

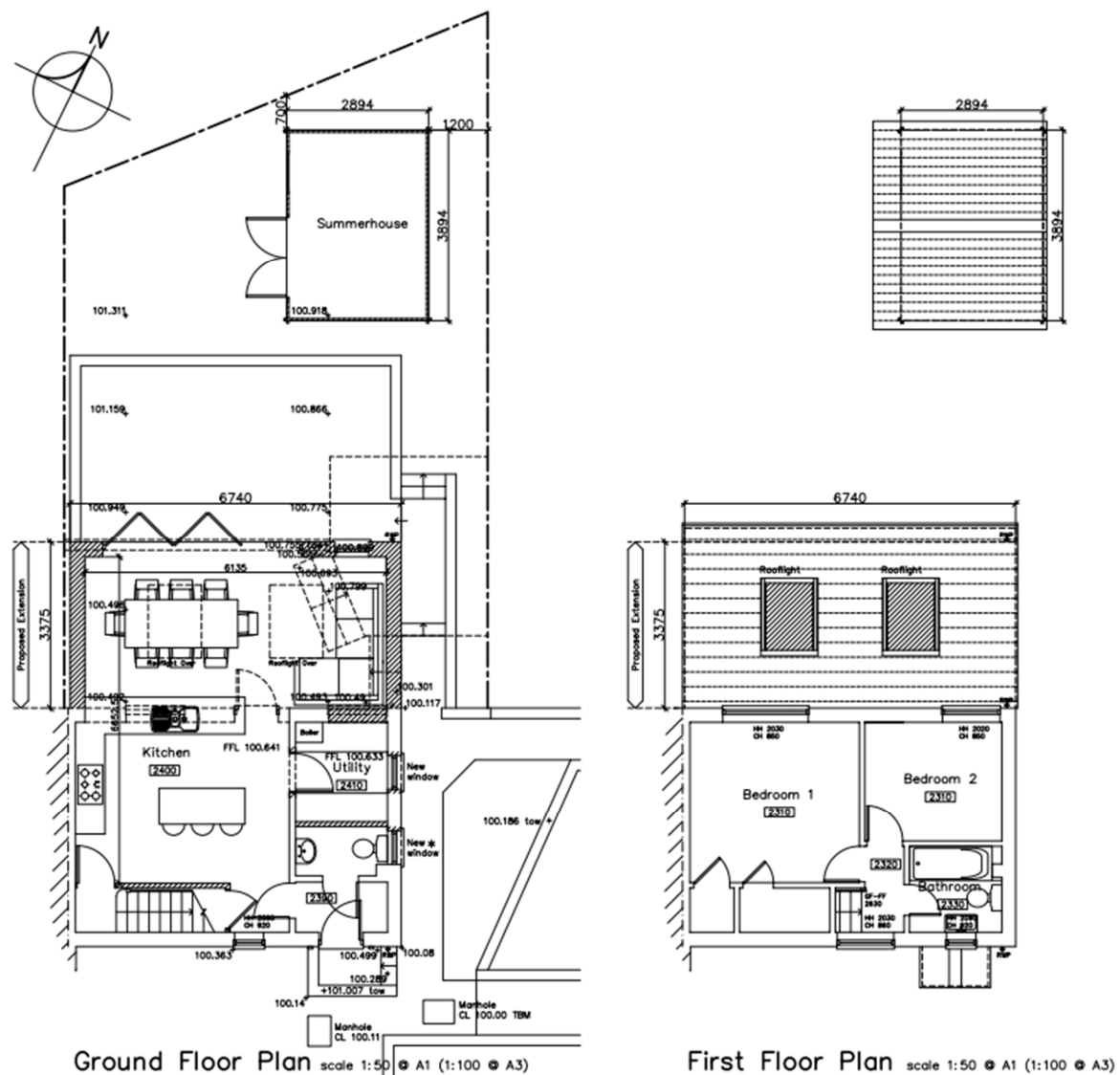
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09738
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Swallowmead, Harnham, Salisbury, SP2 8JD
DEVELOPMENT DESCRIPTION:	Proposed Single Storey extension and alterations and Summerhouse
RECOMMENDATION:	That Planning Permission be GRANTED

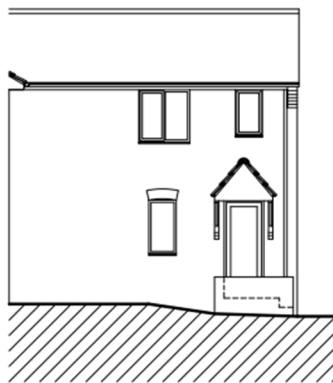
PROPOSAL

The proposal seeks planning permission for a single storey rear extension, alterations and a detached outbuilding (summer house) within the rear garden. The outbuilding has already been constructed so this element is retrospective.

