

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                          |                                                                                    |
|--------------------------|------------------------------------------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2025/08338                                                                      |
| APPLICATION TYPE:        | Householder planning permission                                                    |
| SITE ADDRESS:            | The Chalet, Porton Road, Boscombe Down,<br>Amesbury, Salisbury, SP4 7LL            |
| DEVELOPMENT DESCRIPTION: | 1.5 Storey Front & Side Extension, Dormer Roof<br>Extension & External Remodelling |
| RECOMMENDATION:          | <b>That Planning Permission be GRANTED</b>                                         |

## PROPOSAL

The proposal seeks planning permission for a 1.5 storey front and side extension with a dormer roof extension and external remodelling to an existing detached dwelling.

## SITE DESCRIPTION/CONTEXT

The site comprises a single storey detached dwelling 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 site is located adjacent to the highway on the west and is bordered by residential dwellings on the north, south and east.



## PLANNING HISTORY

| Reference   | Proposal / Summary                                                                                                                                | Decision                |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| S/1999/1632 | FROM DWELLING TO A VETERINARY SURGERY                                                                                                             | Approve with Conditions |
| S/2005/1450 | RESIDENTIAL REDEVELOPMENT BY THE ERECTION OF 30 FLATS (10 X 1 BEDROOM & 20 X 2 BEDROOM) (DETAILED APPROVAL SOUGHT FOR SITING AND MEANS OF ACCESS) | Refused                 |

## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy: Amesbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 69: Protection of the River Avon SAC

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.

## REPRESENTATIONS

2 letters of objections were received from the neighbours adjacent to the application site. The full details of the concerns raised can be found on the public portal. A summary of their concerns is as follows:

- Level of noise during construction (located next to a busy road with people working from home), previous works completed during unsociable hours and concerned about this development, noise arising from construction with neighbour sleeping during the day
- Traffic disturbance during construction (Parking of work vans and deliveries)
- Length of time of the construction works

- Rubbish and rubble currently left outside the property for a few after some previous works
- Impact of the extension on privacy of all houses opposite

The application for extension works to a residential dwelling in an established residential area is a common occurrence. While it is noted that some neighbouring residents work from home and some on shift work sleep during the day, unfortunately noise issues arising from construction is not enough to warrant a refusal for extensions on existing residential dwellings within an established residential location and settlement boundary such as this. With regards to noise during construction, according to Wiltshire Council's Environmental protection noise nuisance website, noisy construction site activities are normally suggested to be undertaken Monday to Friday 8am to 6pm and Saturday 8am to 1pm with no working on Sundays and Bank holidays. This does not prevent quiet activities such as painting happening outside these hours. Alongside noise, the environment protection team would also deal with adverse construction rubbish left outside of the application site.

If you are being affected by construction noise, we would suggest that you try and contact the person responsible to let them know it's causing an issue. If this fails, contact the council accordingly and as noted on the relevant page on the website. If necessary, a notice may be served to limit the hours of operation.

With regards to parking issues, the application site benefits from having an existing front driveway with parking located within the application site. Vehicular issues during construction works are temporary and could not be considered as an issue to warrant a refusal of planning permission.

The impact of the extension works to the privacy of the neighbouring dwellings will be discussed in the relevant section below.

## **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 application proposes a 1.5 storey side and front extension to the existing 2-bedroom bungalow. The proposed works create a three-bedroom 1.5 storey dwelling. To facilitate the extensions, parts of the host dwelling would need to be demolished and broken through. The site visit showed that some demolition work might have taken place prior to this planning permission as there was rubble and building material to the front of the host dwelling. Some demolition works to non-listed buildings can be done prior to receiving planning permission. No excavation or new construction was seen during the site visit.

The existing host dwelling has a principal half hipped roof with a pitched front gable. The proposed application on the other hand proposes two 1.5 storey gables to the front of the host dwelling. The principal roof is a half-hipped roof extended to the side but being the same ridge

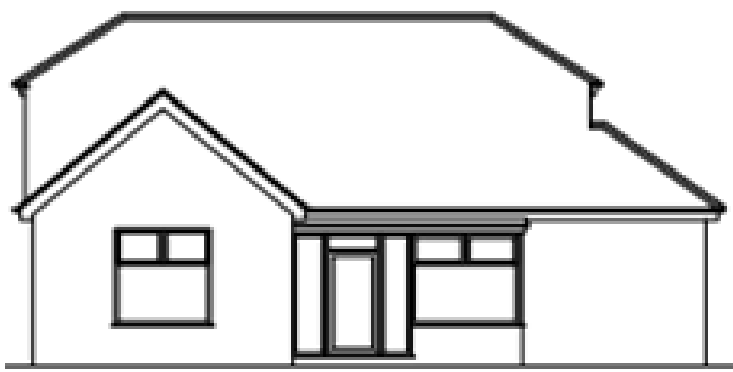
The host dwelling is located adjacent to two detached bungalows. However, the application does not propose to increase the ridge height of the host dwelling. The scale of the extension and proposed works are substantial and drastically alter the existing host dwelling. However, there is no overarching design characteristic in the surrounding area that the proposed works would detrimentally impact. The application site is substantially sized enough to be able to accommodate the proposed extensions to site sympathetically within the plot while still maintaining suitable distances from the adjacent dwellings and retaining a front garden and existing driveway parking and access.

