

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08978
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Southernwood, Slab Lane, Woodfalls, Salisbury, SP5 2NF
DEVELOPMENT DESCRIPTION:	Proposed Roof extensions, Porch and Alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed front porch, two proposed front dormers, and a proposed rear dormer.

SITE DESCRIPTION/CONTEXT

The site is situated within the defined settlement boundary of the Large Village of Morgan's Vale/ Woodfalls, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. It is also within a Special Landscape Area, as defined by saved Salisbury District Local Plan policy C6. 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); however ecological impact is not an issue for this application given the scale and nature of the proposals.

The application site is a detached dwellinghouse located on the edge of the village of Morgan's Vale and on the edge of the settlement boundary. The application site is bordered by the highway to the south, residential dwellings on the east and north, and the countryside to the west.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/2004/2433	CONSERVATORY TO REAR OF PROPERTY + ALTERATION TO VELUX ROOF LIGHTS	Approve with Conditions
S/1986/1613	ALTERATIONS AND EXTENSIONS (REPLACEMENT ROOF)	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 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy

CONSULTATION RESPONSES

Parish/Town Council: Support.

REPRESENTATIONS

1 letter of support and 1 letter with comments was received from the neighbouring dwellings during the consultation period. This will be discussed in the relevant sections of this report.

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.

The application site consists of a 4-bedroom detached dwelling with an integrated garage south of the dwelling, a driveway to the front, and a rear residential garden. The application proposes to erect a single storey hipped front porch measuring approximately 3.4 metres in width and 2.2 metres in length with materials proposed to be brick and concrete tiles to match the existing host dwelling. On the front elevation, two proposed hipped dormers are proposed with horizontal cladding. On the rear elevation, a proposed box dormer is proposed for two bedrooms. Additionally, the existing integrated flat roof garage is proposed to be minimally raised in height by approximately 0.6 metres in height. The proposed works do not create additional bedrooms; the works include internal alterations and reconfigurations.

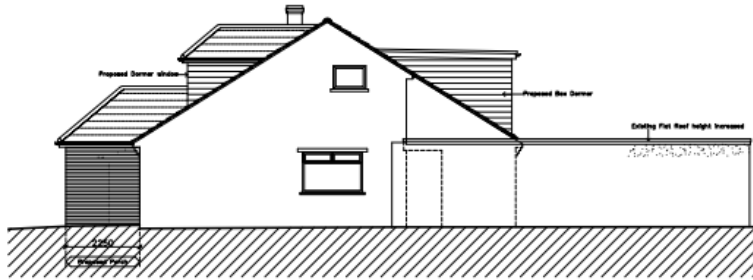
According to Wiltshire Design Guide Appendix D, proposed extensions should normally respect the form, scale, materials of the original building and area, and that proposed extensions should not dominate the existing building and should appear as additions in a supporting role. The roofline should be 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 addition of the front porch and two front dormers are subservient and is considered to be in keeping to the host dwelling. The neighbouring dwelling to the east, has similar hipped roof dormers to the front. The street has no distinct character with the dwellings a mix of styles and designs. Whereas the proposed box roof dormer is located to the rear of the host dwelling and minimally visible from the street scene from side views.

The proposed extensions remain subservient to the host dwelling, the materials are appropriate and in keeping with the host dwelling. 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.



South Elevation scale 1:50 ● A1 (1:100 ● A3)



East Elevation scale 1:50 ● A1 (1:100 ● A3)



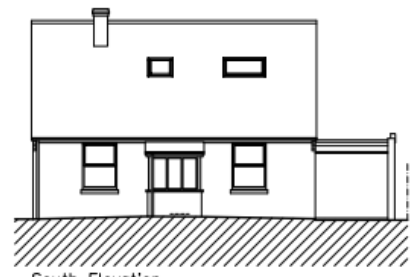
North Elevation scale 1:50 ● A1 (1:100 ● A3)



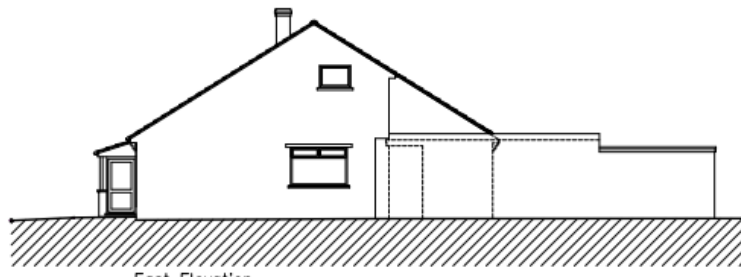
West Elevation scale 1:50 ● A1 (1:100 ● A3)

