

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09285
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 WITTENHAM VIEW, AMESBURY, SALISBURY, SP4 7RJ
DEVELOPMENT DESCRIPTION:	Proposed garage conversion and single storey rear infill extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for works to the existing integrated side garage to close up the existing garage door and infill the opening and create a new access door which leads to the garage. Internally, a bedroom is proposed with an en-suite to the rear. A rear infill extension is also proposed. Additional works include works to the garden and the installation of a hot tub.

SITE DESCRIPTION/CONTEXT

The site is located within the settlement boundary of Amesbury which is defined as a Market Town by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP4. The site is located in Flood Zone 1 and not at risk of groundwater or surface water flooding according to the Strategic Flood Risk Assessment. While the application site is situated within the Hampshire River Avon Catchment area this has no impact on the assessment of the nature of the proposed development. The application site is located on the end of the cul de sac of Wittenham View with the highway on the south, and residential dwellings on the north, east, and west.

PLANNING HISTORY

Proposal / Summary
S/1983/1266 - Full planning permission Decision - Approved Date: 17/11/1983 – ERECTION OF GARAGE
S/1984/0866 - Full planning permission Decision - Refused Date: 19/11/1984 – DEEMED APPLICATION - ERECTION OF 116 JOINT DEVELOPMENT LOW COST HOUSES WITH FUTURE GARAGES AND CONSTRUCTION
S/1984/0867 - Full planning permission Decision - Refused Date: 19/11/1984 – DEEMED APPLICATION - ERECTION 121 JOINT DEVELOPMENT LOWCOST HOUSES WITH FUTURE GARAGES AND CONSTRUCTION OF NEW
S/1984/1326 - Full planning permission Decision - Approve with Conditions Date: 24/10/1984 – DEEMED APPLICATION - ERECTION 116 JOINT DEVELOPMENT LOWCOST HOUSES WITH FUTURE GARAGES AND CONSTRUCTION OF
S/77/1052 - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 20/6/1979 – Deemed application – housing development

S/80/0017 - Historic apps 1974 to 1983 Decision - Approve Date: 20/2/1980 – 71 Houses, garages, roadways & landscaping & new access (Stage 1) (Permitted Development rights not removed)
--

S/81/0762 - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 23/7/1982 – Deemed application - 37 dwellings & roadways, landscaping & new access (Stage 2)
--

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 4: Spatial Strategy: Amesbury Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

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

Amesbury Town Council: No Comment.

Highways Officer: Comment. (Details of the consultation response will be discussed in the relevant section below.)

REPRESENTATIONS

Comments from the direct neighbour were made on this application. The comments were regarding the existing under ground drains being 50 years old and potentially not being able to cope with a hot tub and rainwater from the proposed development. Additional comments were regarding parking issues on the cul de sac arising from builders' trucks.

The highways issues will be discussed in the relevant section below. While the drainage points indicated by the neighbour are noted, a proposed hot tub for private residential use at the rear garden of an existing dwelling does not need planning permission. Additionally, the concern about new development which in this scenario is an infill rear extension putting pressure on rainwater is noted. However, as the proposed additional roof is approximately 5.6 square metres this is minimal. Notwithstanding planning permission, the proposed development would potentially require separate building control approval which would potentially include drainage calculations.

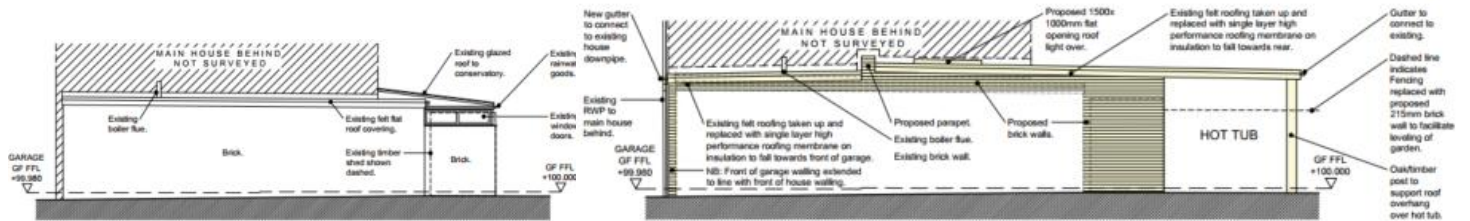
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

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.

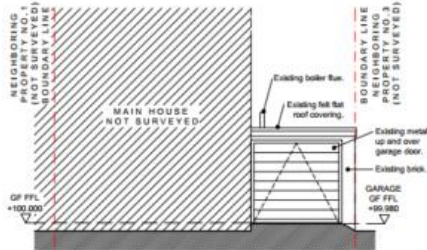
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

[illegible]

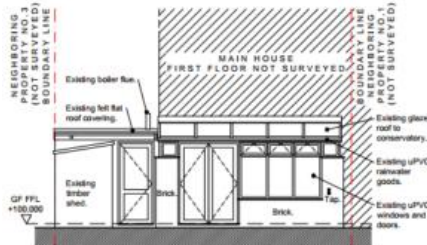
In addition to this, the application also includes the installation of a hot tub in the rear garden with an oak/timber post to support the roof overhang area over the hot tub. The existing timber fences are proposed to be replaced with a 215mm brick wall measuring approximately 1.8 metres in height.



