

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

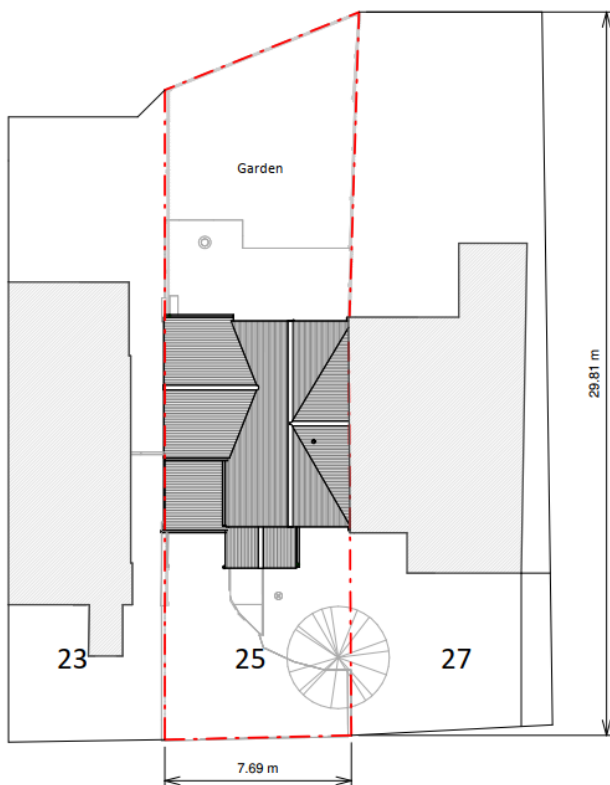
APPLICATION REFERENCE:	PL/2025/09071
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	25 Andrews Way, Harnham, Salisbury, SP2 8QR
DEVELOPMENT DESCRIPTION:	Single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

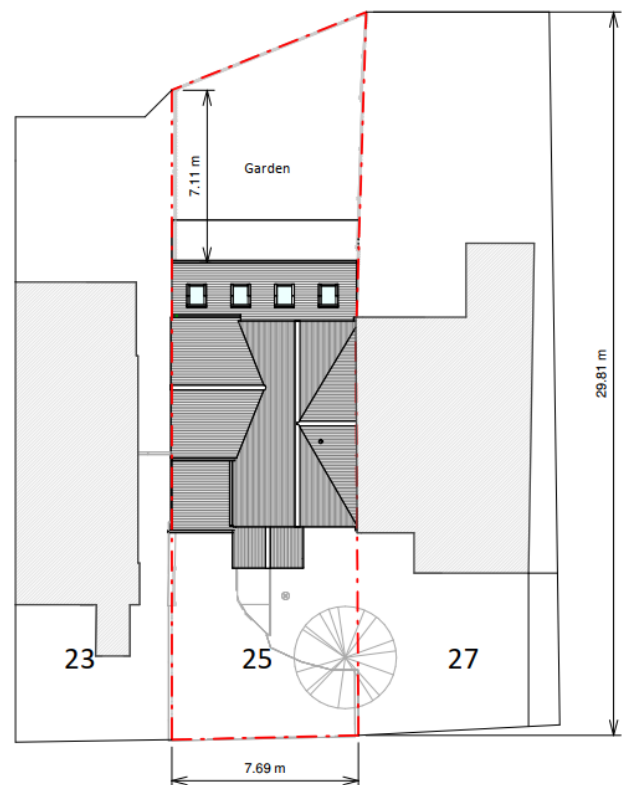
The proposal seeks planning permission for a single-storey rear extension to the north-facing elevation. It will include four rooflights within the sloping roof, with double doors and two windows on the rear elevation. The extension will facilitate internal alterations to form an open-plan kitchen and dining area.

SITE DESCRIPTION/CONTEXT

The site comprises a semi-detached dwelling within an established residential area. It is situated within the Principal Settlement of Salisbury, as set out in Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.



Block Plan



Block Plan

PLANNING HISTORY

Proposal / Summary
S/2000/2094 - Full planning permission Decision - Approve with Conditions Date: 19/12/2000 – GROUND AND FIRST FLOOR EXTENSION TO FORM UTILITY GARAGE AND BEDROOM

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 57 Ensuring High Quality Design and Place Shaping

Salisbury Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Salisbury City Council: No comment – with the following text received:

‘SCC has 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."

