

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09256
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	19 WOODLAND ROAD, WARMINSTER, BA12 8HJ
DEVELOPMENT DESCRIPTION:	Two storey side extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two-storey side extension on the south side elevation of the host dwelling.

SITE DESCRIPTION/CONTEXT

This application relates to a two-storey semi-detached dwelling, 19 Woodland Road, located in a small cul-de-sac on the western side of Warminster. The host dwelling benefits from an off-road parking area to the front elevation. The surrounding properties are all similar in style comprising of semi-detached pairs.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds and within the Hampshire catchment area of the River Avon SAC.

PLANNING HISTORY

Proposal / Summary
PL/2021/08884 - Householder planning permission Decision - Approve with Conditions Date: 11/1/2022 – Single storey side extension
W/82/00448/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 8/6/1982 – Construction of second storey on existing extension
W/85/00155/FUL - Full planning permission Decision - Approve with Conditions Date: 19/3/1985 – Conservatory
W/84/00931/FUL - Full planning permission Decision - Approved Date: 28/8/1984 – Extension to garage

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 2 Delivery Strategy

Core Policy 31 – Spatial Strategy for the Warminster Community Area

Core Policy 50 – Biodiversity and Geodiversity

Core Policy 57 - Ensuring High Quality Design and Place Shaping

Core Policy 60 – Sustainable Transport

Core Policy 61 – Transport and Development

Core Policy 64 – Demand Management

Core Policy 69 - Protection of the River Avon SAC

Warminster Neighbourhood Plan 2015- 2026 Made November 2016

Wiltshire Local Transport Plan 2011 – 2026 (March 2015)

CONSULTATION RESPONSES

Warminster Town Council: No objection

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 two-storey side extension would be positioned on the south elevation, extending forward of the footprint of the existing single storey form on the south elevation. The extension would employ a reduced ridge height, set down from the host dwelling and would employ an end hipped roof.

Windows would be inserted at ground and first floor to the front, rear and a single bathroom window on the side elevation and to the rear an additional rooflight is proposed on the existing roofscape serving the rear extension. The extension would be marginally set back from the front elevation of the host dwelling, and the existing porch overhang would be extended across the front elevation with a repositioned front entrance door.



Existing (left) and proposed (right) front elevation

The use of matching materials (render and brick under concrete roof tiles) with matching white UPVC fenestration would ensure the proposal would integrate into the surrounding setting and existing street scene. It is considered that the extension would by virtue of its height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot

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), 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.

Windows would be inserted on the front and rear elevations, replicating the existing fenestration arrangement. The first-floor window proposed on the south side elevation would serve a bathroom and would be obscured glazed and secured by condition to ensure the proposal does not lead to substantive overlooking / loss of privacy concerns.

The proposal would introduce additional built form at first floor near to the shared boundary with the neighbouring property to the south at No.18 Woodland Road.

Due consideration has to be given to any adverse overbearing or overshadowing impacts to the neighbouring occupier, and it is accepted that there would be some additional overbearing impacts however officers are cognisant that the adjacent neighbour also benefits from a two-storey side extension on the common shared boundary, albeit set further back into the application site. Therefore, any overbearing impacts would be nominal and acceptable

The additional form would be located on the south elevation and given the sun's orbit, no adverse overshadowing would occur.

The proposal therefore accords with WCS 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), particularly Paragraph 115 and 116, 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.

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards.

In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) two on-site car parking spaces would be required for a 3 - bed dwelling (standard min. size 2.4m x 4.8m).

The applicant has submitted a plan that illustrates off road parking for two vehicles, the proposal retains the existing access and would not give rise to significant harm in terms of highway safety. Adequate parking and turning provision are provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds. Therefore, potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed. However, given that this proposal relates to the erection of a two-storey side extension, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

The site is located within the Hampshire catchment area of the River Avon SAC where phosphates and nutrients are carefully controlled and monitored. However, given that this proposal relates to a householder extension, without the creation of separate independent living accommodation, there would be no qualifying adverse impacts in terms of phosphates/nutrient discharge.

As such, the development complies with WCS Core Policy 50 and the relevant provisions of the NPPF.

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 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.

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:

Site Location Plan and Proposed Block Plan DWG No 225025/01

Existing Plans and Elevations DWG No 225025/02

Proposed Plans and Elevations DWG No 225025/01

All Plans Received 25.11.2025

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

3. Before the development hereby permitted is first occupied the first-floor window in the south elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the window shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.