

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00047
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Nadder Road, Tidworth, SP9 7QA
DEVELOPMENT DESCRIPTION:	Removal of existing rear conservatory and replacement with single storey rear extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to remove and replace a conservatory with a single-story rear infill extension, with two rooflights and bi-fold doors.

SITE DESCRIPTION/CONTEXT

The application relates to 8 Nadder Road, in Tidworth. The site comprises a two-storey terraced house with a brick and horizontal cladding exterior. The site is accessible via vehicular access at the rear and pedestrian access at the front. The surrounding area is characterised by similar terraced housing and flats nearby.

The application site is subject to the following planning policy constraints:

- Located within the limits of development for Tidworth.
- Flood Zone 1.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and Low Carbon Energy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 61: Transport and New Development

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Tidworth Town Council: No comments were received at the time of writing

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 proposed single-storey rear extension reflects the existing dwelling's character in terms of materials and detailing. The walls are proposed as brickwork to match existing, and the roof would consist of Stonewood tiles, also to match existing. The bifold doors, along with other detailing, would be white to match the existing features of the home. The pitched roof integrates well with the existing building, maintaining a coherent appearance. Overall, this design would appear as a subservient addition to the existing property, matching the materials and maintaining a modest scale, which would not result in harm to the character and context of 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.

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 proposed extension would be sited on the footprint of the existing conservatory proposed for demolition, with only a slight extension beyond the rear elevation. For the most part it would comprise in-fill development and as the small amount of additional built form would be single storey and sited away from any shared boundaries, there are no concerns raised regarding overshadowing or overbearing impacts.

Two rooflights are proposed on the single storey extension on the rear elevation. These would be high-level windows situated within the roofslope with no outlook possible, so these would raise no concerns regarding overlooking. There are also no neighbouring residential properties to the west. The only other proposed opening is the bi-fold doors; these are located on the ground floor level where they pose no concerns regarding overlooking.

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.

No alterations are proposed to the access, parking arrangements, or number of bedrooms on site. There are therefore no concerns regarding highways impacts.

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.