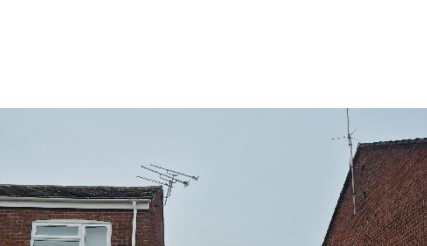
Existing South East Elevation
1:50 @ A1 (1:100 @ A3)



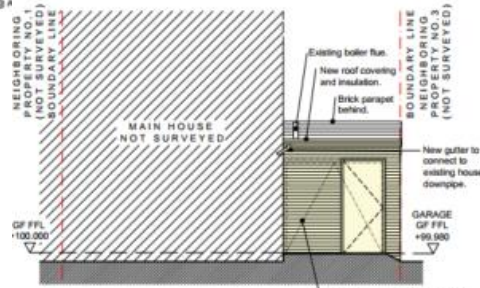
Existing South West Elevation
1:50 @ A1 (1:100 @ A3)



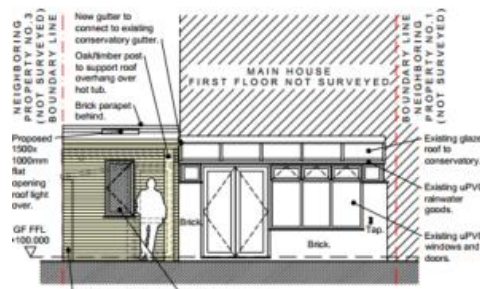
Existing North East Elevation
1:50 @ A1 (1:100 @ A3)



Proposed S
1:50 @ A1 (1:100 @ A3)



Proposed South West Elevation
1:50 @ A1 (1:100 @ A3)



Proposed North East Elevation
1:50 @ A1 (1:100 @ A3)





The infill extension proposes to use brick to match existing. The massing of the infill extension proposes to erect a flat roof parapet roof with an additional height of approximately 0.5 metres thus bringing the single storey garage to be approximately 3 metres in height. Externally, the proposed changes are minimal in scale and would not detract from the context of the area. Changes to the garage door to have a door could be considered permitted development. To the rear, the infill extension is minimal in scale, the existing rear garden amenity is retained. Overall, the proposed changes are subservient to the host dwelling.

With regards to the internal works, the agent has confirmed that:

The bedroom is proposed as a bedroom for the host dwelling for when family come to stay. The proposed use of the existing garage is for storage only and to house the services for the house (boiler/HW tank Etc). The up and over door is being replaced with a personnel door to create more wall storage as required internally.

In regards to the internal room situation, we have run this by John Pamer of Owl Building Control before finalising the plans and submitting for planning. Building Control are happy with the layout in terms of building regulations providing the following mitigation measures are provided:-

- *Addition of interlinked smoke detectors. Note there is no interlinked detection as existing.*
- *Emergency egress window to the ensuite.*
- *Fire doors to the Conservatory and Ensuite.*
- *Localised mechanical ventilation/extract to Bedroom. Natural light from rooflight.*

Internally, on the ground floor, an internal room labelled office/store exists in the host dwelling. While the proposed application creates an internal room, as noted by the agents, building control issues have been taken into account. This would be a separate application and lies outside of planning permission.

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.

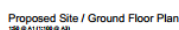
The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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.

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

The host dwelling is an existing three-bedroom dwelling with a front garage. The application proposes to remove the up and over door of the existing garage and use the space as storage. It also proposes to create an additional bedroom taking the dwelling to be a 4-bedroom dwelling. The highways officer requested a parking plan to demonstrate how 3 parking spaces can be accommodated within the site. After the site plan was submitted, the highways officer noted: *I note that the site frontage cannot accommodate 3 standard sized car parking spaces but it seems as though the site has been used to park 3 cars previously and although not ideal or to standards, three vehicles can be accommodated on the site frontage. The road to the front of the site is not public highway.*

Additionally, the neighbouring dwelling raised concerns about parking while construction work is going on. While these concerns are noted, the builder's trucks will be temporary during construction works taking place which is not anticipated to be lengthy due to the minimal nature of the required works.



Proposed Site / Ground Floor Plan

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 and documents:

Location Plan Drawing No. 25-1069-LOC1 Received: 26 November 2025

Proposed Plans and Elevations Drawing No. 25-1069-201 Rev A Received: 16 January 2026

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 and in the submitted documents.

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