

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09661
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 Elizabeth Close, Downton, Salisbury, SP5 3NU
DEVELOPMENT DESCRIPTION:	First floor extension above existing garage. Two storey porch extension with single storey rear extension. Addition of a garden room.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two-storey porch extension, first floor side extension, and a single storey rear extension. In addition, a single storey incidental outbuilding is proposed.

SITE DESCRIPTION/CONTEXT

The site is located within the settlement of Downton, a Local Service Centre defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. It is located within a Special Landscape Area according to C6 of the saved Salisbury district local plan. The site lies in Flood Zone 1 and is not at risk of groundwater or surface water flooding. While it is situated within the Hampshire River Avon Catchment and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA), these designations do not have a bearing on this householder planning application.

The site is located in a cul de sac location with the highway to the east and surrounding dwellings on the north, south, and west.



PLANNING HISTORY

Reference	Proposal / Summary	Decision
16/01189/FUL	SINGLE STOREY PITCHED ROOF EXTENSION TO THE FRONT OF THE PROPERTY	Approve with Conditions
S/2003/1595	SINGLE STOREY EXTENSION REMOVE EXISTING SIDE PORCH	Approve with Conditions

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 23: Spatial Strategy: Southern Wiltshire Community Area
- Core Policy 41: Sustainable construction and low carbon energy
- Core Policy 42: Standalone Renewable Energy Installations (CP42)
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 69: Protection of the River Avon SAC

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area (SLA)

Downton Parish Neighbourhood Plan 2016 to 2026 (Made)

Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy Council

CONSULTATION RESPONSES

Downton Parish Council: Support.

REPRESENTATIONS

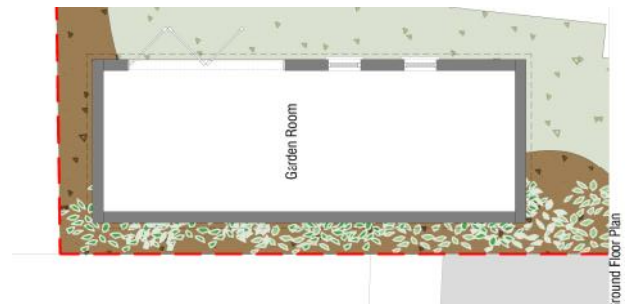
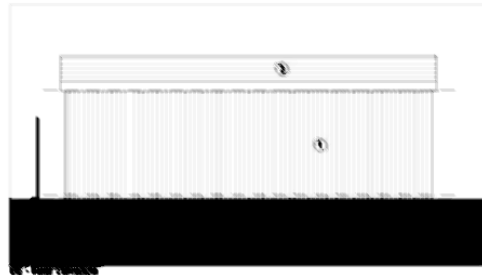
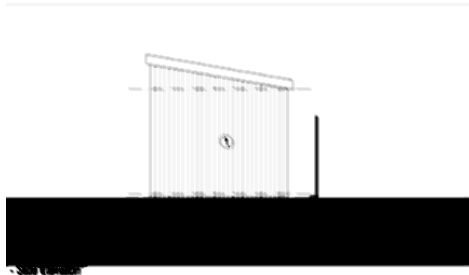
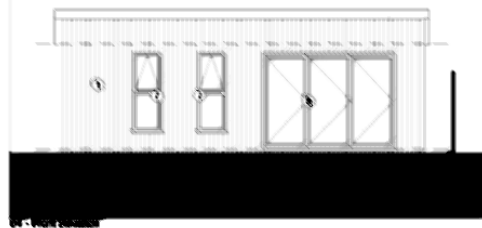
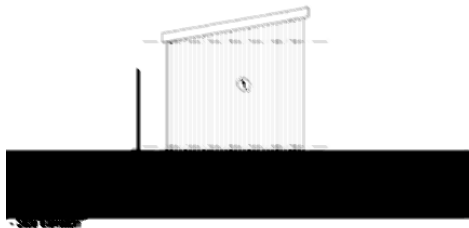
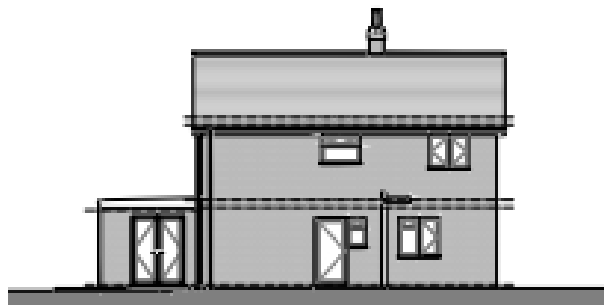
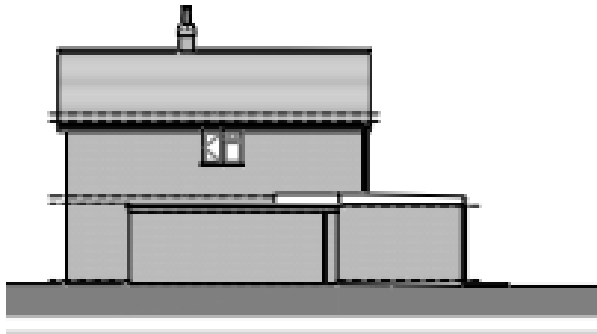
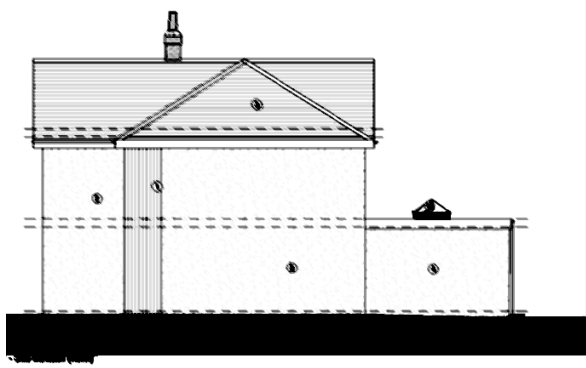
1 letter of objection and 1 letter of no objection subject to condition was received. The neighbour comments and objection can be found on the planning portal, a summary of them is as follows:

