

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08882
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Douglas Haig Road, Salisbury. SP1 3NB
DEVELOPMENT DESCRIPTION:	First Floor Rear Extension, Pitched Roof to ground floor rear, and new rooflight.
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL

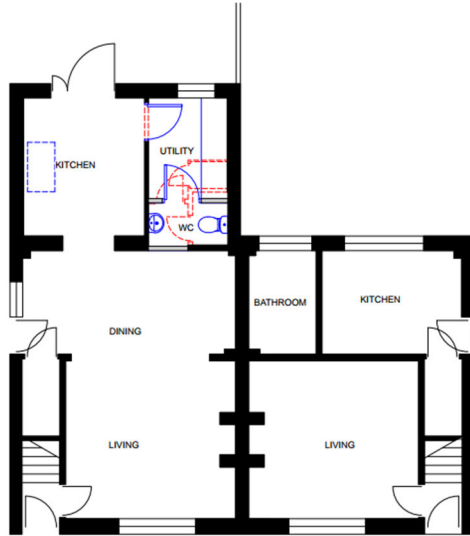
The proposal seeks planning permission for a first-floor extension above an existing single storey extension. The existing flat roof on the ground floor extension would be removed and replaced with the first-floor extension and a lean to roof on the remaining section with one roof window. The proposed extension would have a hipped roof with eaves level to match the existing.

The first-floor extension would allow for a bathroom at first floor level, retaining three bedrooms. The existing ground floor bathroom would be converted into a utility room with a WC.

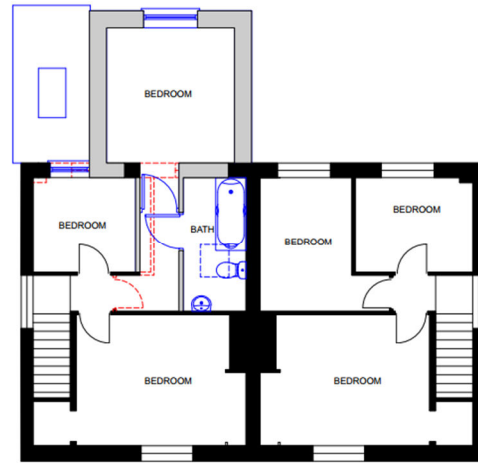
Existing and proposed elevations



Proposed plans



GROUND FLOOR



FIRST FLOOR

Location Plan



SITE DESCRIPTION/CONTEXT



The application relates to 1 Douglas Haig Road, a semi-detached two storey dwelling in the principle settlement of Salisbury as defined by Wiltshire Core Strategy (WCS) core policies 1

(Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The application site is located in a residential area with the highway on the south, residential dwellings on the east and west and the boundary of the neighbouring school on the north. It is one of a number of similar semi-detached dwellings along Douglas Haig Road. There is an existing single storey flat roof extension to the rear.

The application site is subject to the following planning policy constraints:

- Hampshire River Avon Catchment
- New Forest Protected Sites 13.8km Recreation zone of influence
- Flood Zone 1
- The site is within 400m of the River Avon System Special Site of Scientific Interest (SSSI), the River Avon Special Area of Conservation (SAC) and the Avon Valley Local Nature Reserve (LNR).

PLANNING HISTORY

Proposal / Summary
ENQ/2025/00757 First floor rear extension, rooflight to ground floor

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Spatial Strategy for the Salisbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 67: Flood Risk

Salisbury Neighbourhood Development Plan 2020 to 2038, made 3 March 2025

Creating Places, Adopted 2006

Salisbury Design and Advertising Guide Made March 2025

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

Highways Officer: 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 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 proposal seeks planning permission for a first-floor extension above an existing single storey extension. The existing flat roof on the ground floor extension is proposed to be removed and replaced with the first-floor extension and a lean to roof on the remaining section with one roof window.

The extension is located at the rear of the property and would not be readily visible from public vantage points. The proposed extension would have a hipped roof with a lower ridge and eaves level to match the existing. Whilst the lower ridge height and hipped roof would contribute to a subservient extension, there are concerns regarding the extension having an overbearing impact on the attached neighbour. This will impact the first-floor bedrooms of the attached, neighbouring property, 3 Douglas Haig Road, this is discussed further in the 'Amenity' section below.

A new roof light proposed in existing roof to provide daylighting to the bathroom. This is acceptable.

The proposed materials are roof tiles to match the existing on the hipped roof with the walls proposed as painted render. The single storey element of the rear extension is proposed to have a slate roof. This does not match the existing dwelling but it is considered that as the existing dwelling is of a low-quality design/materials, the property is outside of any

conservation areas of designations, and the position of the side extension means that it would not be visible from the public realm, the use of slate on this element of the proposals is acceptable.

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.

The proposed extension has the potential to impact upon the attached neighbour, no. 3 Douglas Haig Road and detached neighbour to the southwest, no. 82 Hulse Road by reasons of its location.

