

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09657
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Springfield House, East Grimstead, Salisbury, SP5 3SD
DEVELOPMENT DESCRIPTION:	The replacement of an existing oak timber frame porch with a glazed oak timber frame porch
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of an existing open sided oak timber frame porch with an enclosed glazed oak timber frame porch located to the front of the host dwelling.

SITE DESCRIPTION/CONTEXT

The site is located in East Grimstead outside of a defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP24. While the site is located approximately 88 metres north of River Dun, the site is located within Flood Zone 1. The application site is bordered by residential dwellings on the north, south and east and the open countryside to the west. The dwelling was constructed as back land development and is accessed from the public highway via a private track running parallel to Manor Cottage and Poplar Cottage.

The application site is located within a special landscape area according to the Saved Salisbury District Local Plan Policy C6. It also lies within the 13.8- kilometre recreational buffer of the New Forest Special Protection Area (SPA) and River Test catchment area. However, these designations have no implication to this householder planning permission due to the nature of the proposed works.



PLANNING HISTORY

Reference	Proposal / Summary	Decision
PL/2024/03943	Replacement garden room.	Approve with Conditions
18/11109/FUL	Removal of existing shed & construction of garage with storage space.	Approve with Conditions
15/11914/FUL	Single storey timber outbuilding for use as a garden room	Approve with Conditions
S/2007/2013	Retrospective planning application to change integral garage into games room. change single garage door to window	Approve with Conditions
S/2007/1070	Retrospective application for an open sided oak framed gazebo	Approve with Conditions
S/2006/0407	Proposed single dwelling with integral garage and alteration of existing access	Approve with Conditions
S/2005/1172	Re-siting of dwelling from previously approved permission s/2004/2656 to accommodate public drain / easement crossing site	Approve with Conditions
S/2004/2656	Demolition of existing outbuildings and erection of 2 bedroom bungalow and garaging	Approve with Conditions
S/80/1248	Erection of house and garage.	Refuse
S/79/0603	Erection of double garage.	Approve with Conditions
S/77/1058	Erection of bungalow .	Refuse

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 24: Southern Wiltshire Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Saved Salisbury District Local Plan Policies

- Saved Policy C6: Special Landscape Area
- Saved Policy C24: Extensions to Buildings

Supplementary Planning Documents: Wiltshire Design Guide

CONSULTATION RESPONSES

Grimstead Parish Council: No Objection.

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.

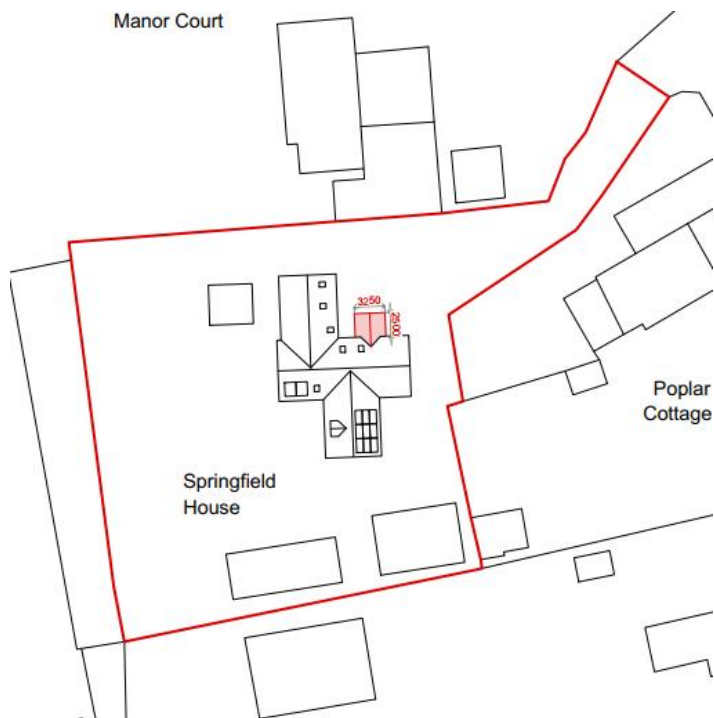
The application site is an existing detached bungalow constructed as back land development, as such it is surrounded by residential dwellings on the north, south and east. This householder planning application proposes to demolish the existing open sided front porch which measures approximately 1 metre in length, 2.1 metre in width, and 3.77 metres in height. And proposes to replace this with a porch measuring approximately 2.5 metres in length, 3.25 metres in width, and 3.77 metres in height. The porch is proposed to be enclosed and built on



a brick plinth with timber posts and contains glazing elements. A clay pitched roof is proposed over it.

Saved Policy C24 states that extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings and fall within the existing curtilage. The increase in footprint is minimal and has been designed to be in keeping with the host dwelling. The height of the porch matches the existing height of the existing porch and is subservient to the host dwelling. The proposed works are considered to be subservient in scale, utilises suitable materials, has been designed to complement the existing style of the dwelling, and would not be of harm to the visual amenity of the streetscape. The proposed alterations would not cause any significant impact on the wider area and are acceptable accordingly. 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 was constructed as back land development, as such, it is in close proximity to the surrounding residential dwellings on the north, south and east. The proposed porch is single storey in nature and proposes to replace an existing single storey porch in the same location. Due to the minimal scale and proposed use of the extension as a porch, it is not considered that this proposed porch would detrimentally impact the existing residential amenity of the neighbouring dwellings with regard to loss of light/overshadowing, loss of privacy or would it have an overbearing impact. 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, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

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:

Location Plan Drawing Ref: 2599-MOF-Dalziel-F01-PLA001 Received: 09 December 2025

Site Plan - Existing and Proposed Drawing Ref: 2599-MOF-Dalziel-F01-PLA002 Received: 09 December 2025

Block Plan - Existing and Proposed Drawing Ref: 2599-MOF-Dalziel-F01-PLA003 Received: 09 December 2025

Ground Floor Plan - Existing and Proposed Drawing Ref: 2599-MOF-Dalziel-F01-PLA004 Received: 09 December 2025

Roof Plan - Existing and Proposed Drawing Ref: 2599-MOF-Dalziel-F01-PLA005 Received: 09 December 2025

East and North Elevations - Existing and Proposed Drawing Ref: 2599-MOF-Dalziel-F01-PLA006 Received: 09 December 2025

West and South Elevations - Existing and Proposed Drawing Ref: 2599-MOF-Dalziel-F01-PLA007 Received: 09 December 2025

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

3. Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and shall match the existing brickwork and roof tiles as the host dwelling.

REASON: In the interests of visual amenity and the character and appearance of the area.