- Potential of proposed three first floor rear windows to overlook the neighbouring dwellings and their gardens. Suggested these to be obscure glazed to restrict view to gardens.
- Concern regarding stair window which has the potential to overlook into the neighbouring dwelling.
- Excessive and visually dominant addition that fails to appear subordinate to the host dwelling.
- The development would result in a loss of outlook and sense of openness from our principal living room due to the introduction of a substantial two-storey built form.
- The use of render is not characteristic of the existing brick elevations and, combined with the scale of the extension, would result in an unbalanced and visually discordant design.
- There is no objection to the enlarged ground-floor extension or the proposed garden room.









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 existing dwelling is a two storey three-bedroom detached dwelling with an attached single storey double garage with a front garden and driveway and a rear garden. It is located in a cul de sac within a residential area. The surrounding dwellings along Elizabeth Close have been constructed and designed in a similar manner. Some dwellings have had extensive alterations and extensions over the years with the dwelling directly adjacent on the north having extensions over their previous single storey double garage. This application proposes a two-storey extension to the front with a first-floor extension over the existing single storey double garage and a single storey rear extension. The proposed single storey rear extension is located in a similar area to an existing single storey rear extension which is proposed to be demolished. The works maintain a substantial rear garden even with the proposed single storey rear extension. The two-storey front extension is minimal in scale as this is over the existing recessed porch area. The first-floor extension over the existing double garage does not propose an increased footprint on the ground floor. The first-floor extension creates a principal bedroom on the first floor while the double garage is maintained on the ground floor.

The scale and massing of the proposed works are substantial and drastically alter the existing host dwelling almost doubling the massing. However, the surrounding dwellings built within the same style and at the same time as the application site have had similar extensions over the years. The proposed first floor extension has been designed with a hipped roof to minimise the bulk of the roof. The application site is substantially sized enough to be able to accommodate the proposed extensions to sit sympathetically within the plot while still maintaining suitable distances from the adjacent dwellings and retaining a large front and rear garden and existing driveway parking and access.

The proposed materials being render and vertical timber cladding is in keeping with the host dwelling and the surrounding dwellings in the 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.

