

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

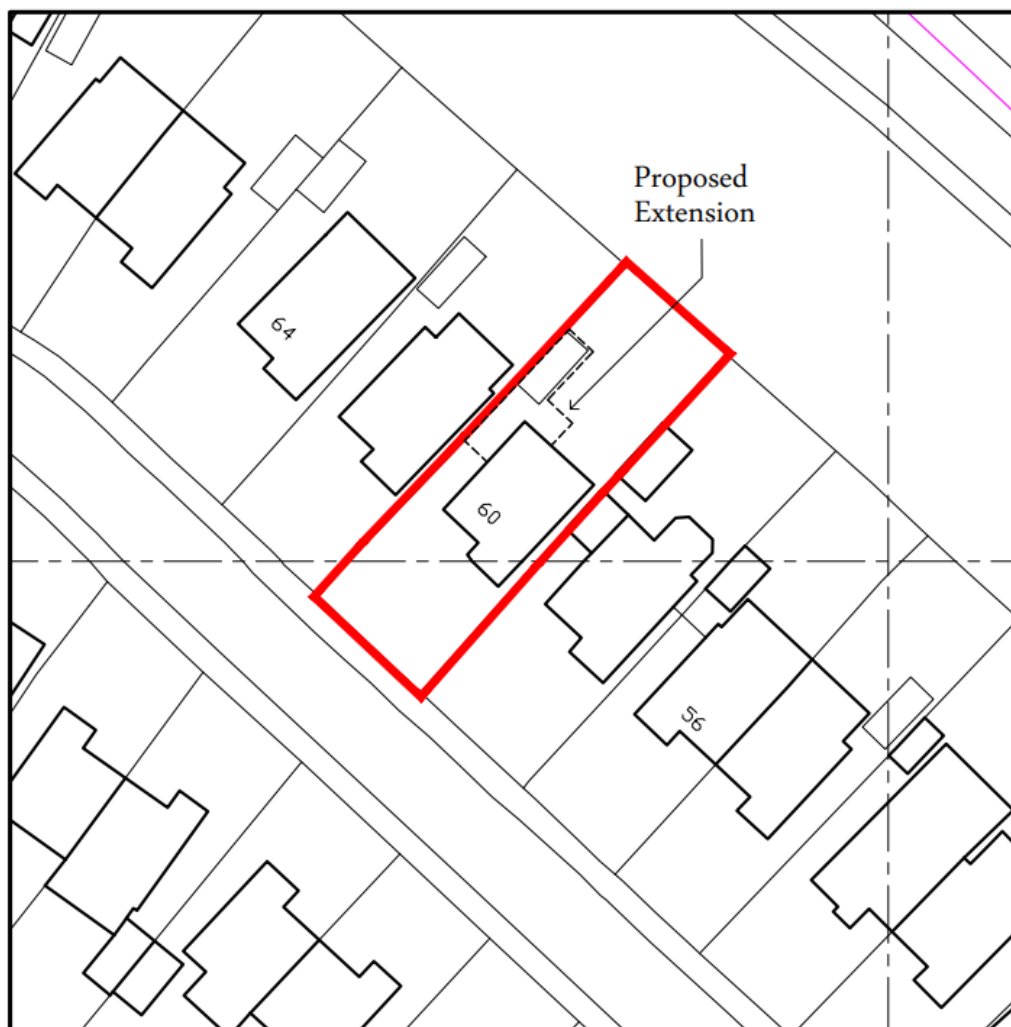
APPLICATION REFERENCE:	PL/2025/08796
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	60 Downsway, Salisbury, SP1 3QW
DEVELOPMENT DESCRIPTION:	Proposed single storey flat roof rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension, incorporating the existing garage, to create an open plan kitchen and dining area, studio and store.

SITE DESCRIPTION/CONTEXT

The site comprises a single storey bungalow set back from the road and includes a front garden with a driveway and a rear garden. The surrounding area is characterised by single storey bungalows, many of which have been extended over time with single storey additions. The site is bounded by neighbouring residential properties to the northwest and southeast, while the rear of the site adjoins the open landscape of Castle Hill Country Park. The site lies within the Principal Settlement of Salisbury as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.



PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Area Strategy
- 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: Support – with the following text received:

‘SCC support this application.’

REPRESENTATIONS

One representation was received from an immediate neighbour and is as follows:

‘Mr and Mrs Sainsbury have discussed the plans with me. I appreciate that communication. I have no objection to the plans and would kindly ask when the garage is removed as it is on the boundary, that they immediately provide a temporary fencing solution to ensure my dog is not able to move between the properties, until a final fencing solution is provided by Mrs and Mrs Sainsbury. In addition, could I please request, where possible no Sunday or Bank Holiday building works to take place. If the occasional Saturday work is to take place, please could we agree after 9 am and until lunchtime. Thank you.’

