

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09359
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 Norton Drive, Ford, Salisbury, SP4 6DA
DEVELOPMENT DESCRIPTION:	Single storey rear extension (retrospective)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a retrospective single storey extension on the east-facing rear elevation of the existing dwelling. The extension provides a workshop and utility space with a connection into the existing double garage, which is attached to the main dwelling. The development commenced and was completed in August 2025.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwelling with an attached double garage, located within an established residential area. The property lies within the Small Village of Laverstock and Ford, which does not have a defined settlement boundary in accordance with Core Policies 1, 2 and 23 of the Wiltshire Core Strategy.

The dwelling was granted full planning permission in 1988 as part of a wider development of 25 dwellings comprising Norton Drive. Condition 9 of that permission removed permitted development rights for all dwellings on the estate, preventing extensions to the dwellings or the erection of any structures within their curtilages unless separate consent was granted by the Local Planning Authority. The submitted planning statement explains that the extension was constructed in the belief that it benefitted from permitted development rights, which the applicant was unaware had been removed. In September 2025, the Local Planning Authority was approached with an application for a Certificate of Lawfulness (Existing) to confirm that the extension met the requirements of permitted development; however, it was subsequently confirmed by the case officer that the property did not benefit from such rights. The Certificate of Lawfulness application was withdrawn and a householder application seeking planning permission for the retrospective erection of the single storey extension was subsequently submitted.

PLANNING HISTORY

Proposal / Summary
PL/2025/07572 - Lawful development: Existing use Decision - Withdrawn by Applicant Date: 26/11/2025 – New small single storey extension to the rear
S/1985/0128 - Full planning permission Decision - Approved Date: 23/4/1986 – O/L APPLICATION FOR RESIDENTIAL DEVELOPMENT

S/1988/0645 - Full planning permission Decision - Approve with Conditions Date:
14/9/1988 – ERECTION OF 25 DETACHED DWELLINGS WITH PRIVATE GARAGES
AND RELOCATION OF CHILDREN'S PLAY AREA AND 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
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Laverstock and Ford Communities Neighbourhood Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Laverstock and Ford Parish Council: No comment – with the following text received:

'No comment'

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.

