

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09357
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Suncroft, Springfield Road, Mere, Warminster, BA12 6EW
DEVELOPMENT DESCRIPTION:	Single storey rear extension following removal of existing conservatory
RECOMMENDATION:	That Planning Permission be GRANTED

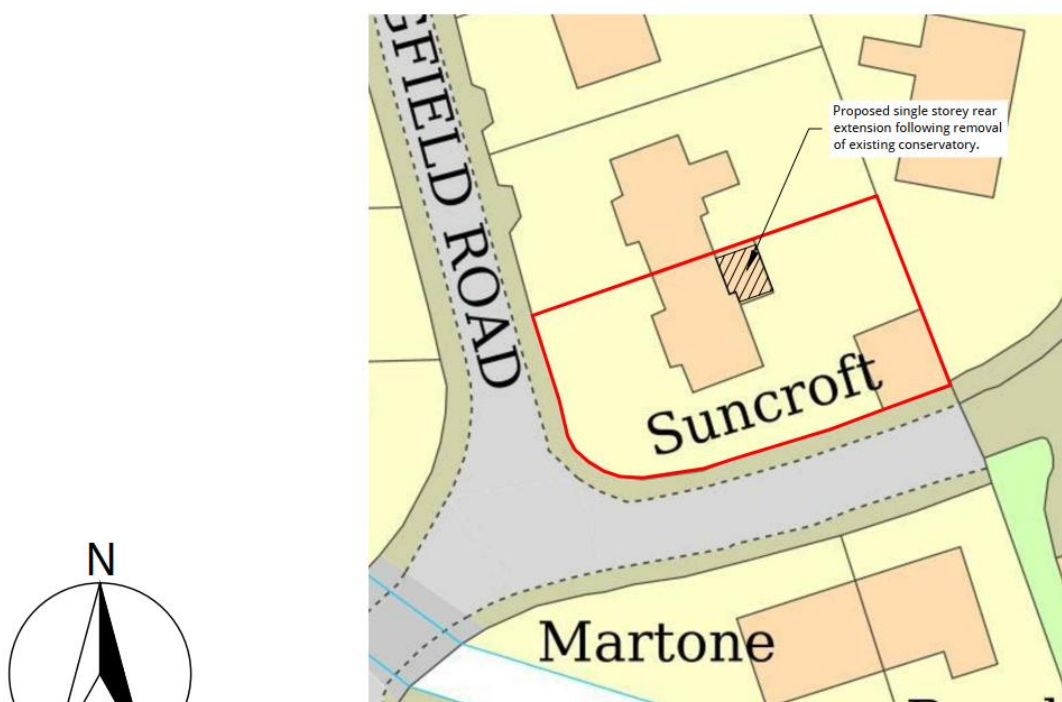
PROPOSAL

The proposal seeks planning permission for a single storey rear extension on the east facing elevation. The extension will provide a study area with a connection to the lounge and will replace the existing conservatory.

SITE DESCRIPTION/CONTEXT

The site comprises a semi-detached dwelling within an established residential area of Mere. Mere Primary School lies to the rear of the site, with residential properties at Downmead to the north and Beech Lee to the south, located on the opposite side of the road leading to the school entrance. The site lies within the Local Service Centre of Mere as defined by Core Policies 1, 2 and 17 of the Wiltshire Core Strategy.

Planning permission was granted in 2020 for a larger single storey rear extension and extensions to the front and rear dormer windows. The plans submitted with the current application indicate that no part of this earlier consent was implemented.



Block Plan 1:500

PLANNING HISTORY

Proposal / Summary
S/1991/0989 - Full planning permission Decision - Approve with Conditions Date: 26/7/1991 – DEMOLITION OF EXISTING PORCH AND CONSTRUCTION OF NEW PORCH
20/06509/FUL - Full planning permission Decision - Approve with Conditions Date: 9/10/2020 – Demolish existing conservatory and replace with single storey rear extension. Extension of existing dormer windows to the front and rear of property.
19/03026/FUL - Full planning permission Decision - Approve with Conditions Date: 15/5/2019 – Extension and alterations

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 17: Mere 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

Mere Parish Council: Support

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.

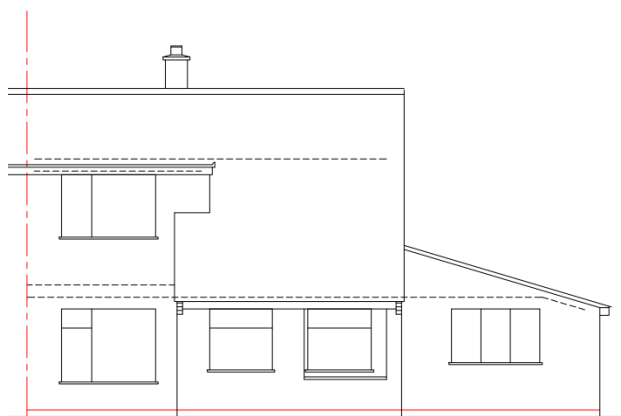
Design and impact upon the character and context of the area

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.

