

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08931
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	38 Balmoral Road, Salisbury, SP1 3PX
DEVELOPMENT DESCRIPTION:	Proposed two storey extension, alterations and widening of vehicle access to provide onsite parking
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two storey rear extension on the south east facing elevation. At ground floor level the development will facilitate the creation of an open plan kitchen and dining area. At first floor level it will provide an additional bedroom and enable internal reconfiguration to accommodate 2 ensuite bathrooms. Two additional windows are proposed, one within each side elevation, to serve the newly created ensuite bathrooms.

SITE DESCRIPTION/CONTEXT

38 Balmoral Road comprises a detached dwelling with off street parking. Residential properties lie to the north and south of the site, with no neighbouring property to the east beyond the end of the large, steeply sloping rear garden, which leads towards Castle Hill Country Park. In accordance with Core Policies 1, 2 and 20 of the Wiltshire Core Strategy, the site lies within the Principal Settlement of the Salisbury Community Area. Balmoral Road is an unclassified road within a well established residential area, predominantly comprising detached dwellings. Some of which have had planning permission granted in recent years for two storey extensions like the one sought in this application, notably neighbouring no.36.

PLANNING HISTORY

36 Balmoral Road - PL/2025/04929 - Ground Floor Extension to Front plus a Two Storey Extension to Rear and Internal alterations - APPROVED

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
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury Neighbourhood Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026 Car Park Strategy

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Salisbury City Council: No comment – with the following text received:

‘SCC has no comment.’

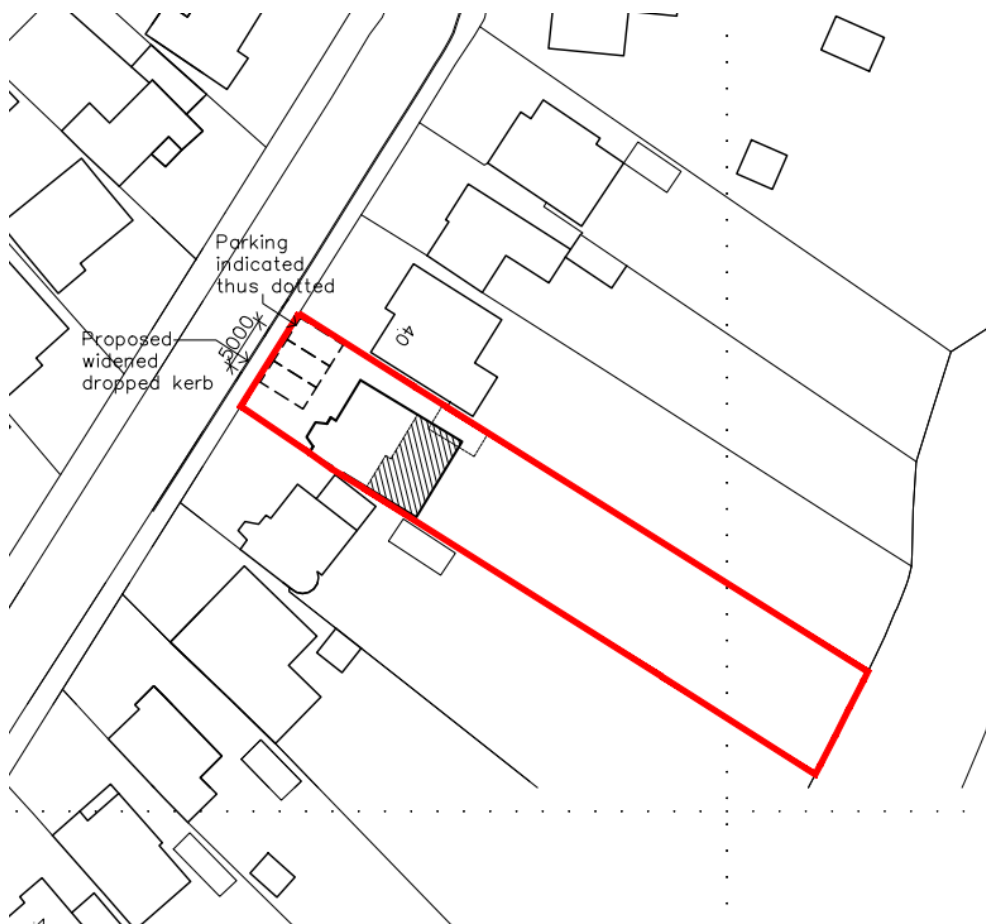
WC Highways: No objection subject to condition – with the following text received:

‘I refer to the above planning application to which no highway objection is raised, subject to the following conditions being attached to any planning permission granted:’

Two highways’ conditions and one information were suggested. These have been added to the decision notice.

