

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08974
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Coopers Close, Amesbury, Salisbury, SP4 7QN
DEVELOPMENT DESCRIPTION:	Demolish existing conservatory and build new single storey garden room to rear of property
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension with pitched roof on the south facing elevation. This will replace the existing conservatory.

SITE DESCRIPTION/CONTEXT

The site comprises a detached bungalow which was granted planning permission under application ref. S/1998/1360 as part of a development of 5 detached bungalows forming Coopers Close. The site lies within the Market Town of Amesbury, as defined by Core Policies 1, 2 and 4 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/2008/1941 - Full planning permission Decision - Approve with Conditions Date: 12/1/2009 – CONSERVATORY TO REAR OF PROPERTY
S/1998/1360 - Full planning permission Decision - Approve with Conditions Date: 25/5/1999 – DEVELOPMENT OF FIVE DETACHED BUNGALOWS AND CONSTRUCTION OF VEHICULAR ACCESS

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

Amesbury Town Council: Support – with the following text received:

‘Amesbury Town Council support this application’

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.

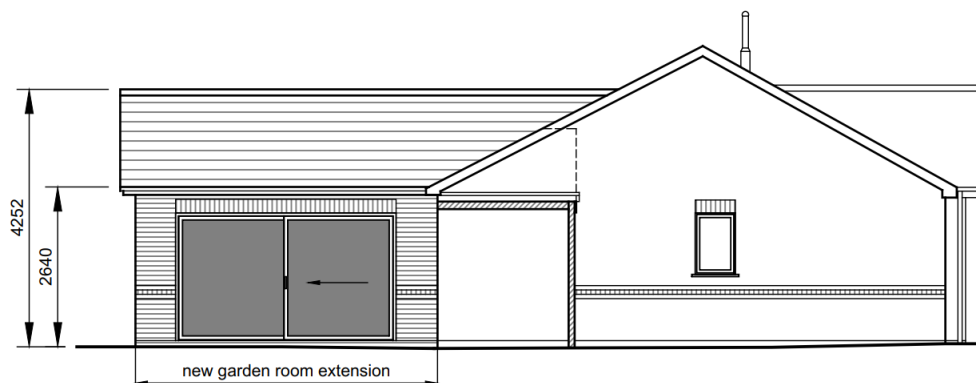
Design and impact upon the character and context of the area

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.

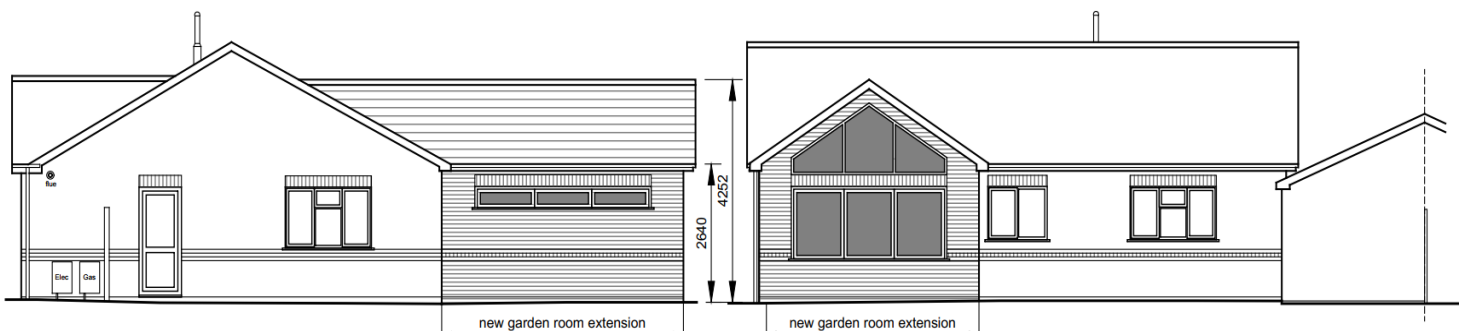
The design intention is to provide a durable extension to the bungalow that is more closely aligned with the form and materials of the existing dwelling. The proposal seeks to integrate more successfully with the bungalow than the existing uPVC conservatory, resulting in a more cohesive and unified appearance. Its positioning at the rear of the property means the extension is not visible from the public realm.

The proposed extension, while resulting in an increase in the footprint of this small bungalow, represents a modest addition when compared to the existing dwelling. The eaves will align with those of the existing bungalow and the ridge height of the pitched roof will sit below that of the main dwelling, ensuring the extension remains subordinate in form and appearance and reads as a seamless addition rather than a dominant feature. The extension will not increase the lateral footprint of the dwelling. The development will be constructed using multi buff and brown facing brick to match the existing bungalow, with a grey slate roof and black rainwater goods to match the existing finishes.

Overall, the scale, siting and design of the extension will respect the proportions and appearance of the existing dwelling and will not result in harm to its character. 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.



Proposed East Elevation
(Scale 1:100)



Proposed West Elevation
(Scale 1:100)

Proposed South Elevation
(Scale 1:100)

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 is single storey in nature and, as such, the potential for adverse impacts on neighbouring residential amenity is limited. Its modest height ensures that it will not appear overbearing, particularly when having regard to the separation distance to the neighbouring property at No. 49 Kitchener Close. This is further mitigated by the fact that the extension will not project laterally beyond the existing side elevation of the dwelling.

The extension is located on the south facing elevation of the bungalow and, given the orientation of the site and the path of the sun, it will not result in harmful overshadowing to neighbouring properties.

In terms of overlooking, while the proposal includes a relatively high level of fenestration to facilitate its use as a garden room, the single storey form of the extension ensures that unacceptable overlooking will not arise. The most sensitive elevation in this regard is the west facing elevation towards No. 49 Kitchener Close, however the openings on this elevation are limited to 3 small horizontal slit windows which would not introduce new or undue overlooking, even in the absence of the existing boundary treatment.

Overall, the proposal will not result in harm to the living conditions of neighbouring occupiers and is therefore considered to be acceptable in 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.

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: 11/11/2025
- Site block plan – (ref: 25019 / P002) – received: 11/11/2025
- Proposed floor plans and elevations – (ref: 25019 / P100) – received: 11/11/2025
- Site location plan – (ref: 25019 / P001) – 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.