

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09125
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Collyweston, Livery Road, Winterslow, Salisbury, SP5 1RH
DEVELOPMENT DESCRIPTION:	Addition of a single storey glass room located on the rear elevation of the property in the private garden.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension on the east facing elevation, which will provide additional living space.

SITE DESCRIPTION/CONTEXT

The site is a single storey detached bungalow accessed from Livery Road with neighbouring dwellings to the north, east and south. The site is located within the Large Village of Winterslow as per Core Policies 1,2 and 23 of Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
18/09893/FUL - Full planning permission Decision - Approve with Conditions Date: 4/12/2018 – Removal of the existing garage. Front & side extension with associated internal alterations.
S/1987/0460 - Full planning permission Decision - Approve with Conditions Date: 29/4/1987 – ERECTION OF NEW BUNGALOW AND CONSTRUCTION OF NEW ACCESS

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire 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

Winterslow Parish Council: No objection – with the following text received:

'Winterslow Parish Council has no objections to the 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."

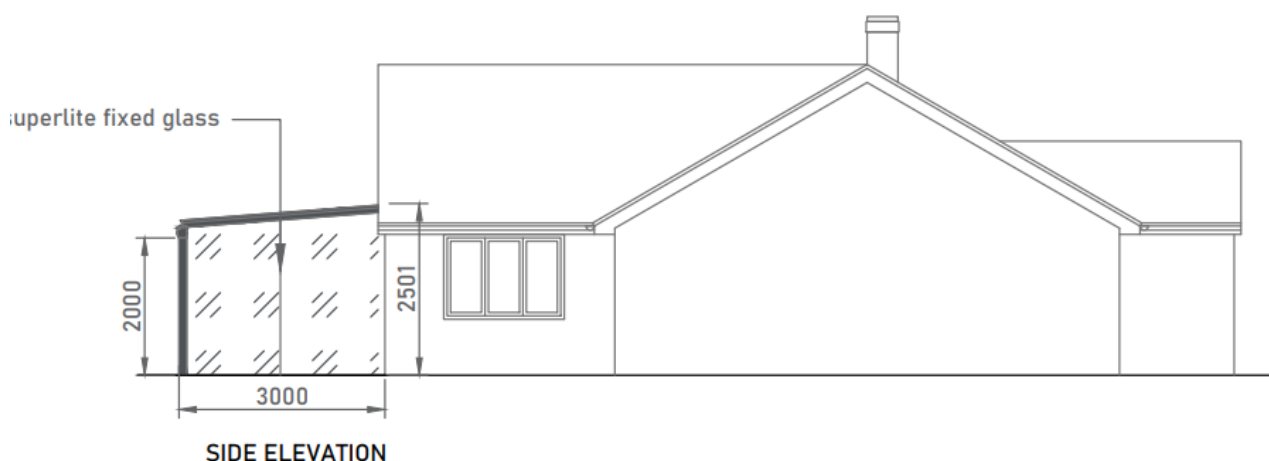
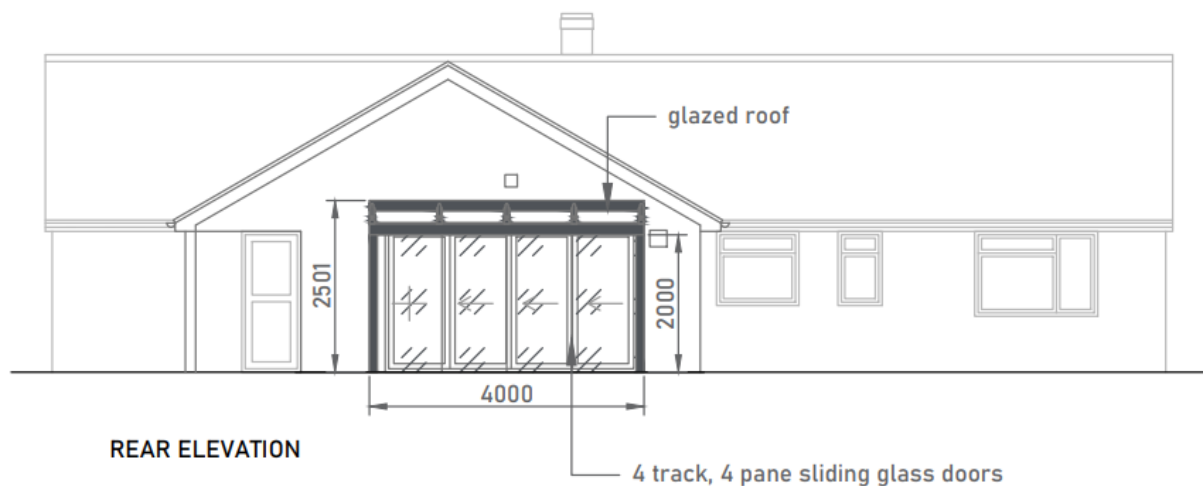
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

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 extension will be located on the rear elevation and will not be visible from the public realm. As such, the impact on the character of the area will be limited and the proposal represents only a modest increase in the footprint of the main dwelling. The extension will be fully glazed with aluminium powder coated posts finished in anthracite grey. While the design is contemporary due to the extent of glazing, this will not result in design harm given the existing dwelling's modern design and finish. The high proportion of glazing will also reduce the overall visual bulk when compared with more solid construction materials. Although the maximum eaves height will match that of the main dwelling, it is unlikely that an alternative design could be achieved due to the low profile of the bungalow. The extension will therefore appear visually subservient and non-dominant.

Overall, the proposal will result in a visually subservient addition that will not harm the character or appearance of the existing dwelling or the 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.

Despite the extent of glazing, the single storey nature of the extension will not give rise to overlooking or a loss of privacy. The development will be positioned broadly centrally on the rear elevation of the main dwelling and, as a result, will not appear overbearing or result in an unacceptable level of overshadowing to neighbouring dwellings to the north or south. Given its siting, scale and single storey form, the extension will therefore not result in any adverse residential amenity impacts.

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 block plan – date received: 18/11/2025
- Location plan – date received: 18/11/2025
- Proposed floor plan and roof plan – (ref: 37026-03) – date received: 27/11/2025
- Proposed elevations – (ref: 37026-04) – 27/11/2025

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