

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

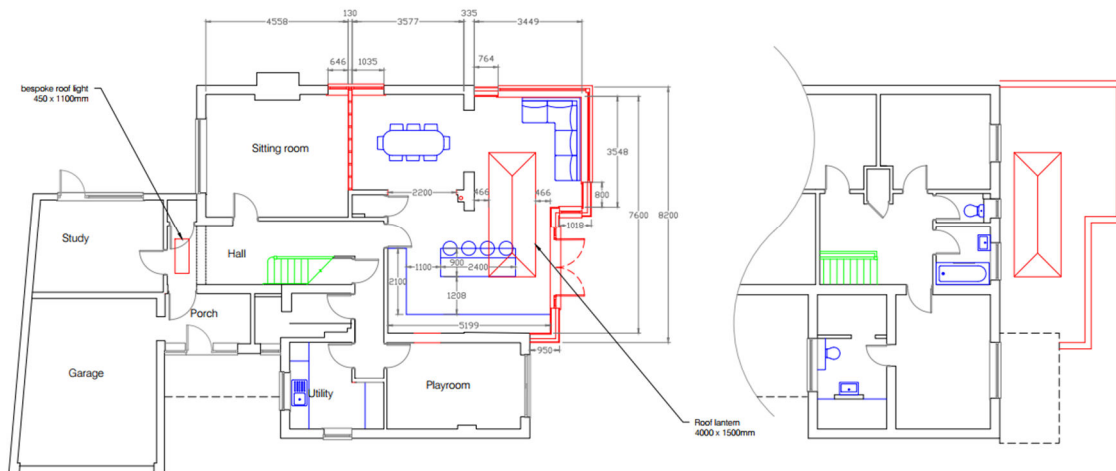
APPLICATION REFERENCE:	PL/2025/10011
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Ashlee, College Road, Durrington, Salisbury, SP4 8AW
DEVELOPMENT DESCRIPTION:	Demolition of existing rear conservatory and construction of single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

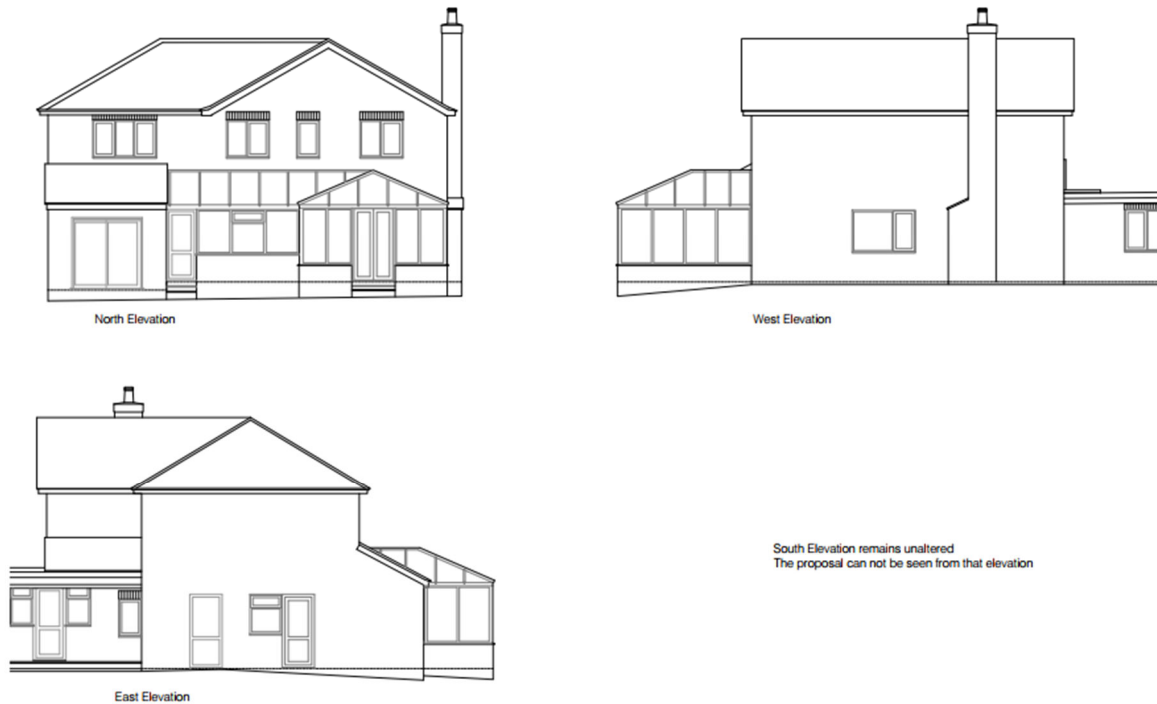
The proposal seeks planning permission for demolition of an existing conservatory on the north elevation and replacement with a single storey, flat roofed extension with lantern roof light. Internal alterations and changes to existing ground floor windows openings/doors within the existing dwelling. There are no changes to the number of bedrooms or access/parking arrangements.