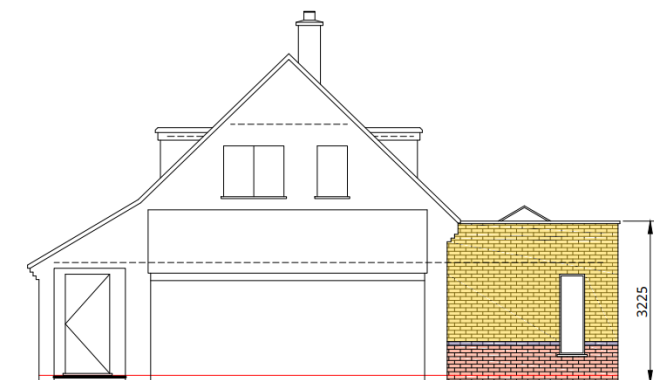
Proposed extension not visible from the front west facing elevation but likely to be partially visible from south facing side elevation meaning a low impact on the character of the immediate area.

The proposal will replace an existing brown painted conservatory, which makes a limited contribution to the visual appearance of the dwelling, with the proposed single storey rear extension constructed in brick. The extension will incorporate three colours of facing brickwork, each matching the materials of the main dwelling at the corresponding levels. The eaves height will match that of the existing dwelling at 3.25 metres, and the extension will project 4 metres from the rear elevation. By reason of its scale, proportions and materials, the extension will remain subordinate to the main dwelling and will not result in a dominating form of development.

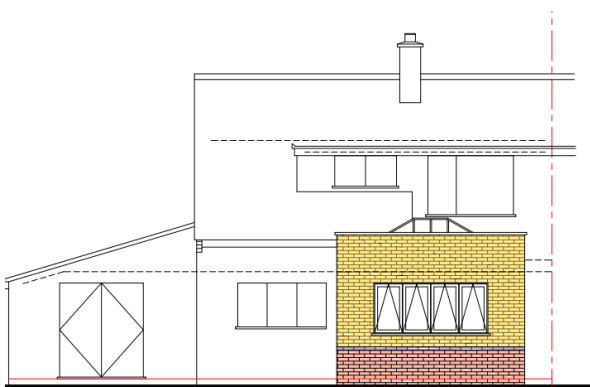
Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



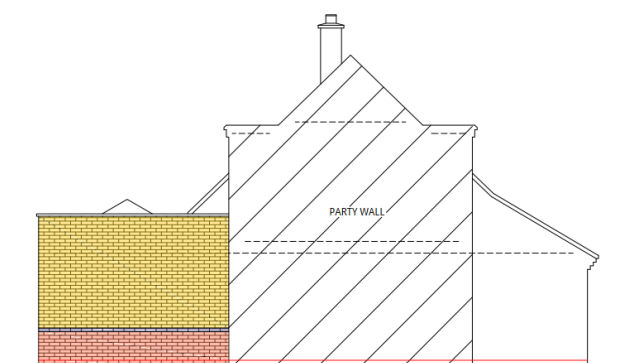
PROPOSED FRONT (WEST) ELEVATION



PROPOSED SIDE (SOUTH) ELEVATION



PROPOSED REAR (EAST) ELEVATION



PROPOSED SIDE (NORTH) ELEVATION

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.

By reason of its single storey form, the proposal will result in a low level of impact on neighbouring amenity. No windows are proposed on the north facing side elevation, which is the most sensitive elevation in terms of potential loss of privacy due to its proximity to the boundary. The east and south elevations will contain proportionately sized windows, however the relationship with surrounding properties is such that no unacceptable loss of privacy will arise.

The adjoining property at Downmead lies to the north of the site. Given the direction of the sun from east to west, some shadow will be cast by the extension at certain times of day. However, due to the single storey nature of the development and its 3.25 metre height, this will not result in adverse overshadowing. It is also noted that the proposed height is only 0.5 metres higher than the existing conservatory.

Overall, the proposal will not result in unacceptable harm to the amenity of neighbouring occupiers. 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:

- Proposed ground floor plan – (ref: 1453/P03) – date received: 27/11/2025
- Proposed elevations – (ref: 1453/P04) – date received: 27/11/2025
- Location and site plan – (ref: 1453/P00) – date received: 27/11/2025

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 approved plans (ref:1453/P04).

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 on the side north elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.