Schedule of Material

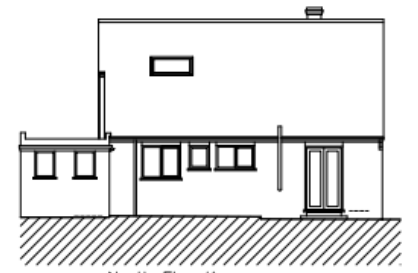
Walls	Painted External Finish
Doors & Windows	UPVC or Painted timber
Roof	UPVC or Painted timber
Flt & Glaze	UPVC or Painted timber



South Elevation scale 1:50 ● A1 (1:100 ● A3)



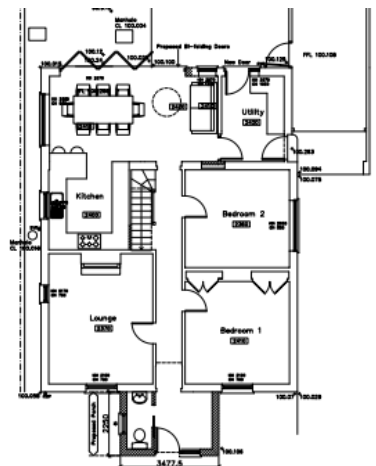
East Elevation scale 1:50 ● A1 (1:100 ● A3)



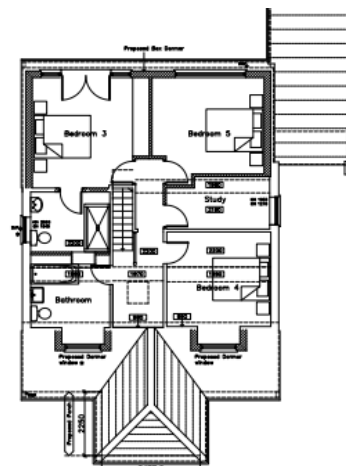
North Elevation scale 1:50 ● A1 (1:100 ● A3)



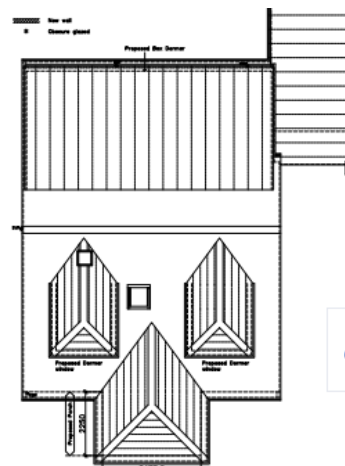
West Elevation scale 1:50 ● A1 (1:100 ● A3)



Ground Floor Plan scale 1:50 ● A1 (1:100 ● A3)



First Floor Plan scale 1:50 ● A1 (1:100 ● A3)



Roof Plan



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.

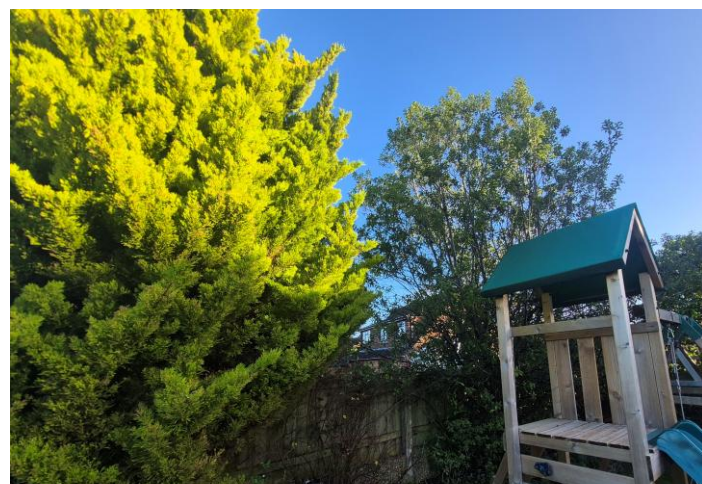
The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

