

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09800
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Trewent, Wyndham Lane, Allington, Salisbury, SP4 0BY
DEVELOPMENT DESCRIPTION:	Proposed side extension with flat roof incorporating rooflights and velux.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey side extension to a residential bungalow.

SITE DESCRIPTION/CONTEXT

The application site is a detached residential bungalow located in the small village of Allington as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). It is located within Flood Zone 1 and is not susceptible to groundwater flooding. Adjacent to the application site is Bishop's Cottage a Grade II listed building. The site is bordered by residential dwellings on the east and west, the highway on the north, and the open countryside on the south.

The application site is located within a special landscape area according to the Saved Salisbury District Local Plan Policy C6. It is also located within the Hampshire River Avon Special Area for Conservation (SAC) Catchment Area; and is within the 6.4 kilometre buffer for the Salisbury Plain Special Protection Area (SPA). However, these designations have no implication to this householder application due to the nature of the proposed works.



PLANNING HISTORY

There have not been any previously submitted planning applications for works at the application site.

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 4: Amesbury Community Area
- 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

Saved Salisbury District Local Plan Policies

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

Supplementary Planning Documents: Wiltshire Design Guide

CONSULTATION RESPONSES

Allington & Boscombe Parish Council: No comment.

REPRESENTATIONS

No comments were received.

ASSESSMENT

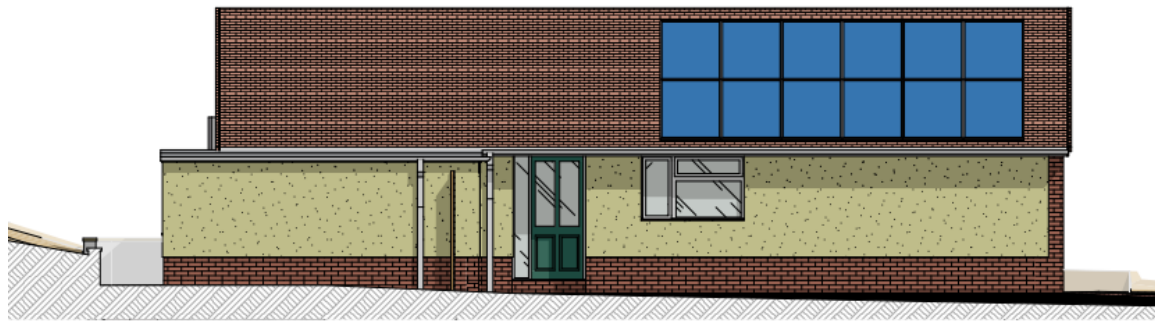
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

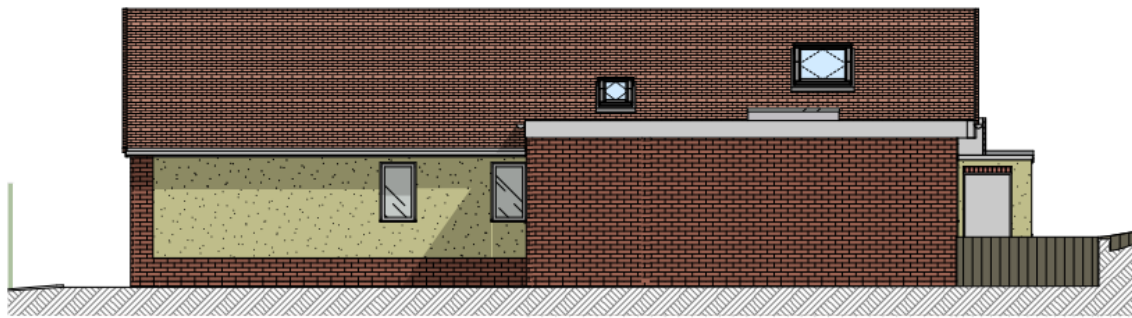
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