There are no windows proposed on the north-east elevation (facing no. 3 Hulse Road) and no new windows proposed on the south-west elevation (facing no. 82 Hulse Road). The proposals create a new habitable room at first floor, with a new window on the northwest elevation, facing towards the gardens and the sports ground of the neighbouring school. The proposed window will create additional overlooking from the dwelling to the rear gardens of the neighbouring dwellings; however, the site is located within a residential area of Salisbury where a certain degree of inter-relationship and overlooking already exists. Additionally, there are existing habitable windows on this elevation, nonetheless further set back than the proposed window. The proposed extension is therefore considered acceptable regarding privacy and overlooking.

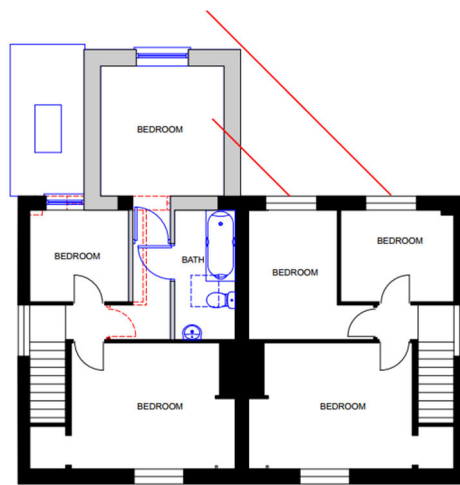
The proposed first floor extension has the potential to cause overbearing impact for attached neighbour, no 3 Douglas Haig Road due to the proposed position of the first-floor extension along the shared boundary. The proposed two-storey element is located adjacent to the semi-detached neighbour, extending 3.48m beyond the shared rear wall. The ground floor footprint remains the same as the existing extension but the addition of the first-floor results in a height and depth along the shared boundary that would appear visually oppressive and overbearing to the adjoining dweller's rear windows and garden.

The proposed first floor extension has the potential to reduce the amount of light and sunlight received by attached neighbour no. 3 Douglas Haig Road. As advised in the pre-application enquiry, a Daylight and Sunlight Survey, prepared by GTREE Ltd to BRE209 to assess the impact of local shading and evaluation of light was submitted with the application. This study considered the ground floor kitchen, living room and the rear garden, concluding that light levels will be compliant to recommendations in BRE209 and BSEN17037 regarding habitable rooms and private amenity space. The study does not consider the two first floor bedrooms of

no. 3 Douglas Haig Road on the northwest elevation. The BRE guidelines consider daylight to be considered for living rooms, kitchens and bedrooms.

It is clear from the submitted plans that the first-floor extension will result in the loss of light to the first floor bedroom on the party wall of 3 Douglas Haig Road. Wiltshire Core Strategy Core Policy 57 requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings, and amongst other things, necessitates proposals to show how they have regard to the compatibility of adjoining buildings and uses, and the impact on the amenities of existing occupants. The proposal would fail to comply with this policy.

Proposed First Floor



FIRST FLOOR

The proposal therefore fails to comply with Core Policy 57 (vii) and Appendix D of the Wiltshire Design Guide and is unacceptable in terms of residential amenity.

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.

The property will remain a three-bedroomed dwelling and there are no proposals to alter the access to the public highway. The proposed development would retain sufficient off-street parking to comply with the Council's adopted standards. The site can accommodate two spaces within the driveway, and no loss of on-site provision would result from the proposal. The development is therefore acceptable in terms of parking provision and complies with Core Policy 64 of the Wiltshire Core Strategy. No objection was raised by the Highways Officer.

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.

The site is within 400m of the River Avon System Special Site of Scientific Interest (SSSI), the River Avon Special Area of Conservation (SAC) and the Avon Valley Local Nature Reserve (LNR). It is also within 2km of East Harnham Meadows SSSI.

A preliminary Root Appraisal was submitted with the application, prepared by KP Ecology. The PRA concludes that the property has negligible potential to support roosting bats and no further surveys are required.

The PRA proposes an integrated swift box on the NE elevation of the extension, close to the eaves, as a biodiversity enhancement.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy 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, by reason of the identified harm, is considered to conflict with the aims and objectives of the Wiltshire Core Strategy and the National Planning Policy Framework. The proposal fails to demonstrate compliance with the relevant policies and guidance, and no overriding material considerations have been identified that would justify a departure from the development plan.

Accordingly, the application is recommended for refusal.

RECOMMENDATION: That Planning Permission be REFUSED.

Residential Amenity

The proposed two storey rear extension is sited on the boundary with No 3 Douglas Haig Road. By reason of its scale and siting, the extension would result in an unacceptable impact on the amenity of adjoining residential occupiers through loss of light to existing rear windows adjacent to the boundary and the overbearing effect of the extension on the existing outlook from the rear facing windows.

The development would fail to protect the reasonable living conditions of the neighbouring property and is therefore contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (2015), the guidance contained within Appendix D of the Wiltshire Design Guide SPD, and paragraph 135(f) of the National Planning Policy Framework which requires developments to provide a high standard of amenity for existing and future users.