REPRESENTATIONS

No comments were received.



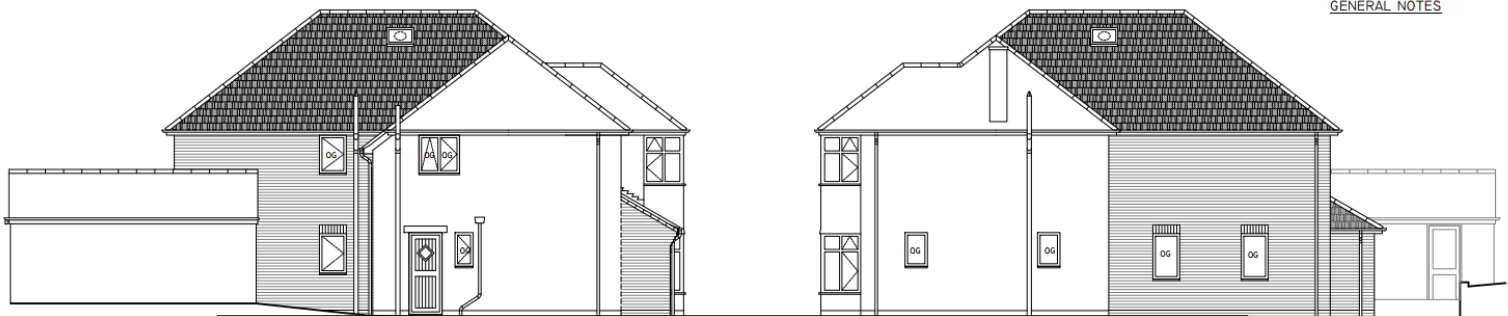
ASSESSMENT

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.

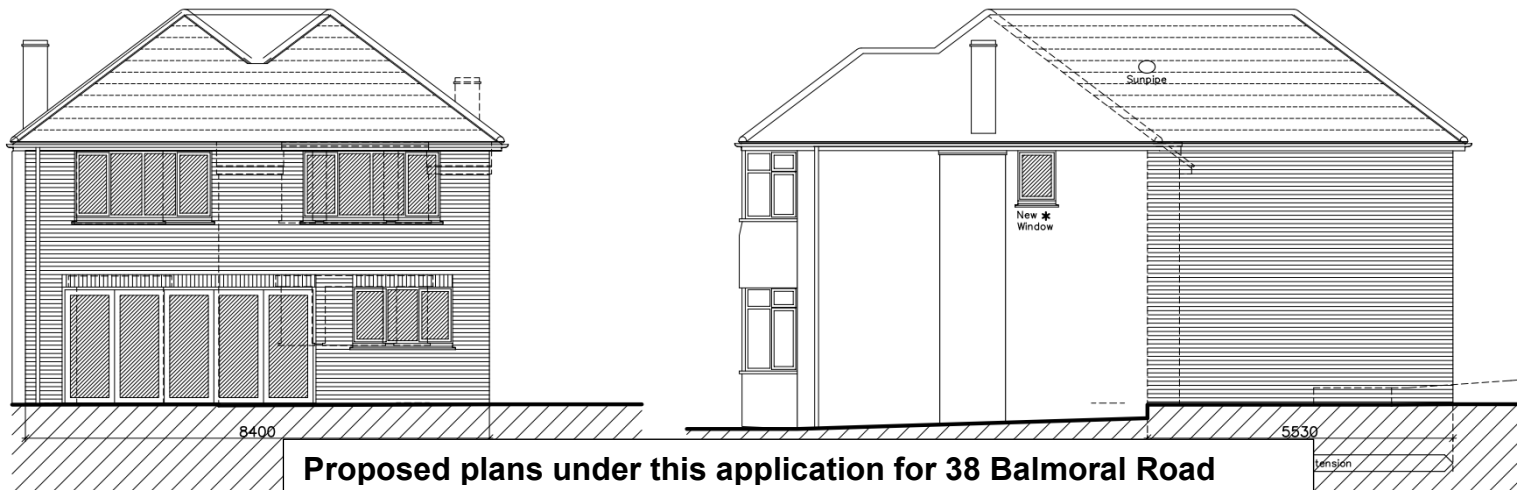
SCALING FOR REFERENCE ONLY, WRI
GENERAL NOTES