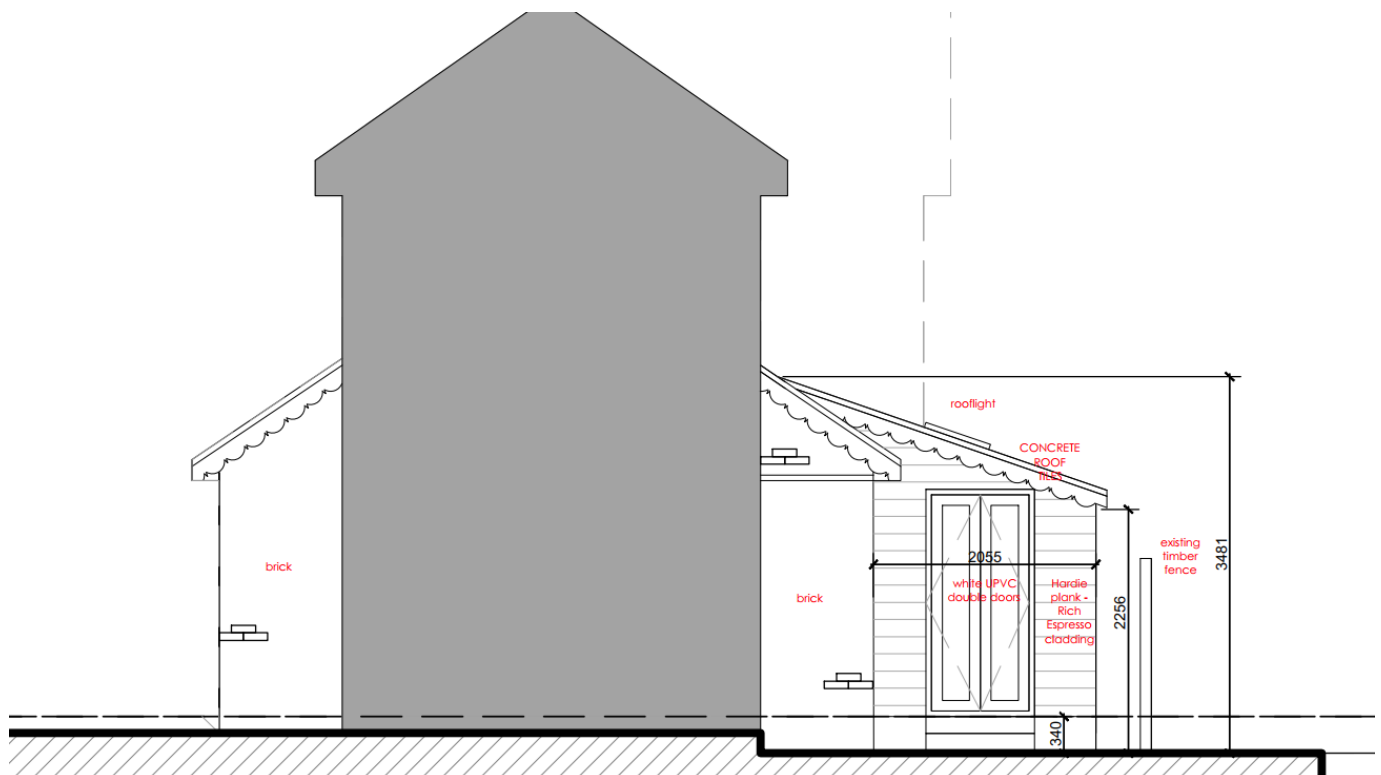
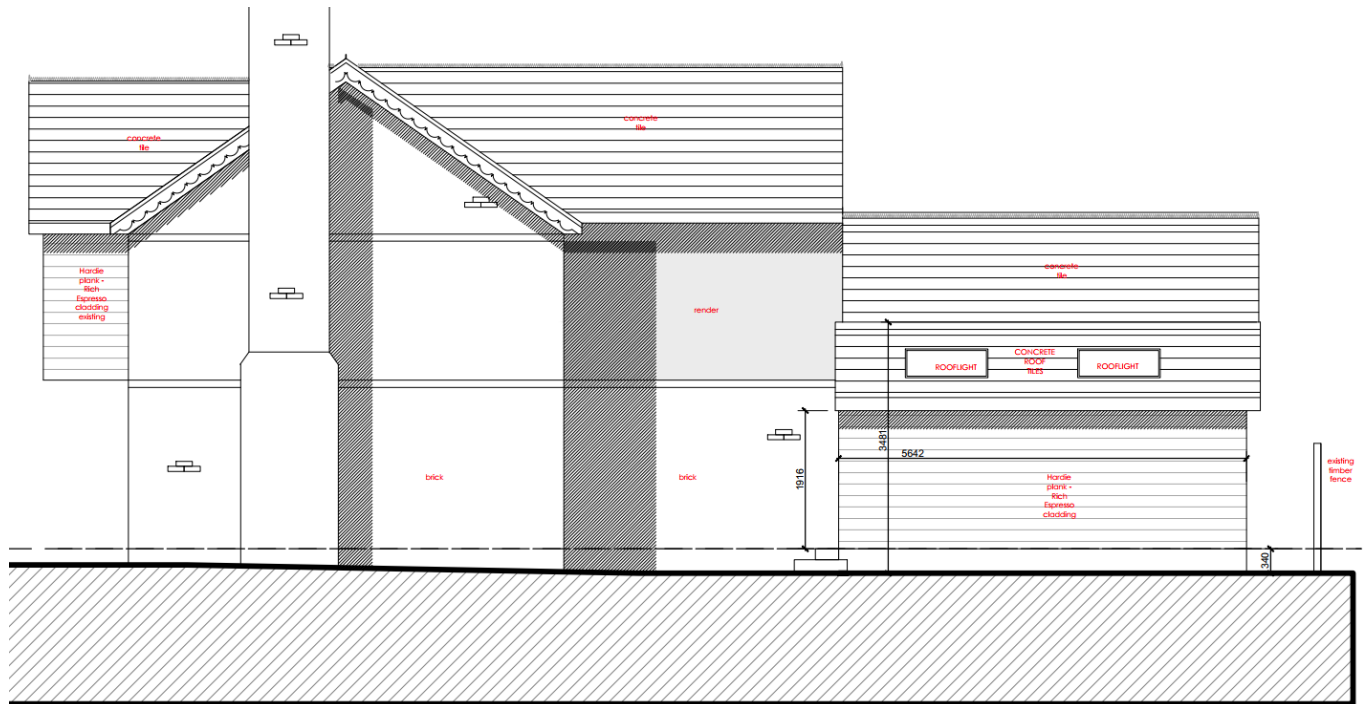
Design and impact upon the character and context of the area