ewent WYNHAM Lane | Side Extension



Proposed South East Elevation Plan Scale 1:50 @A3

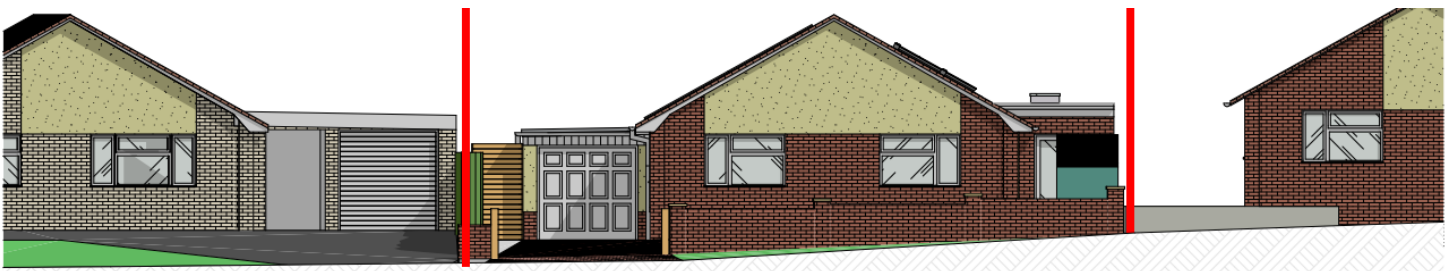


Design and Impact upon the character and context of the area

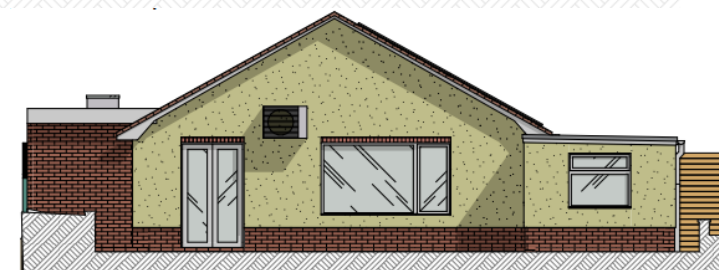
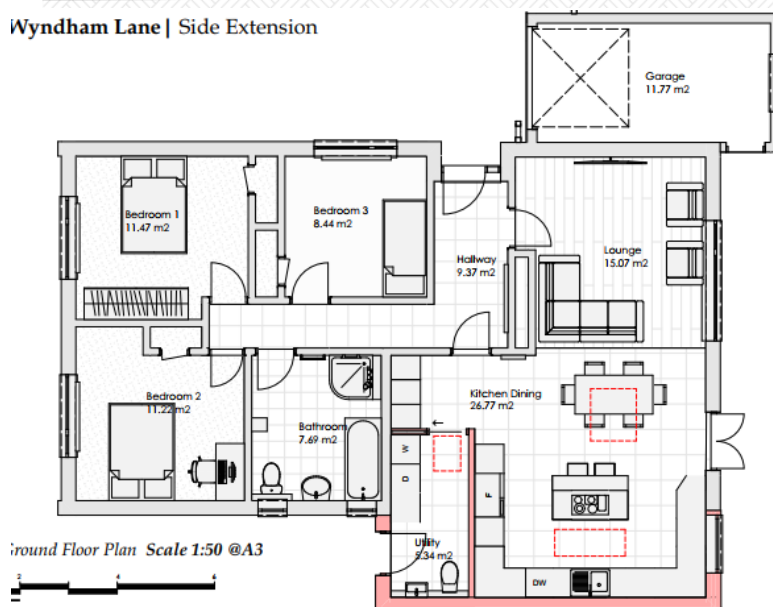
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The application site is an existing detached bungalow adjacent to neighbouring bungalows constructed similarly to each other. This householder planning application proposes to construct a side extension measuring approximately 7 metres in length and 2 metres in width to create a larger kitchen, a dining area and a utility room. The side extension is proposed to have a flat roof and uses brick to match the host dwelling. The extension is to be set back from the principal elevation of the bungalow, and the proposed flat roof is lower in height than the principal pitched roof, although it will extend above the eaves of the host dwelling. An existing garden shed is located to the front of the proposed side extension, the submitted drawings indicate that this shed is to be retained.

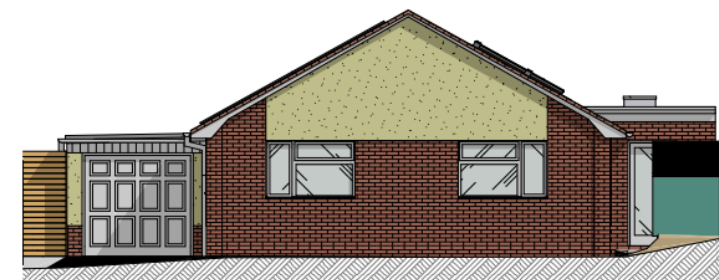
Saved Policy C24 states that extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings and fall within the existing curtilage. The proposed increase in footprint is minimal and has been designed to be in proportion with the host dwelling. The height of the side extension is below the overall height of the pitched roof of the host dwelling but is above the eaves height. This is a little jarring, but given its set back and the intervening shed, it is not considered that this will be particularly discernible from the public domain and is therefore acceptable. The proposed works are considered to be subservient in scale, will utilise suitable materials, has been designed to complement the existing style of the dwelling, and would not create any harm to the visual amenities of the streetscape/special landscape area or setting of the nearby listed building. The proposed small scale alterations would not cause any significant impact on the wider area and are acceptable accordingly. Having regard to the above, the proposal is considered to comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