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.

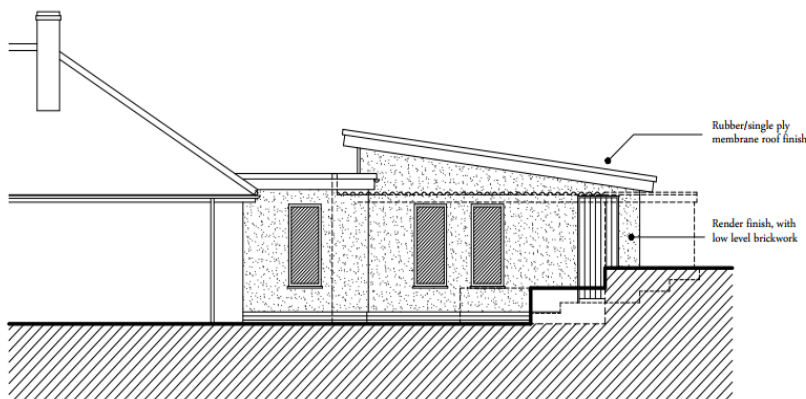
Design and impact upon the character and context of the area

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 proposed development is single storey in nature and reflects the scale of the existing dwelling and the prevailing character of the area, which is predominantly characterised by single storey bungalows. The impact on the public realm will be limited. While part of the extension will be visible, the existing dwelling is set back from the road with a relatively deep front garden, and the front element of the extension on the southwest elevation is positioned further back along the side of the property. This arrangement significantly reduces visibility and ensures that the development will not result in harm to the character or appearance of the area.

The height of the extension is kept well below the ridge height of the existing dwelling, ensuring that it remains visually subordinate and non-dominant. The raised roof element with a window on the southwest elevation is set back within the extension, which limits its visual impact while providing daylight to the studio. Windows on the southeast and northeast elevations are proportionate in scale and appropriately positioned. The proposed materials, including low-level brickwork, render, white uPVC windows and a single ply membrane flat roof, are commonly used for householder extensions and are considered appropriate in this context.

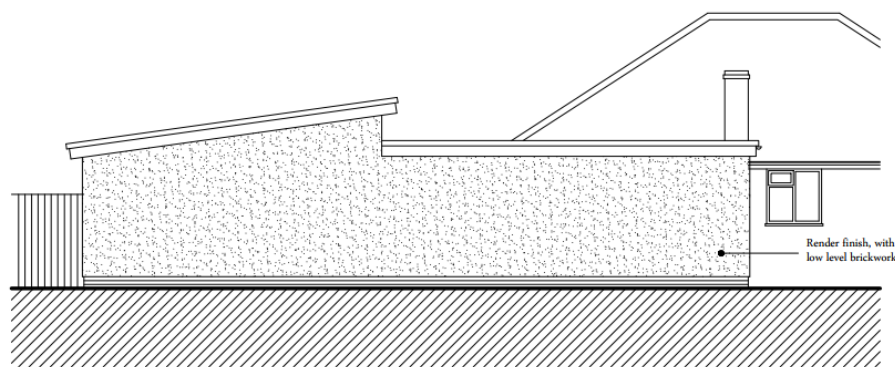
Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



