

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09719
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Beech Cottage, The Flood, Middle Winterslow, Salisbury, SP5 1QT
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extension to replace existing conservatory
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension on the east elevation to provide additional living space, replacing an existing conservatory approved under planning permission S/2010/0863.

SITE DESCRIPTION/CONTEXT

The site comprises a dwellinghouse located at the end of a block of three dwellings. Planning permission was granted under reference S/2008/1904 for the erection of this dwelling together with two adjoining dwellings, replacing an existing bungalow. Condition 3 of that permission removed permitted development rights for extensions to the dwellings. The site lies within the Large Village of Winterslow as defined by Core Policies 1, 2 and 23 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/2008/1904 - Full planning permission Decision - Approve with Conditions Date: 5/1/2009 – REPLACEMENT OF EXISTING BUNGALOW WITH THREE DWELLINGS NEW ACCESS AND PARKING AREA
S/2010/0863 - Full planning permission Decision - Approve with Conditions Date: 23/7/2010 – SINGLE STOREY WHITE UPVC CONSERVATORY TO REAR ELEVATION
PL/2025/09567 - Lawful development: Proposed use Decision - Withdrawn by Applicant Date: 12/12/2025 – Certificate of Lawfulness proposed for single storey rear extension after removal of existing conservatory

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.

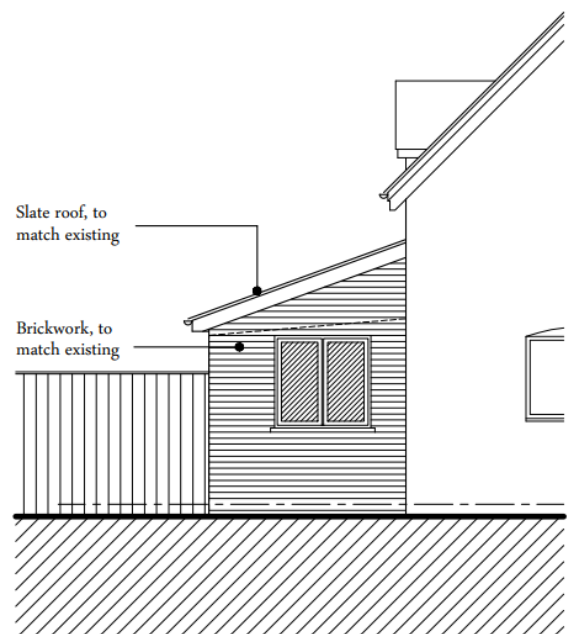
The rear extension will not be visible from the public realm and will represent a modest increase in the overall footprint of the dwelling, given that it replaces a slightly smaller existing conservatory. The extension will feature a slanted pitched roof with a maximum height that remains below the level of the first floor window, resulting in a non-dominant and subservient form in relation to the main dwelling.

Appropriate materials will be used, with facing brickwork and a slate roof to match the main dwelling, ensuring the extension appears visually in keeping. The inclusion of 2 rooflights, French doors and a north facing window will provide a well-lit internal space and are considered proportionate within the overall design.

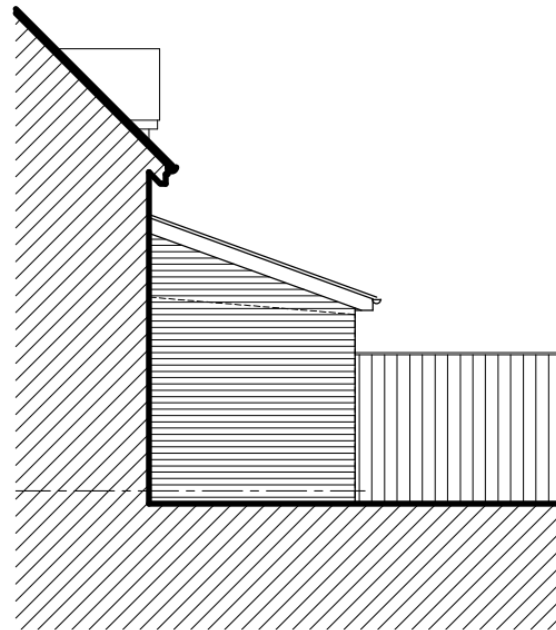
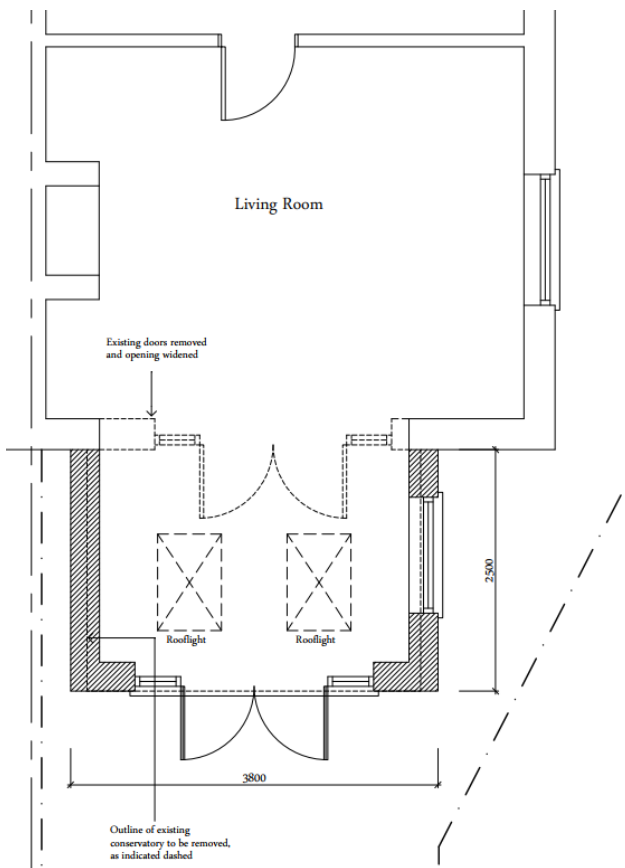
Overall, the proposal will preserve the character and appearance of the dwelling and its setting and is therefore considered acceptable in design terms. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



East Elevation



North Elevation



South Elevation

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 proposal relates to a single storey extension and, as such, the potential impact on residential amenity will be limited. The adjoining neighbouring property is located to the south and, given the east to west path of the sun, the extension will not result in overshadowing. No windows are proposed on the south elevation facing the adjoining neighbour and therefore issues of overlooking or loss of privacy will not arise. The extension will be only marginally greater in footprint and height than the existing conservatory it replaces and, as a result, the level of amenity impact will be largely unchanged.

On this basis, the proposal will preserve the residential amenities of neighbouring occupiers and is considered acceptable in 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.

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:

- Application form – 11/12/2025
- Proposed floor plan and elevations – (ref: 1023/Pr/01-A) – date received: 15/12/2025
- Existing location and site plan – (ref: 1023/Ex/01) – date received: 11/12/2025

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.