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 rear extension is not readily visible from the public realm due to its position to the rear of the dwelling and therefore has a limited impact on the character of the surrounding area. It is sited along the east-facing side of the dwelling, positioned between the rear of the existing double garage and the boundary line. As a result of this tucked-away location, the extension does not occupy a prominent position and does not have a harmful effect on the character or appearance of the dwelling.

The lean-to roof form gives the extension a subservient and non-dominant appearance, with both the eaves height and maximum roof height remaining well below those of the main dwelling. The use of matching roof tiles, together with brickwork and 'Rich Espresso' cladding, is considered appropriate and results in no design harm to the host building. The extension also incorporates 2 rooflights and white uPVC double doors on the south-facing elevation, which are typical domestic features and do not appear visually intrusive.

Overall, the scale, siting and design of the extension ensure that it integrates satisfactorily with the existing dwelling. The development is therefore considered to preserve the character and appearance of the dwelling and the wider residential 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 height, scale and positioning of the extension, together with its separation from neighbouring dwellings, mean that issues of overbearing impact, overshadowing or loss of light do not arise as an amenity concern. The main amenity consideration is overlooking, given the close relationship between the extension and the shared boundary with 13 Green Lane and the absence of any fenestration on the east elevation of the existing dwelling. The extension as built includes 2 rooflights; however, these are positioned in a manner that does not result in overlooking or a loss of privacy. No other windows or openings are shown on the approved plans on the east elevation.

Overall, the development will not result in any unacceptable harm to the amenities of neighbouring occupiers and is therefore considered acceptable in residential 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.

