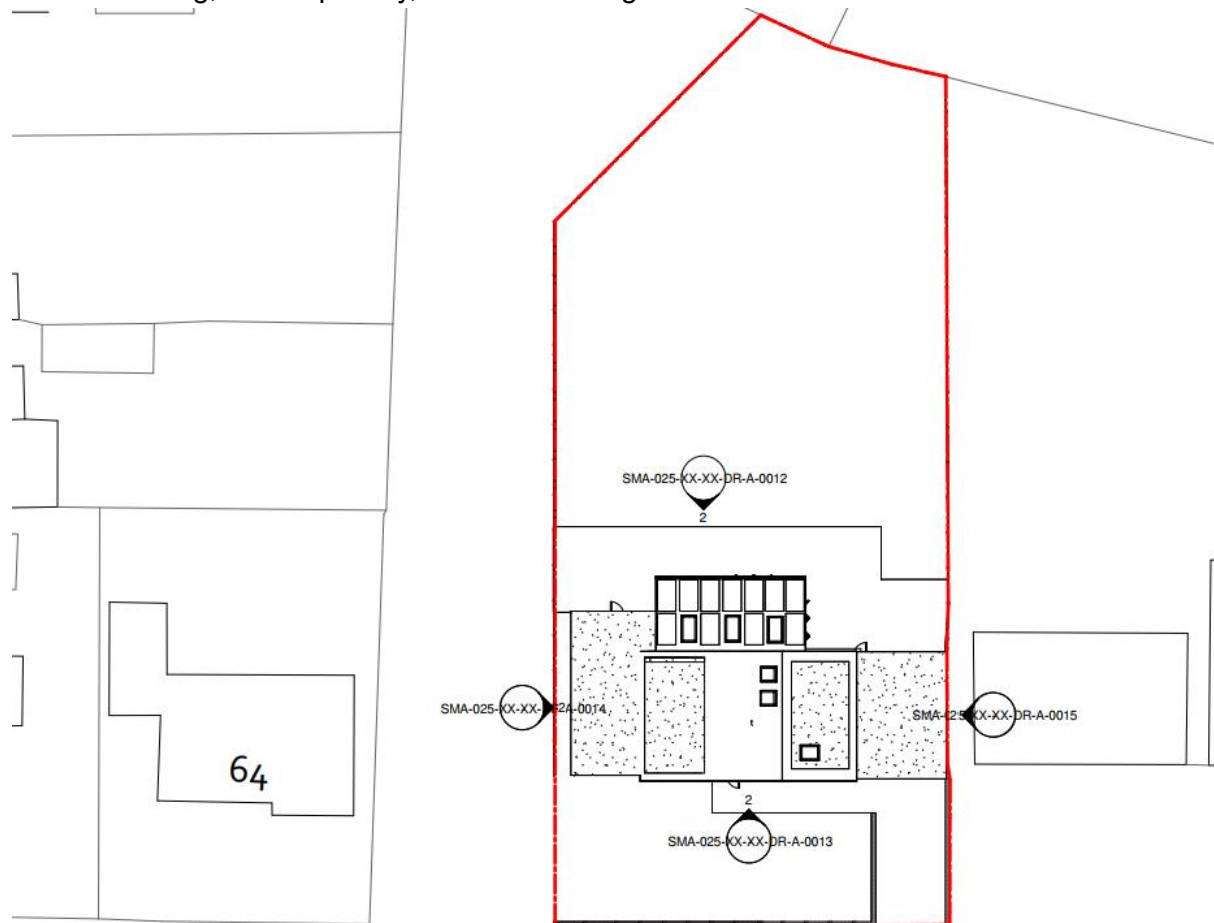


Amenity

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.



The additional mass proposed by this application are a single storey rear extension and two roof dormer extensions on the side elevation.

Loss of Light / Overshadowing

The proposed extensions are not considered to cast any overshadowing to the neighbouring dwellings. The roof dormers are minimal in scale compared to the existing shadowing cast by the existing roof.

Loss of Privacy

The proposed dormer extensions do not propose any windows on the side elevations. A condition is included in the recommendation to prevent any windows to be constructed on the side elevation so as to prevent any overlooking. The application proposes the addition of three new windows on the rear elevation. The additional window on the first-floor level is on the same level as the existing windows, whereas the proposed windows on a proposed second floor level creates additional overlooking from a higher level. The closes neighbours to the rear are approximately 30 to 60 metres away, whereas there is potential oblique overlooking to the adjacent neighbour's garden. However, in a built-up area and neighbourhood such as this, there is a certain level of overlooking that could be accepted.

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 Reference: SMA-025-XX-XX-DR-A-0001 Received: 30 Oct 2025

PROPOSED BLOCK PLAN Reference: SMA-025-XX-XX-DR-A-0003 Received: 30 Oct 2025

ROOF PLAN Reference: SMA-025-XX-XX-DR-A-0004 Received: 30 Oct 2025

PROPOSED GROUND FLOOR PLAN Reference: SMA-025-XX-XX-DR-A-0006 Received: 30 Oct 2025

PROPOSED FIRST FLOOR PLAN Reference: SMA-025-XX-XX-DR-A-0008 Received: 30 Oct 2025

PROPOSED LOFT FLOOR Reference: SMA-025-XX-XX-DR-A-0010 Received: 30 Oct 2025

REAR ELEVATIONS Reference: SMA-025-XX-XX-DR-A-0012 Received: 30 Oct 2025

FRONT ELEVATIONS Reference: SMA-025-XX-XX-DR-A-0013 Received: 30 Oct 2025

SIDE 1 ELEVATIONS Reference: SMA-025-XX-XX-DR-A-0014 Received: 30 Oct 2025

SIDE 2 ELEVATIONS Reference: SMA-025-XX-XX-DR-A-0015 Received: 30 Oct 2025

SECTIONS Reference: SMA-025-XX-XX-DR-A-0016 Received: 30 Oct 2025

FRONT 3D VIEW Reference: SMA-025-XX-XX-DR-A-0017 Received: 30 Oct 2025

REAR 3D VIEW Reference: SMA-025-XX-XX-DR-A-0018 - Received: 30 Oct 2025

GROUND FLOOR 3D Reference: SMA-025-XX-XX-DR-A-0019 Received: 30 Oct 2025

FIRST FLOOR 3D Reference: SMA-025-XX-XX-DR-A-0020 Received: 30 Oct 2025

LOFT FLOOR Reference: SMA-025-XX-XX-DR-A-0021 Received: 30 Oct 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window other than those shown on the approved plans Side 1 Elevations Drawing No. SMA-025-XX-XX-DR-A-0014 Rev P01 and Side 2 Elevations Drawing No. SMA-025-XX-XX-DR-A-0015 Rev P01 Received: 30/10/25 shall be inserted in the Proposed East and West elevation of the development hereby permitted.

REASON: In the interests of residential amenity.