Proposed plans

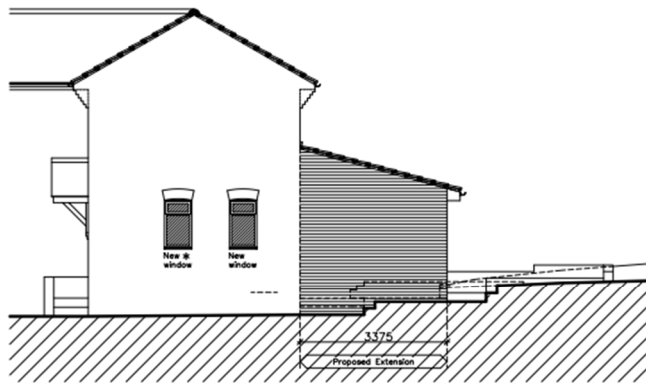


Proposed elevations



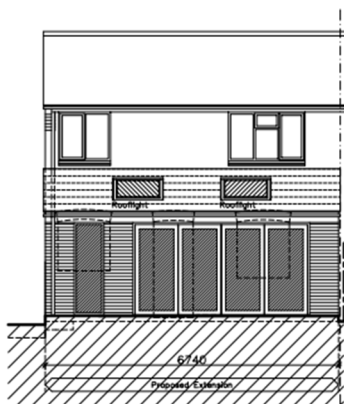
South East Elevation

scale 1:50 ● A1 (1:100 ● A3)



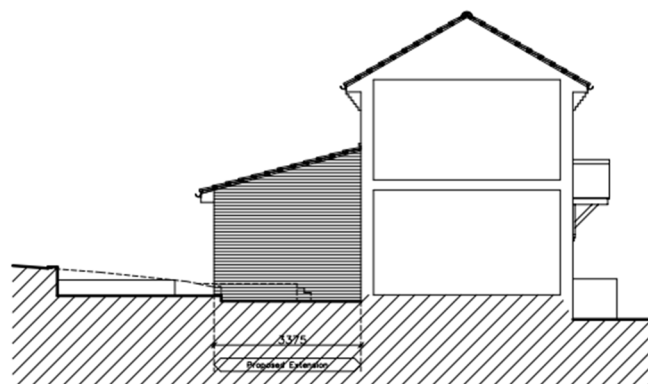
North East Elevation

scale 1:50 ● A1 (1:100 ● A3)



North West Elevation

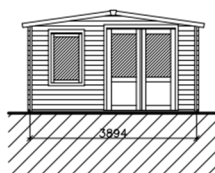
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South West Elevation and Section

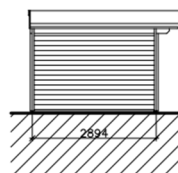
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Summerhouse elevations



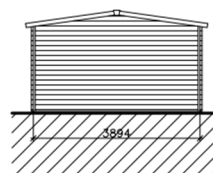
South West Elevation

scale 1:50 ● A1 (1:100 ● A3)



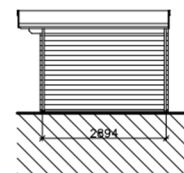
North West Elevation

scale 1:50 ● A1 (1:100 ● A3)



North East Elevation

scale 1:50 ● A1 (1:100 ● A3)



South East Elevation

scale 1:50 ● A1 (1:100 ● A3)

SITE DESCRIPTION/CONTEXT

The application relates to 10 Swallowmead, a semi-detached, two storey dwelling, located on the southwest side, within the settlement boundary of the Principal Settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area).

The site is located at the end of a cul-de-sac, higher than street level, on a sloping site, resulting in the neighbouring properties being at difference levels, both higher and lower than the dwelling. Parking is to the front of the dwelling, at a lower level.

The application site is within the New Forest Protection Sites 13.8km Recreation zone of influence and Hampshire River Avon Catchment but the nature of the development, ecological impact is not an issue for this application.



PLANNING HISTORY

Proposal / Summary
S.1977/0613 - Historic apps 1974 to 1983 Decision - Approve Date: 15/2/1978 – Deemed Application – O/L residential and associated road and drainage works and construction of access.
S/1978/1362 - Historic apps 1974 to 1983 Decision - Approve Date: 23/2/1979 – Deemed Application – O/L residential development including the construction of a Spine Road to

facilitate development. The removal of the existing tip to the south of the garage, Coombe Road, to return the land to natural ground level and the construction

S/1981/1087 - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 10/2/1982 – ERECTION OF 66 HOUSES WITH ASSOCIATED GARAGING ,PARKING SPACES ,LANDSCAPING HIGHWAY AND CONSTRUCTION OF ACCESSES.PLOT 110-175

Condition 4 of application S/1981/1087 removed permitted development rights relating to extensions and outbuildings:

Notwithstanding the provisions of Class I of Schedule 1 to the Town and Country Planning General Development Orders 1977-81, there shall be no extensions to the dwellings nor the erection of any structures within the curtilages unless otherwise agreed by the Local Planning Authority upon submission of a planning application in that behalf.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

CP20 (Spatial Strategy for the Salisbury Community Area)

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 20 Spatial Strategy: Salisbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping

Salisbury Neighbourhood Development Plan 2020 to 2038, made 3 March 2025

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

Salisbury City Council: Objection

SCC object on the grounds of over development.