South East Elevation



North East Elevation



North West Elevation



South West Elevation

Amenity

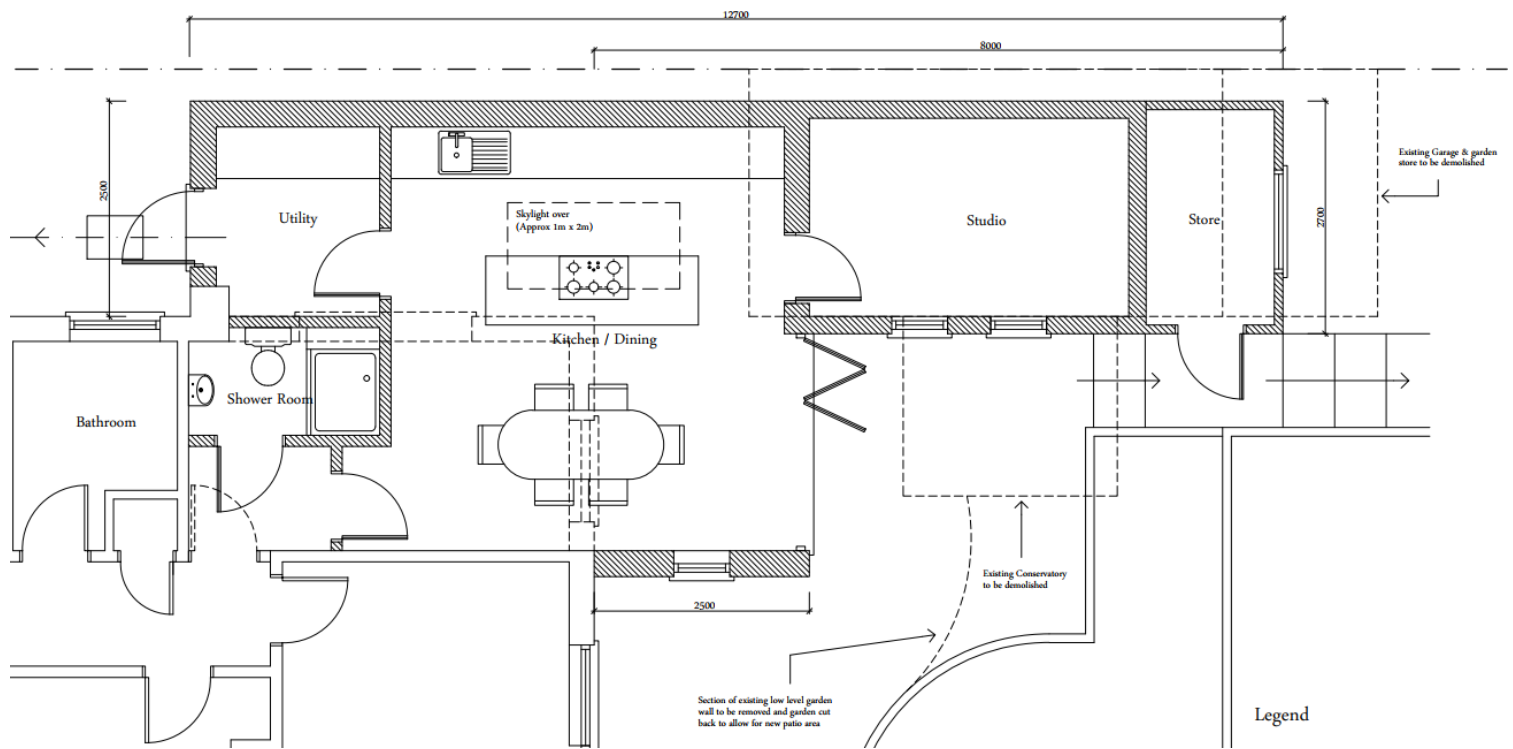
Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions 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.

Given the single storey nature of the proposal and the separation distances involved, the development is not considered to give rise to amenity concerns in relation to the neighbouring property at No. 58. The potential for amenity impact primarily relates to No. 62 to the northwest, due to the proximity of the extension to the shared boundary. It is noted that the occupiers of No. 62 responded to the consultation and, aside from matters not material to the planning assessment which are addressed elsewhere in this report, raised no objection to the proposal.

Although the extension projects approximately 8 metres beyond the rear wall of the existing dwelling, this includes the incorporation of an existing garage with a length of approximately 6 metres. This relationship is relevant when assessing potential increases in visual enclosure and overshadowing. Having regard to the modest additional projection beyond the existing built form and the single storey height of the proposal, any increase in overshadowing or overbearing effect is considered to be limited and not materially harmful. Any overshadowing would be likely be confined to parts of the rear garden and would not be severe.

There would be no unacceptable loss of privacy arising from the proposal. No windows are proposed on the northwest elevation facing towards No. 62, and a condition is attached removing permitted development rights for the insertion of additional openings on this elevation to safeguard neighbouring amenity.

Overall, the proposed development is not considered to result in an unacceptable impact on the living conditions of neighbouring occupiers in terms of overlooking, overshadowing or visual dominance and is therefore acceptable from a residential amenity perspective. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.



Third party comment

One neighbour has made representations stating that they have discussed the proposal with the applicants and raise no objection to the development in principle. The representation requests that temporary fencing be provided during construction where the existing garage on the boundary is removed, in order to prevent access between the properties, and also requests restrictions on the timing of construction works.

The representation is noted. Temporary fencing during construction for household developments of this nature fall outside the scope of planning control and can be addressed between the parties as a civil matter. With regard to the requested restrictions on construction hours, this is not a matter that is normally controlled through the planning process for domestic development of this nature. Matters relating to construction practices, including hours of work and noise associated with building activity, fall outside the scope of planning consideration and are addressed through separate legislation or private agreement.

The representation does not raise any planning grounds that would warrant refusal of the application or the imposition of additional conditions.

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:
 - Proposed floor plan (ref: 1014/PL/01) – 04/11/2025
 - Application form – date received: 04/11/2025
 - Proposed elevations – (ref: 1014/PL/02) – date received: 04/11/2025
 - Location and proposed block plan – (ref: 1014/Ex/01) – date received: 04/11/2025

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

3. 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 northwest elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.