Heritage impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

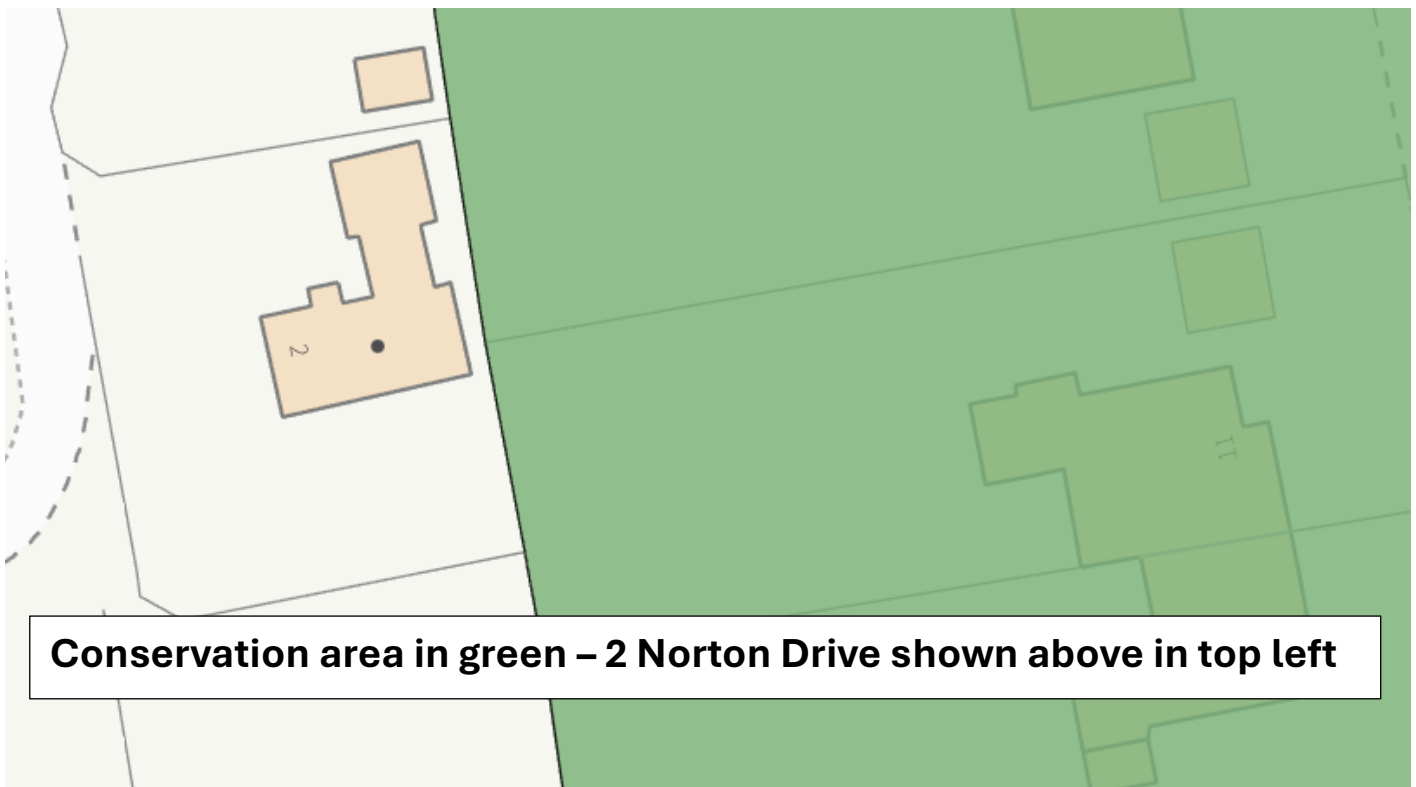
The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Whilst the site does not lie within the Old Sarum Conservation Area, the conservation area boundary directly adjoins the site and runs along the rear boundary, coming within approximately 1 metre of the extension. Given this close relationship, it is considered appropriate to provide a brief assessment of the impact of the development on the character and appearance of the Old Sarum Conservation Area, having regard to relevant local and national policies.

The extension is not considered to be visible from the public realm and is only visible from within the conservation area from limited viewpoints associated with a small number of properties along Green Lane. As such, it does not occupy a prominent or visually intrusive position when viewed from within the conservation area. The scale, design and subdued siting of the extension, together with the use of appropriate materials, ensure that it does not detract from the character or appearance of Old Sarum Conservation Area beyond the established presence of the main dwelling itself.

The proposal is therefore considered to preserve the character and appearance of the conservation area and to preserve its setting. The development is considered to comply with Core Policy 58 of the Wiltshire Core Strategy, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the NPPF.



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 or Old Sarum Conservation Area.

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 carried out in accordance with the following approved plans and documents:

- Proposed elevations front/rear/side – (ref: 0545-02-017) – date received: 27/11/2025
- Proposed floor/roof plan – (ref: 0545-02-014) – date received: 27/11/2025
- Proposed elevation side/section – (ref: 0545-02-018) – date received: 27/11/2025
- Location plan – (ref: 0545-02-011) – date received: 27/11/2025
- Existing and proposed site plan – (ref: 0545-02-012) – 27/11/2025

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