The image displays two architectural floor plans for a house, labeled 'GROUND FLOOR' and 'FIRST FLOOR'.

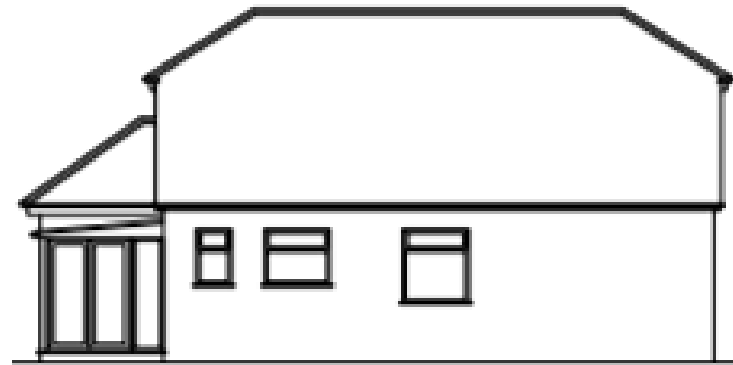
**GROUND FLOOR:** This plan shows a layout with a front porch leading into an entrance hall (ENT. HALL) with stairs. To the left is a lounge area with a fireplace and a snug. The central part of the house contains a dining area (DINING) and a kitchen (KITCHEN) with a utility room (UTILITY) and a bathroom (BATH) nearby. A rear porch is also shown. Dimensions are provided in millimeters along the walls and within rooms.

**FIRST FLOOR:** This plan shows three bedrooms (BED 1, BED 2, BED 3), a bathroom (BATH), and a landing area. The bedrooms are located at the front and sides, while the bathroom and landing are centrally located. Dimensions are provided in millimeters along the walls and within rooms.





FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)



REAR ELEVATION (EAST)

### 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 application proposes a 1.5 storey front and side extension and a dormer extension to the rear of the host dwelling. The location of the proposed front and side extension is located on the southern side and therefore it is not considered that any over shadowing/ loss of light or overbearing will occur to the neighbouring dwellings. The proposed extensions do not propose an increase in height to the existing host dwelling.

In terms of overlooking, the application does not propose any side windows on the first floor. A condition has been included in the recommendation notice to ensure that no first-floor side windows would be installed under permitted development as these have the potential to create overlooking. The application proposes two windows on the first floor; these face the public highway and the front driveway of the application site. These proposed windows also face the neighbouring dwelling across the street located approximately 24 metres away. However, it is not considered that any overlooking will be generated from the proposed first floor front windows to the neighbouring dwellings across the road that would warrant a refusal due to the windows being across from the public highway with public vantage points to the neighbouring

dwelling being closer than the proposed windows of this application site. Additionally, the proposed ground floor windows are not considered to pose any overlooking due to the existing boundary treatment between the host dwelling and the neighbouring dwellings.

Lastly, the application proposes a rear dormer extension with four windows on the first floor. Two of the windows serve bathrooms with the two other windows serving a bedroom. These windows face the neighbouring dwelling to the rear. The neighbouring dwellings are single storey mobile homes part of a wider mobile home development. The mobile homes located to the rear of the application site does not have any windows facing the host dwelling. While there are no windows facing the host dwelling from the mobile homes, it is noted that there is a potential for overlooking generated from the proposed windows to the amenity space of the neighbouring dwellings. However, the application site and the mobile home development has an existing established tight knit relationship with each other and is located within an established built up area. Nonetheless, the two-bathroom windows will be conditioned to be obscure glazed and the permitted development rights to install side elevation windows will be removed as part of the recommendation.

The neighbouring dwellings have noted that there is rubbish, and rubble currently left outside the property for some time after some previous works. During the site visit, the case officer has seen the rubble located to the front of the property this is solely within the ownership and red line boundary of the application site. Construction works are considered to be temporary in nature. Nonetheless, if any rubbish and rubble persists, complaints could be directed to the appropriate avenue.

The proposal therefore accords with 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.

The existing dwelling is an existing bungalow with 2 bedrooms. The proposed application proposes to turn the dwelling into a 3-bedroom dwelling. In accordance with Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy 2- and 3-bedroom dwellings require a minimum of 2 car parking spaces. The proposed works do not require any additional parking spaces to be provided; the existing front driveway remains as existing and allows for ample parking within the application site. The existing driveway to the side of the host dwelling for turning is retained as existing.

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. As there is ample space within the front driveway of the application site, it is possible for builder's vans to park within the application site.

Therefore, it is considered that the proposed development would not result in any adverse impact on 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.

### 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:

Location Plan Drawing Reference: 25043 200 Received: 27 October 2025

Proposed Floor Plans Drawing Reference: 25043 201 Received: 27 October 2025

Proposed Elevations Drawing Reference: 25043 210 Received: 27 October 2025

Proposed Site Plan Drawing Reference: 25043 220 Received: 27 October 2025

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.

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

REASON: In the interests of residential amenity and privacy.

5. Before the development permitted is first brought into use the two windows which serve the proposed bathrooms in the rear (East) elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.