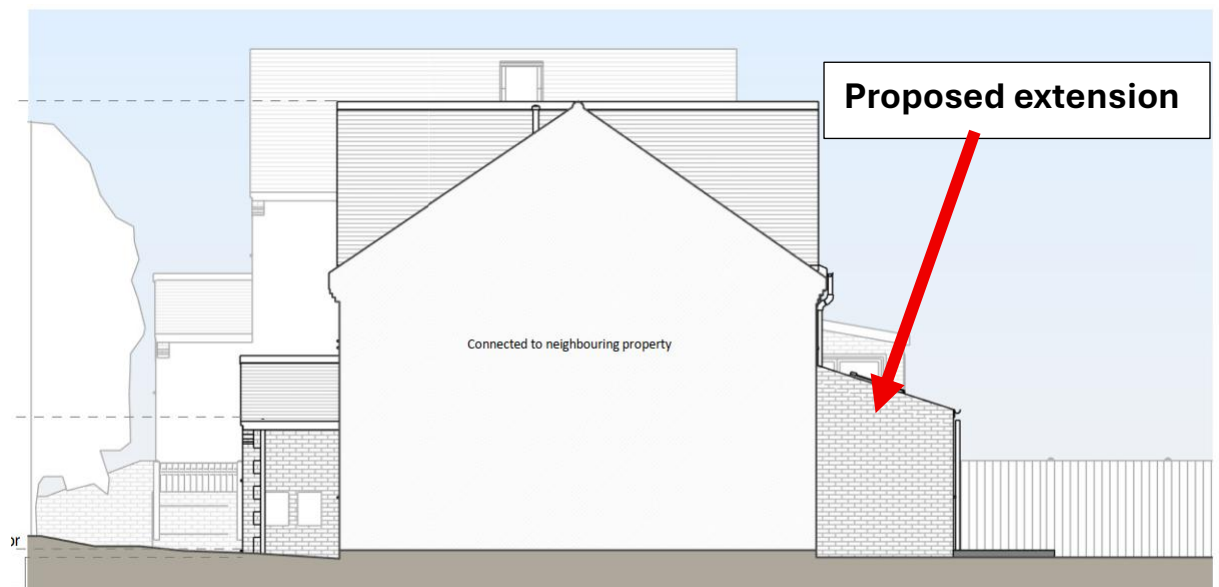
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and impact upon the 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 extension will be positioned to the rear of the property and will not be visible from the public realm. It will feature red brick walls and concrete roof tiles to match the existing dwelling, with uPVC or aluminium windows and rooflights, which are considered appropriate design choices. The eaves height will be well below that of the existing dwelling, and the maximum roof height will sit beneath the level of the first-floor rear windows, ensuring the extension remains subservient and non-dominant in relation to the main 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.



Right Side Elevation

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.

As a single-storey extension, the impact on residential amenity is limited. It will project 2.41m from the rear of the dwelling and have a maximum roof height of 3.3m, which is considered proportionate while providing a practical living space for current and future occupiers. The neighbouring property to the west sits at a higher ground level than No. 25, so the proposal will not result in a loss of light or an overbearing impact. The attached dwelling to the east will similarly not experience adverse effects due to the extension's modest size and positioning. The rear gardens face north, and given the sun's path, overshadowing will not occur, even during winter months. Furthermore, the glazing on the rear elevation faces the applicant's garden and will not lead to overlooking of neighbouring properties. A condition has been added to this permission removing permitted development rights for windows and other forms of openings on the side elevations of the extension given the close proximity of neighbouring properties.

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 or the amenities of neighbouring occupiers.

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 – date received: 17/11/2025
- Block plan (existing and proposed) – ref: (B310521-3000-A) – date received: 17/11/2025
- Proposed plans – ref: (B310521-3100-A) – date received: 17/11/2025
- Application form – date received: 17/11/2025

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors, or other form of openings other than those shown on the approved plans, shall be inserted in the side elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.