Similar extension at number 36 Balmoral Road approved in 2025

SIDE ELEVATION A

SIDE ELEVATION B

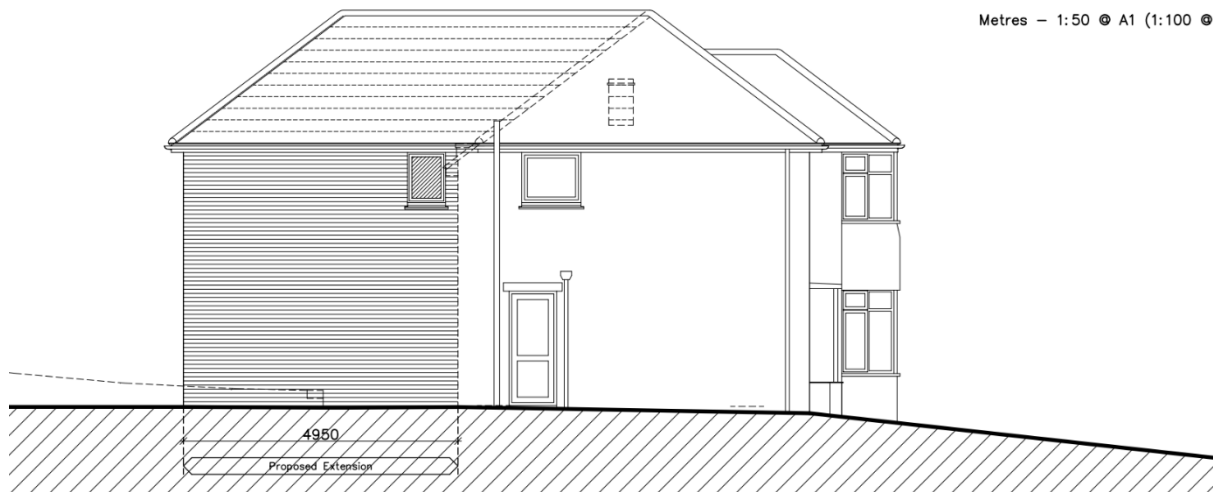


Proposed plans under this application for 38 Balmoral Road

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

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

Metres - 1:50 @ A1 (1:100 @ A3)



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

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 extension is located to the rear of the property and will therefore have limited, if any, visibility from the public realm along Balmoral Road. A mature line of trees at the end of the rear gardens along Balmoral Road further reduces the likelihood of views of the extension from Castle Hill Country Park. As a result, the potential for the development to have an adverse impact on the character of the area or the street scene is very low.

The proposed roof will read visually as a continuation of the existing dwelling when viewed from both side elevations, with ridge height and eaves levels matching those of the existing property. This ensures the extension does not appear dominant but instead presents as a seamless addition to the dwelling. Whilst the proposal results in an increase in the building footprint, the original dwelling will continue to comprise the majority of the overall footprint, maintaining the extension as subordinate to the host property.

The proposed fenestration is considered proportionate from a design perspective, with the majority of openings located on the rear south east facing elevation. First floor windows follow the established pattern of the existing dwelling, with the exception of the two additional side elevation windows. At ground floor level, the inclusion of a three panel window and bi fold doors is considered typical and appropriate for a rear extension of this scale and nature.

Appropriate material choices are proposed throughout. Facing brickwork will match the existing dwelling, with doors and windows finished in UPVC or aluminium. Roof tiles, fascias, soffits and rainwater goods will match those of the existing property, ensuring a cohesive appearance.

Overall, the scale, design, roof form, fenestration and materials of the proposed extension are considered appropriate to the host dwelling and its setting. Given its limited visibility and non-dominant relationship to the existing property, the development would preserve the character and appearance of the area and is therefore acceptable in design terms. 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.

