

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08889
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	CLIFTON HOUSE, 2 THE PORTWAY, STRATFORD SUB CASTLE, SALISBURY, SP1 3LD
DEVELOPMENT DESCRIPTION:	Single story rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension to a detached dwelling.

SITE DESCRIPTION/CONTEXT

The site is situated within the principal settlement boundary of Salisbury, as defined by WCS policies CP1, CP2 and CP20. The site is located within the Stratford Sub Castle Conservation Area, but the dwelling itself is not listed. It lies within a Special Landscape Area, as defined by saved Salisbury District Local Plan policy C6. It is located within the Hampshire River Avon Catchment and the New Forest Protected Sites; however ecological impact is not an issue for this application given the scale and nature of the proposals. The dwelling itself is not located within Flood Zone 1 however the surrounding area to the west is located within Flood Zone 2.

The application site is bordered by Portway a restricted byway with reference: SALS3 to the north, residential dwellings to the east, west and south with the countryside further to the south.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1988/0446	EXTENSION COMPRISING GARAGE, UTILITY AND TWO BEDROOMS	Approve with Conditions
S/1990/0042	LOUNGE EXTENSION	Approve with Conditions
S/1993/1319	DINING ROOM EXTENSION AND CONSERVATORY	Approve with Conditions
S/1995/1814	LOFT CONVERSION AND REPOSITIONING OF CHIMNEY	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 20: Spatial Strategy: Salisbury Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Core Policy 69: Protection of the River Avon SAC

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Salisbury Neighbourhood Development Plan 2020 to 2038

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

Planning (Listed Building and Conservation Areas) Act 1990:

Section 72: General duties of planning authorities (CONSERVATION AREAS)

CONSULTATION RESPONSES

Salisbury City Council: No Comment.

Rights of Way: Comment: The property is accessed via a restricted byway (SALS3). As this is an existing access to the property I have no objection subject to the following informative. (This has been included in the recommendation.)

REPRESENTATIONS

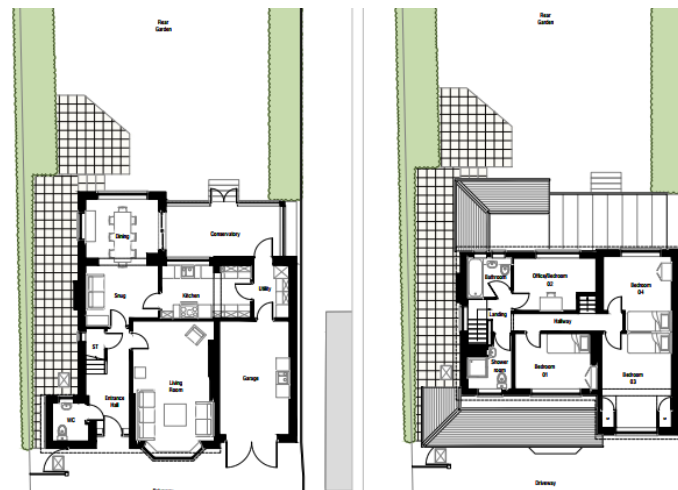
No comments were received.

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 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.

CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The application site is a six-bedroom detached dwellinghouse with rooms over three floors. The application proposes to demolish an existing single storey conservatory and proposes to erect a single storey rear extension which creates a larger open plan dining room. The extension is proposed to measure approximately 3 metres at the short length and 4 metres at the longer length and follows the same width of the host dwelling being approximately 9.8 metres wide. The application also includes the creation of a patio area to the rear measuring approximately 2.4 metres long. The design of the extension is a flat roof with a parapet and glazed roof lantern over. The materials are proposed to be brick to match existing, an area of timber cladding over the proposed oriel window, and aluminium glazing and doors.

According to Wiltshire Design Guide Appendix D, proposed extensions should normally respect the form, scale, materials of the original building and area, and that proposed extensions should not dominate the existing building and should appear as additions in a supporting role. The roofline should be lower or be the same ridge height as the host roof. Lastly, the extensions should fit into the general street scene considering the character of the architecture, materials, scale and separation.