The application also includes the erection of a single storey garden room located on the southwest corner of the application site. The proposed garden room measuring approximately 2.4 metres in height from lowest eaves of the mono pitched roof and 3.2 on the eaves of the higher pitch. The materials are proposed to be vertical timber cladding to match the materials of the extensions to the host dwelling and tile on the roof. The garden room is proposed to have an incidental use to the host dwelling. The garden room is minimal in scale, and the host dwelling retains an ample rear garden area. While the garden room is located near the boundary line of the adjacent dwelling, the single storey nature of the dwelling and mono pitched roof design allows it to not detract from the amenity of the neighbouring dwellings.

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.

Loss of Light / Overshadowing

The host dwelling is bounded by residential dwellings on the north, south and west. The proposed first floor extension is located on the north side of the site, any shadow generated from the extensions would fall over the front driveway of the neighbouring dwelling on the north. The neighbouring dwelling does not have any windows facing the application site, additionally, the overshadowing generated would be similar to the existing shadowing generated by the neighbouring dwelling's own massing.

Loss of Privacy

The neighbouring dwellings located to the west/ rear of the application site have raised their concerns regarding the potential of overlooking from the proposed first floor windows. Two of the proposed windows serve a dressing room and en-suite with the third being a large window serving a staircase area. During the course of the application, the agent was given an opportunity to reduce the scale of the full height staircase window on the rear as there is already a full height staircase window on the front elevation. The agent has noted: *The glazing to the front and rear of the stairwell was very deliberate in its sizing to provide a 'light and transparent' link between the existing house and proposed extension.*

While it is noted that there are two existing bedroom windows on the rear elevation, in this instance, a large staircase window in this location is considered to have the potential to be lit up at night and used at several times of the day. The large expanse of glass on a first-floor level is considered to have a detrimental effect on the existing amenity of the neighbouring single storey bungalow dwellings.

The recommendation of this application has included a condition to obscure glaze the three proposed rear windows to protect the residential amenity of the neighbouring dwellings from these proposed windows to the neighbouring bungalows.

Overbearing Impact

While it is acknowledged that the proposed extensions would almost double the massing of the host dwelling and the neighbour objection regarding loss of outlook and views of the sky over the existing single storey garage element have been noted. On this site, the proposed bulk by way of the first floor extension would still allow ample separation distances from neighbouring dwellings with the neighbour concerned located approximately 27 metres away. It is not considered that the proposal would cause unacceptable overshadowing or enclosure and would therefore preserve an acceptable level of light and openness consistent with an existing residential setting. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed works turn the dwelling from having three bedrooms to being a four-bedroom dwelling. In accordance with Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy, four car parking spaces would be required within the application site. The front driveway of the application site can accommodate up to four vehicles as it stands. The extensions would not reduce the capacity of parked vehicles on the front driveway. Additionally, the existing double garage is proposed to be retained.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 and documents:

Location Plan Received: 09 Dec 2025

Proposed Site Plan Drawing No.10 002 Rev P1 Received: 09 Dec 2025

Proposed Ground Floor Plan Drawing No.10 100 Rev P1 Received: 09 Dec 2025

Proposed First Floor Plan Drawing No.10 101 Rev P1 Received: 09 Dec 2025

Proposed Roof Plan Drawing No. 10 102 Rev P1 Received: 09 Dec 2025

Proposed Front and Rear Elevation Drawing No. 10 200 Rev P2 Received: 02 Feb 2026

Proposed Side Elevations and Section Drawing No. 10 201 Rev P1 Received: 09 Dec 2025

Proposed Garden Store Plans and Elevations Drawing No. 10 110 Rev P1 Received: 09 Dec 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 in the submitted documents.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), no windows other than those shown on the approved plans, shall be inserted in the first-floor north side elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. Before the development permitted is first brought into use the three windows (which serve the proposed bathroom, dressing room and staircase) in the rear (West) elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

6. The rear single storey rear flat roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

7. The proposed outbuilding hereby approved shall only be used for purposes incidental to the residential use of the dwelling known as 5 Elizabeth Close, Downton, Salisbury, SP5 3NU and shall not at any time be occupied for overnight accommodation and it shall remain within the same planning unit as the main dwelling of 5 Elizabeth Close, Downton, Salisbury, SP5 3NU.

REASON: The nature of the proposed works having regard to the reasonable standards of residential amenity, access, parking provision and planning policies pertaining to the area would not permit overnight accommodation.