Wyndham Lane | Side Extension



West Elevation Plan Scale 1:50 @A3



East Elevation Plan Scale 1:50 @A3

Amenity

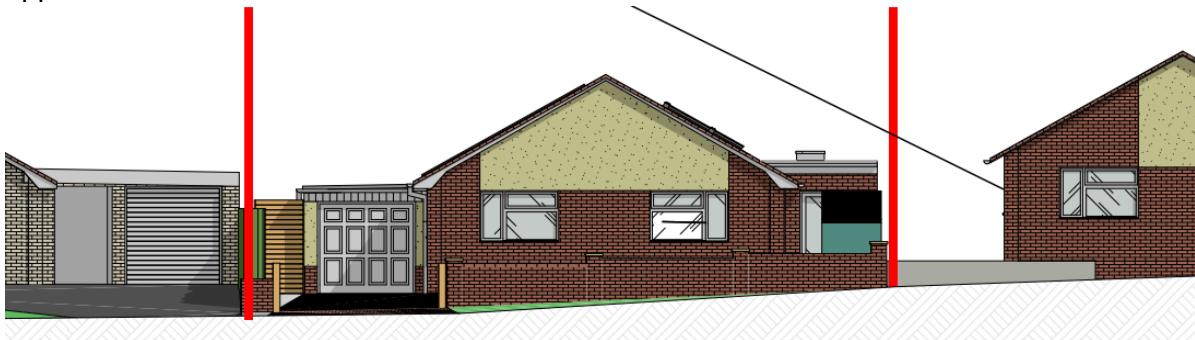
Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

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.

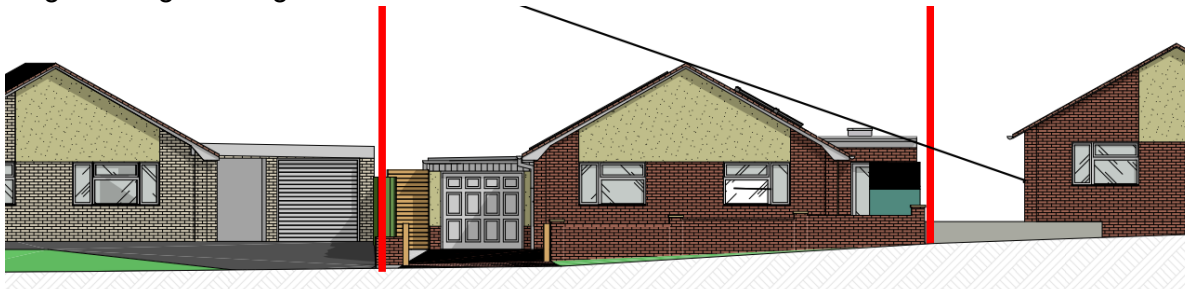
The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

This application proposes a flat roof side extension located approximately 0.5 m from the shared boundary of the application site. The footprint of the neighbouring dwelling to the north, Glover, is approximately 4 metres from the shared boundary. The ground level of Glover is approximately 1 metre higher than the application site. The neighbouring dwellings were consulted on this application and no representation was received.

While the proposed side extension is in close proximity to the boundary of the application site and the neighbouring dwelling, it is wholly contained within the site. The dwellings adjacent to the application site also have similar flat roof side extensions and flat roof garages located in close proximity to their respective boundaries. As the proposed side extension is low in height, small in scale, no windows are proposed along on the flank wall of the extension facing the neighbour, and given that the neighbour is positioned at a slightly higher land level, it is considered that the proposed side extension will not create any detrimental impact for these neighbouring amenities that would warrant a refusal, despite its close proximity to the boundary line. A party wall agreement might need to be entered into by the applicant and the neighbouring dwelling due to the close proximity of the proposed extension to the neighbouring dwelling's boundary, but an informative will be added to the decision to raise this to the applicant's attention.



In terms of overshadowing, the single storey extension lies to the south of the existing dwelling, Glover. In accordance with the BRE guide to good practice for daylight and sunlight, a 25 degree obstruction angle taken from the centre of an existing window can be used to measure external obstruction to daylight for a window. The submitted street scene elevation demonstrates that taking a 25 degree angle from the centre of the existing side windows of Glover, the proposed side extension will not obstruct daylight to the existing window of the neighbouring dwelling either.



Taking a line from the existing pitch roof of the application site to the cill of the neighbouring window demonstrates a minimal area where the proposed extension would impede on the daylight received by this window. These measurements demonstrate the potential for some overshadowing, but this is not considered to be significant enough to warrant a reason for refusal.

In terms of overlooking, the extension does not propose any side windows. A condition has been included in the recommendation that removes Permitted Development rights for the insertion of a window on the side elevation to prevent any future overlooking between the application site and the neighbouring dwelling. This 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 and special landscape 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 heritage.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the saved policies within the Salisbury District 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:

Design And Access Statement Received: 11 Dec 2025

Block Plan Drawing Ref: P001 Received: 11 Dec 2025

Proposed Site Plan, Street Scene and Location Plan Drawing Ref: P003 Received: 11 Dec 2025

Proposed Ground Floor Plan Drawing Ref: P005 Received: 11 Dec 2025

Proposed Roof Plan Drawing Ref: P007 Received: 11 Dec 2025

Proposed South-East & North-West Elevations Drawing Ref: P009 Received: 11 Dec 2025

Proposed South-West & North-East Elevations Drawing Ref: P011 Received: 11 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 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.

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 shall be inserted in the northwest elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.