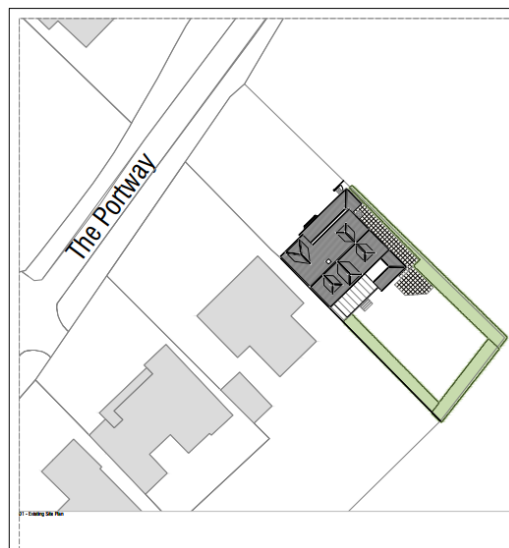
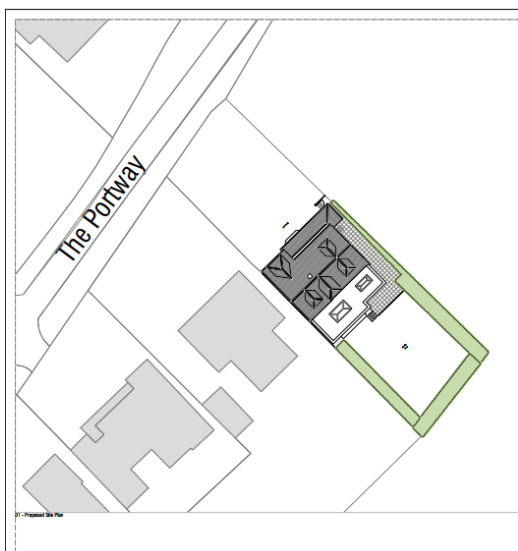
The proposed extensions remain subservient to the host dwelling with the rear extension being single storey. The materials are appropriate and in keeping with the host dwelling. The extension is not visible from the street scene and will not impact the surrounding area. While the application site lies within a designated conservation area, the dwelling is located down a side street and is not adjacent to listed buildings. The proposed rear extension is also located to the rear of the host dwelling and not visible from public vantage points. 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), 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 application site is located north of neighbouring dwellings, therefore any overshadowing generated by the proposed rear extension does not fall to the amenity spaces of the neighbouring areas.

Overbearing Impact

The proposed rear extension allows the retention of ample rear garden amenity space. The proposed rear extension is located close to the boundary of the neighbouring dwelling; however, the rear extension follows the same width as the existing host dwelling, the close proximity/relationship between the application site and the neighbouring dwelling is existing. The rear extension is a flat roof dwelling with a parapet all of which lie within the red line boundary of the application site.

Loss of Privacy

The single storey rear extension proposes a high-level slit window on the south-west elevation approximately 2 metres above the finished floor level. As the proposed window is a high-level window, it is not considered that any overlooking to the neighbouring dwellings will be generated from this window. However, as there is potential for upwards overlooking from this proposed window to the neighbouring dwellings, a condition has been included in the recommendation for the window to be obscure glazed.

In addition to this slit side elevation window, an oriel window is proposed facing the rear elevation of the host dwelling. The application site slopes downwards from the highway to the rear residential garden. As such the proposed oriel window to the rear is at an elevated position, this has the potential to create oblique overlooking to the neighbouring dwellings. However, from this location, there are existing first and second floor windows with oblique overlooking to the residential gardens of the neighbouring dwelling, and the proposed rear extension replaces an existing conservatory in a similar location. Therefore, it is not considered that the proposed extension creates any additional overlooking which is not already present at the existing dwelling. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Rights of Way

The application site is accessed off a restricted byway (SALS3). However, as this is an existing access, the rights of way officer has no objection subject to an informative which has been included in the recommendation.

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. 00-001-P1 Received: 17 November 2025

Proposed Site Plan Drawing No. 10-002-P1 Received: 10 November 2025

Proposed Ground and First Floor Plan Drawing No. 10-100-P1 Received: 10 November 2025

Proposed Second Floor and Roof Plan Drawing No. 10-101-P1 Received: 10 November 2025

Proposed Elevations Drawing No. 10-200-P1 Received: 10 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 in the submitted documents.

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

4. Before the development hereby permitted is first brought into use the proposed window in the Proposed Southwest Elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

Informative:

1. The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way SALS3 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.