

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08691
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	14 Anne Crescent, Durrington, Salisbury, SP4 8DZ
DEVELOPMENT DESCRIPTION:	Proposed rear single-storey flat roof extension and front porch
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey flat roof rear extension on the east facing elevation and a sloped roof front porch on the west facing front elevation.

SITE DESCRIPTION/CONTEXT

The site is a semi-detached dwellinghouse set back from the road in an established residential area. The site is within the settlement of Durrington forming part of the Market Town of Amesbury as defined by Core Policies 1,2 and 4 of Wiltshire Core Strategy.



The site - 14 Anne Crescent

PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: 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

CONSULTATION RESPONSES

Durrington Town Council: No comment was received.

REPRESENTATIONS

An objection was received from a next-door neighbour citing concerns over a loss of light and overshadowing resulting from the proposed rear extension. The representation raised specific concern over a loss of light/overshadowing to the back door, kitchen, rear garden, rear bedroom and bathroom. A request was also made that light readings be taken from the ground floor of the dwelling and garden area.

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 only aspect of the proposal that will be prominent from the public realm will be the front porch, as views of the rear extension will be largely obscured by the existing dwelling. The front porch will be modest in scale, projecting 1.5 metres from the front elevation, with a maximum height of 3.75 metres and a width of 2.85 metres. Its size and form are typical of a

front porch serving a residential dwelling and it will not result in harm to the character or appearance of the area. The proposed materials, including render to the walls and roof tiles to match the existing dwelling, will ensure a coherent appearance.

The rear extension will be of a design and scale that remains subservient to the host dwelling, with the flat roof set below the level of the first floor windows. The extension will include bifold doors and a single roof lantern, which will project slightly above the flat roof in a manner typical of a single storey rear extension. The use of pebbledash render to match the existing dwelling will maintain a consistent visual appearance and will not adversely affect the character of the property.

Overall, the proposal is considered to be an appropriate form of development that would preserve the character and appearance of the dwelling and surrounding area. 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 proposed front porch will not result in any adverse impact on neighbouring amenity, given its modest size, scale and separation from nearby dwellings. It will also not adversely affect the living conditions of the occupiers of number 14 or any neighbouring dwellings. The rear extension, by virtue of its flat roof design and modest height, width and footprint, presents a low potential for amenity impacts. There are no immediate neighbouring properties to the east at the rear of the site and therefore no amenity impacts arise in this direction.

Overlooking concerns do not arise, as the only windows associated with the rear extension will face east, where there are no immediate neighbouring properties. No windows or other openings are proposed on the north or south elevations of the extension and therefore there will be no opportunity for overlooking of adjacent dwellings. To further safeguard residential amenity, a condition has been imposed removing permitted development rights for the insertion of windows, doors or other openings in the side elevations of the rear extension.

To the south lies number 16, which forms the other half of the semi-detached dwelling and is set at the same level as the application site. Given that the sun travels from east to west and that number 16 is located to the south of the proposed extension, no overshadowing will occur. There will also be no overbearing impact or loss of light to number 16, having regard to the modest 3 metre height and flat roof form of the extension. No representations were received from the occupants of this property and no amenity concerns arise.

The occupiers of number 12, located to the north of the site, were notified of the proposal and raised an objection citing concerns relating to loss of light and overshadowing to both the ground floor and first floor of their property as a result of the proposed rear extension.

Whilst number 12 lies to the north of the site and some shadowing will occur at certain times of day due to the sun's path, this will not result in significant overshadowing. A separation distance of approximately 6 metres currently exists between numbers 14 and 12 and this arrangement will remain unchanged, as the extension does not project sideways. This, together with the single storey nature of the extension, ensures that no adverse loss of light or overbearing impact will arise. The slight difference in ground levels between the two properties has been acknowledged and taken into account but is not of a magnitude that would result in harm to residential amenity.

In response to the specific points raised in the objection, the extension will not block light to the rear door or kitchen of number 12 nor will it materially reduce the ability to use or enjoy the garden. No amenity concerns arise in respect of the first floor rear bedroom or bathroom of number 12, as the modest height of the extension and the degree of separation ensure that adequate levels of light will be retained.

It is also noted that the application site benefits from permitted development rights, which would allow for a rear extension of up to 3 metres in depth and up to 4 metres in height without the need for planning permission. While the proposed extension projects 5 metres from the rear wall, it has a maximum height of 3 metres. In this context, the additional projection beyond what could be achieved under permitted development would not result in a materially greater impact in terms of overshadowing or loss of light and does not constitute a reason for refusal.

The request for light readings to be taken from the neighbouring property and garden is not considered reasonable for a domestic proposal of this nature. A site visit was undertaken by the case officer, allowing for an informed assessment of the relationship between the properties and the likely amenity impacts.

In summary, the proposed development will not result in unacceptable impacts on the living conditions of neighbouring occupiers in terms of loss of light, overshadowing or overbearing impact. The concerns raised have been carefully considered and it is concluded that the proposal would preserve an acceptable standard of residential amenity. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 or the amenities of neighbouring occupiers.

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:

- Application form – received: 07/11/2025
- Location plan – received: 30/10/2025
- Existing and proposed floor plans – received: 30/10/2025
- Site plans, roof plan and side elevation – received: 30/10/2025
- Existing and proposed elevations – received: 30/10/2025

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 elevations of the rear extension hereby permitted.

REASON: In the interests of residential amenity and privacy