

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09858
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	78 Firs Road, Firsdown, Salisbury, SP5 1SW
DEVELOPMENT DESCRIPTION:	Demolish Garage and replace with a single storey extension and add new open oak entrance porch.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing garage and proposes this to be replaced with a single storey extension. Additionally, a new open oak entrance porch is proposed.

SITE DESCRIPTION/CONTEXT

The site is not situated within a settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. However, it is located along an established residential street, Firs Road. Firs Road is characterized by detached dwellings with large front gardens and driveways with long rear gardens.

While it is located within the River Test Catchment area and New Forest Protected Site 13.8km Recreation zone of influence these designations do not have any bearing on this application type as it is for householder extensions to an existing dwelling. It is located within a special landscape area as per saved Salisbury district local plan and situated within Flood Zone 1. The site is set back from the highway on the south by 65 metres, it is adjacent to residential dwellings on the east and west and the open countryside on the north.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
PL/2022/04297	Demolition of an existing outbuilding and the erection of a single storey detached workshop/domestic storage outbuilding	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 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

Appendix D: Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

Saved Policy C24: Extensions to Buildings

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

CONSULTATION RESPONSES

Highways Officer: No Objection. (This will be discussed in the relevant section below.)

Firsdown Parish Council: No Objection.

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."

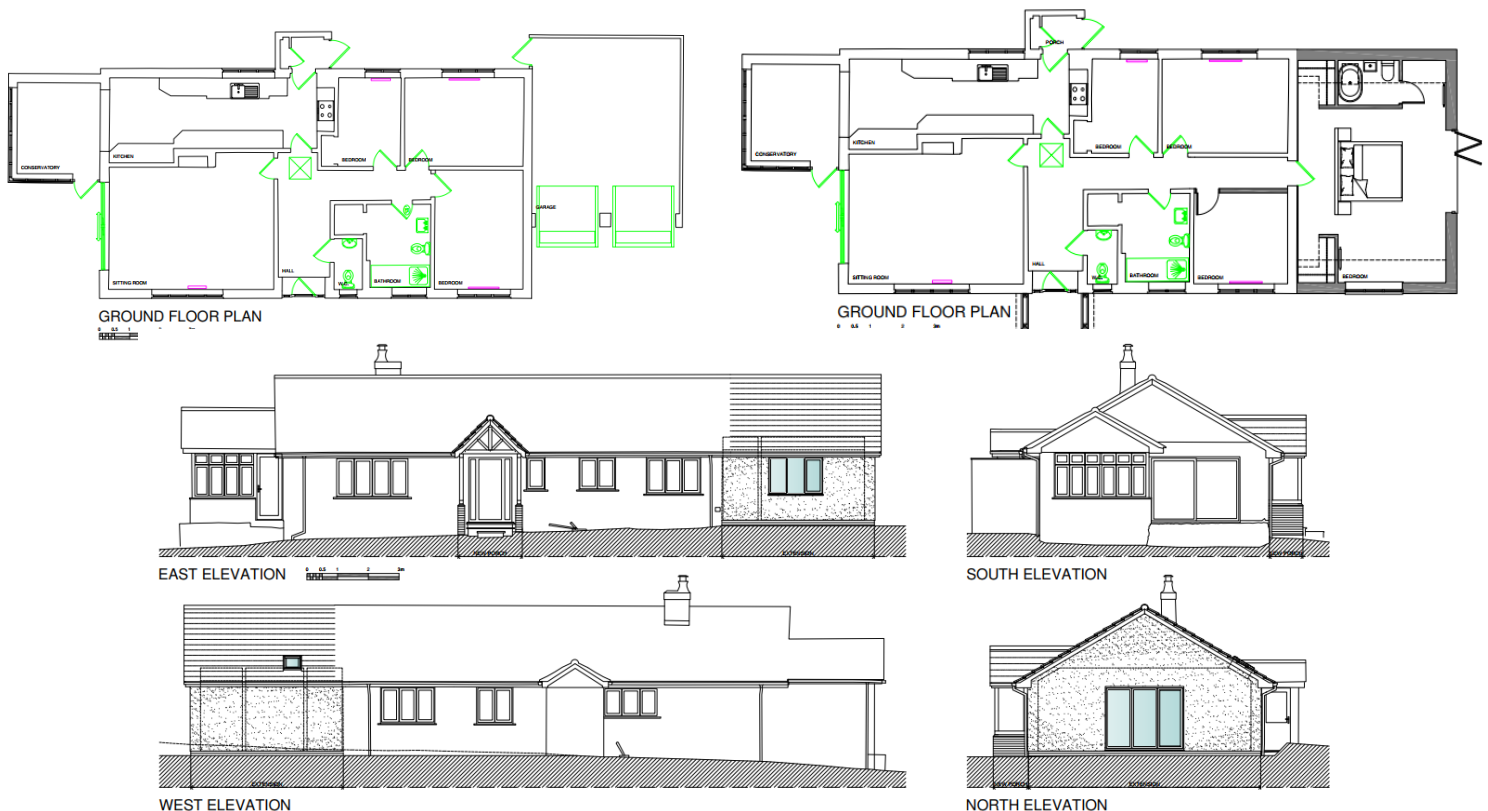
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

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 application site is an existing three-bedroom bungalow set back approximately 65 metres from the highway and accessed from a single vehicular private track. The application proposes to demolish an existing integrated double garage located north of the host dwelling. A single storey side extension is proposed in place of the double garage this is proposed to measure approximately 5 metres in length and 7.5 metres in width which matches the existing width of the host dwelling. Internally the extensions create an additional bedroom thus creating a 4-bedroom dwelling.

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 increase in footprint is minimal and has been designed to be in keeping with the host dwelling. Externally the proposed extension matches the ridge height of the host dwelling and has been designed with a pitch roof to match existing. The proposed materials match the render and concrete tiles of the host dwelling. The proposed works are considered to be subservient in scale, utilises suitable materials, has been designed to complement the existing style of the dwelling, and would not be of harm to the visual amenity of the streetscape. The proposed alterations would not cause any significant impact on the wider area and are acceptable accordingly. 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 surrounding area is characterized by narrow and long plots with detached dwellings. The neighbouring dwelling to the application site is set forward to the host dwelling, the proposed extension is towards the rear of the host dwelling and is not in close proximity to the neighbouring dwellings. Additionally, the proposed extension is single storey in nature as such, the existing boundary treatment between the dwellings provide adequate screening between dwellings from the additional windows. Additionally, the proposed window on the east elevation is adjacent to existing windows on the same level. Therefore, due to the minimal scale of the proposed extension, it is not considered that this proposed porch would detrimentally impact the existing residential amenity of the neighbouring dwellings with regard to loss of light/overshadowing, loss of privacy or would it 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 allocated highways officer has commented on this application and has noted that: *In accordance with the Adopted Parking Standards in the LTP Car Parking Strategy, the proposed extension to the dwelling from 3 bedrooms to 4 bedrooms would require the provision of three car parking spaces.*

The existing driveway, parking and turning areas within the site would enable an appropriate level of car parking to be provided for the proposed extended dwelling to accord with Policy.

Summary and Recommendations

Having regard to the above, the loss of the existing double garage would not result in any adverse highway implications for the parking provision for the proposed extended dwelling, and it is therefore recommended that no highway objection is raised.

Therefore, the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision are 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:

Location Plan Received: 18 December 2025

Proposed Block Plan Received: 18 December 2025

Proposed Elevations, Ground Floor Plan and Roof Plan Ref: 1609/02 Rev A Received: 18 December 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.