Highways Officer: No objection

The proposal will not increase the number of bedrooms in the dwelling. I raise no highway objection.

REPRESENTATIONS

Two objections from adjoining neighbours were received as follows:

*part of summer house close to part of my fence
Both extensions seem out of proportion to size of garden and property
It seems to be over development in this type of environment*

and

*The side boundary of my house forms the rear boundary of 10 Swallowmead,
Salisbury, SP2 8JD.*

*The work to the Summerhouse which was commenced 1 December 2025 appears to
be complete. The work to the proposed extension has not commenced.*

*I feel in conjunction with the proposed rear extension to the house, the two
developments are too dense for the plot which would result in over development. In
addition to the Summerhouse there is an existing shed and a 'pergola' sited in the
rear garden which occupies a further area of garden.*

*I have requested in writing from the applicant what is the intended use of the
Summerhouse but have not received a reply. Would it be possible Wiltshire Planning
to obtain this information for me?*

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.

Appendix D of the Wiltshire Design Guide advises that a well-designed extension respects the original building and the neighbouring properties by being subservient, supporting additions and by seeking to fit into the general street scene. This will usually be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original building, but a contrasting modern or traditional aesthetic can sometimes be appropriate and justifiable.

The proposed single storey extension would be located at the rear of the dwelling, on the northwest elevation. The proposed footprint would be 3.375m x 6.74m with a lean-to roof. There would be a set of bifold doors and a full height window on the northwest elevation. No windows are proposed in the southwest or northeast elevations of the extension. The materials are proposed to be facing bricks to match the existing dwelling, with profiled interlocking concrete tiles to the roof, with two roof windows.

A new window is proposed in the northeast elevation, within the existing dwelling, at ground floor level. This window is for a ground floor WC and would be obscured glass. The new window would be next to an existing window, on the street facing elevation.

The proposed extension is subservient to the main dwelling, located at the rear of the property. Its design, form and materials are traditional and preserve the character and appearance of the area. The new window on the northeast elevation would be read in the context of the existing window on the street facing elevation and is considered acceptable.

Due to the change in level across the site, part of the garden is proposed to be reduced in level to accommodate the extension and an area of terrace with small retaining wall is proposed. This is shown on the submitted drawings and considered acceptable.

The application also seeks retrospective planning permission for the siting of a painted timber summerhouse located in the northern corner of the site, 0.7m and 1.2m from the shared boundaries. The summerhouse measures 2.89m x 3.89m, with an eaves height of 1.99m and a ridge height of 2.4m. There is a set of glazed double doors and a window in the southwest elevation.

Objections have been received from the City Council and neighbouring residents citing concerns regarding the alleged overdevelopment of the site. However, the application site is located within an established residential area characterised by numerous dwellings, where this form of development, extensions and outbuildings is common and evident. The proposed single storey rear extension along the rear façade of the dwellinghouse is modest in scale and is considered proportionate to the size of the plot. It is also noted that, had the property retained its permitted development rights, the summerhouse outbuilding would have fallen within the parameters of Class E development. It is not considered that the summerhouse and single storey rear extension result in overdevelopment of the site in this instance.

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.

In residential areas such as this, there is a degree of inter-relationship and overlooking that is considered to be acceptable in planning terms. Furthermore, due to the topography of the land and surrounding area, the application site and surrounding properties have differing land levels resulting in the surrounding neighbouring properties being sited both on higher and lower ground levels than the dwellinghouse subject to this planning application. Therefore, the opportunity for overlooking due to the close relationship and differing land levels between the application site and neighbouring properties is more apparent in comparison to other housing estate developments due the unique setting of this area.

The proposed extension is modest and single storey, set away from shared boundaries. The new windows proposed are a ground floor level only, not close to any shared boundaries. There are therefore no concerns regarding overshadowing, overbearing impact or loss of privacy.

Objections have been received from a neighbour regarding the proximity of the summerhouse to the shared boundary. It is considered that within built up areas it is usual to encounter garden outbuildings, such as the summerhouse within domestic gardens and the proposed summer house is of a modest scale, sited close to but not on the shared boundary and is not considered to 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.

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 proposals do not include for any changes to the parking arrangements or increase in bedrooms. No objection was raised by the Highways.

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.

Other

One of the representations received queried the proposed use of the summerhouse. Outbuildings within domestic curtilage are permitted for uses “incidental” to that of the main dwelling house.

CONCLUSION

The comments received from the City Council and members of the public have been carefully considered and are duly noted. For the reasoning as outlined within this report, the single storey rear extension and existing outbuilding are considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. Both elements would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety that would justify the refusal of planning permission

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 single storey rear extension 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 and Block Plan, received 12.12.2025

Proposed Plans for Proposed Extension and Alterations to 10 Swallowmead, Salisbury

25/0452/102 Proposed Elevations, received 12.12.2025

25/0452/103 Summerhouse Plans and Elevations, received 12.12.2025

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the approved plans.

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