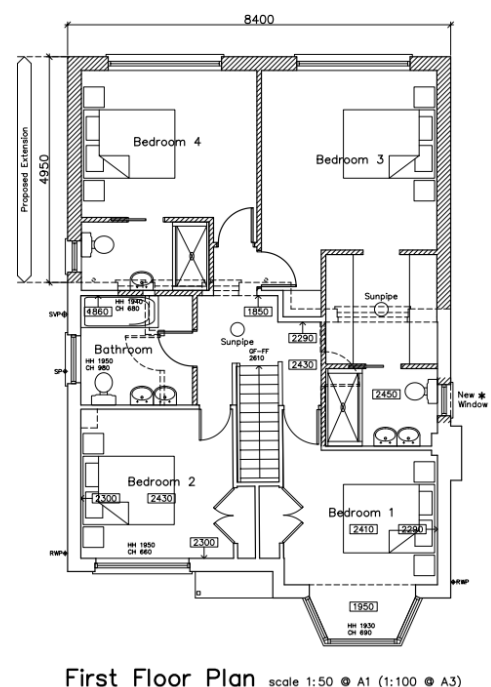
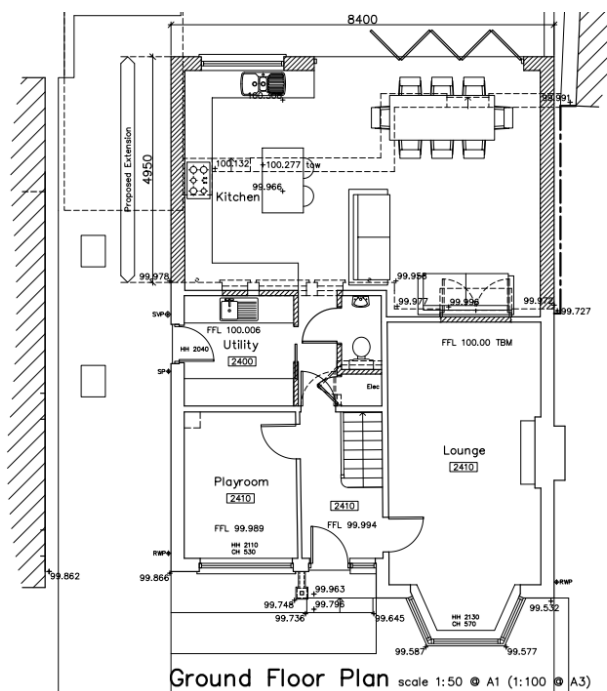
The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The application site is bordered by a neighbouring residential property to the north at No. 40 Balmoral Road. As the path of the sun moves from east to west, some degree of overshadowing to No. 40 may occur. However, this is not considered to result in an unacceptable impact on residential amenity. The south facing side elevation windows at No. 40 are small in scale, are not thought to serve habitable rooms and are located adjacent to the existing dwelling, where a level of overshadowing is already experienced. In addition, the existing garage along the shared boundary between Nos. 38 and 40 is to be removed, which will reduce an existing source of bulk, dominance and overshadowing. The proposed extension will not extend beyond the width of the existing dwelling, ensuring the separation distance between the properties is retained.

First floor windows within the rear elevation of the proposed extension will provide views towards the rear gardens of neighbouring properties. However, these views would be comparable to those resulting from the existing rear elevation windows and reflect an established relationship between neighbouring dwellings within this residential area. Such levels of overlooking are therefore considered typical and acceptable in this context.

Side elevation windows are limited to those necessary to serve the functional requirements of the dwelling at No. 38. Two first floor windows are proposed, one within each side elevation, serving the newly created ensuite bathrooms. These windows are conditioned to be obscure glazed to a minimum of obscurity level 5, ensuring that no material loss of privacy or overlooking would occur while allowing the ensuite facilities to function effectively. It should also be noted that properties along this stretch of Balmoral Road feature similar side elevation windows of varying size. To further safeguard neighbouring amenity permitted development rights have been removed for windows, doors and openings above ground floor ceiling level of the extension permitted.

Overall, the proposed extension is not considered to result in significant harm to the amenity of neighbouring occupiers in terms of overshadowing, dominance or loss of privacy. With appropriate separation distances maintained and the use of obscure glazing secured by condition, the development is acceptable in residential amenity terms. 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 proposed extension would increase the dwelling from 3 bedrooms to 4 bedrooms. In accordance with the Wiltshire Car Parking Strategy, the development is therefore required to provide 3 onsite parking spaces. The submitted site plan demonstrates the provision of 3 parking spaces within the front of the property. Wiltshire Council Highways raised no objection to the proposal, subject to conditions relating to the surfacing of the driveway and the management of surface water runoff. Both conditions are included as part of this permission.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is 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.

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 and block plan – date received: 11/11/2025
- Application form – date received: 11/11/2025
- Proposed floor and roof plans – (ref: 25/0446/101) – date received: 11/11/2025
- Proposed elevations – (ref: 25/0446/102) – date received: 11/11/2025

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.

4. 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 side first floor elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. Before the development hereby permitted is first brought into use the windows in the first floor of the northeast and southwest elevations serving the ensuite bathrooms of bedroom 4 and 3 respectively 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.

6. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

7. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

8. No part of the development hereby permitted shall be first brought into use until the access & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

Informative

Vehicle access

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.