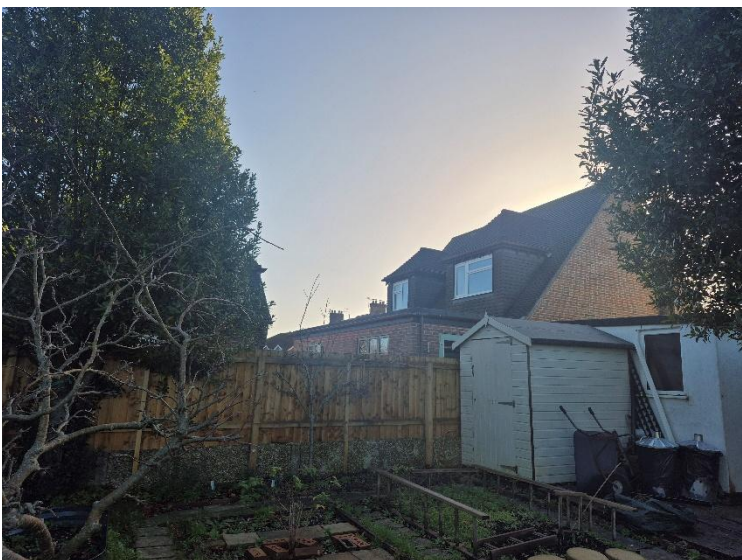
Loss of Light / Overshadowing

To the east of the application site is a residential dwelling and to the west is the open countryside. The proposed front porch and front dormer extensions are not considered to overshadow any neighbouring properties. Whereas shadows generated by the proposed rear box dormer will fall onto the rear garden of the application site.

Loss of Privacy

The existing bedrooms on the first floor do not currently have any windows, the natural light comes in through rooflights. There are no existing first floor windows facing the proposed north elevation. The proposed works include the addition of a full height Juliet Balcony and a large window which both serve bedrooms on the first floor. This faces the residential garden of No. 2 Dairy Close. While it is noted that the addition of windows on the proposed north elevation have the potential for overlooking the neighbouring dwelling, No. 2 Dairy Close is located approximately more than 20 metres from the proposed windows. In addition to this, the existing boundary treatment of mature shrubs along the boundary of the application site and No. 2 provide screening between the properties. It is noted however that as these trees and shrubs have no tree protection order, that these can be removed at any point. However, any additional overlooking would be more than 20 metres away and will be oblique from the proposed window to the existing dormer windows of the neighbouring dwellings. In addition to this, concerns regarding overlooking to the existing residential garden were also raised. However, the neighbouring dwellings have an established relationship between each other with the dwellings along Dairy Close potentially being back land development. No. 1 Dairy Close has existing dormers facing the same orientation of the proposed windows which are closer to the neighbouring dwelling No.2 and potentially already overlook the neighbouring dwelling's residential garden. (Albeit a garage is located adjacent to the boundary of No.1 and 2 which provides some screening)





From the proposed rear windows of the application site to the neighbouring dwelling No.1, oblique overlooking is potentially generated. However, the oblique views from the proposed windows facing No. 1 Dairy Close are minimal as the dwelling is set forward of the host dwelling. The windows would face the west elevation of the neighbouring dwelling which does not have any fenestrations. Alongside this, there are some potential views to the residential garden of No. 1 located to the east of the application site. It is considered that while it is noted that there is potential overlooking from the proposed windows to the residential garden of no. 1, in an established residential location such as this, a certain level of overlooking between dwellings will be evident.

Towards the west, the neighbouring parcel of land is currently used as grazing land. The neighbouring dwelling, Elmfield bungalow is located approximately 90 metres to the west of the host dwelling.

While the neighbour's concerns regarding parking provision during construction are noted, these are civil matters which should be addressed outside of planning.

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



Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The existing dwelling is a 4-bedroom dwelling while the proposed works turn the dwelling into a 5- bedroom dwelling. The proposed front porch is located at the existing front driveway of the application site, however a 6.6-metre-long area is retained despite this front porch extension. The proposed site plan has indicated that there are three tandem parking spaces that is retained on the proposed front driveway. The Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy indicates that for dwellings with four bedrooms or more, 3 car parking spaces should be provided. While the development proposes an additional bedroom, there is no increase in parking provision required for dwellings going from 4 bedrooms to 5 bedrooms according to the WLTP. The three existing tandem parking spaces are retained as part of the development and will not be impacted. Therefore as there is no change to the existing parking

provision, it is considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Lighting

The application site lies on the edge of the boundary of the defined settlement boundary of the Large Village of Morgan's Vale/ Woodfalls. To the west of the application site is the open countryside and a field used for grazing. It is also located within a designated Special landscape area. It is not located within a National Landscape. While the neighbour's concerns regarding lighting are noted, this application is for extensions to an existing dwelling located at the edge of an established residential area. These issues can be dealt with as civil matters outside of the planning system if any arise.

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:

Proposed Elevations Drawing No. 25/0440/su02 Received: 18 November 2025

Proposed Floor and Roof Plan Drawing No. 25/0440/101 Received: 18 November 2025

Proposed Elevations Drawing No. 25/0440/102 Received: 18 November 2025

Location and Site Plan Received: 12 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.

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