The proposals are a resubmission of expired application PL/2022/03253. Revised drawings were received 12/0/2026, removing a proposed log burner flue within the flat roof extension.

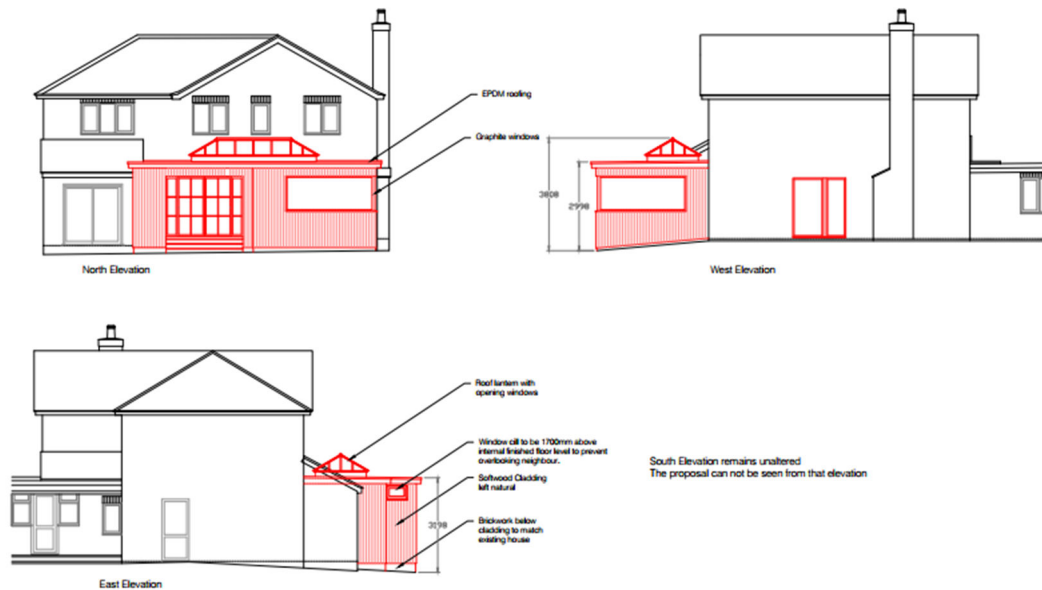
Proposed Plans



Existing elevations



Proposed elevations



SITE DESCRIPTION/CONTEXT

The application relates to detached, two storey, extended dwelling located on the northern edge of the Market Town of Durrington, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area).

The application site is within the Durrington Conservation area, next door to Grade II listed 'Church Cottage' and opposite Grade II listed '1 and 2 Avon Cottages' and '3 Avon Cottages'.

The application site is accessed from College Road, between Cornerways House and Brown Farm House, suggesting it is an infill development. There are gardens to the north and west, the north garden area faces onto Church Street which has a number of listed buildings. There is a change in level between the garden of Ashlee (higher) and neighbouring property 'Church Cottage' and Church Street to the north (lower).

The application site is within the Hampshire River Avon Catchment but the nature of the development, ecological impact is not an issue for this application. The site is within Flood Zone 1.



PLANNING HISTORY

Proposal / Summary
S/1989/1699 - Full planning permission Decision - Approve with Conditions Date: 13/10/1989 – PROPOSED CONSERVATORY
S/1992/1082 - Full planning permission Decision - Approve with Conditions Date: 9/9/1992 – PROPOSED SHOWER ROOM OFF EXISTING BEDROOM
S/2008/0563 - Full planning permission Decision - Approve with Conditions Date: 2/5/2008 – REPLACEMENT PORCH AND SINGLE STOREY EXTENSION
PL/2022/03253 - Householder planning permission Decision - Approve with Conditions Date: 20/6/2022 – Demolition of existing rear conservatory and construction of single storey rear extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy for the Amesbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development

Durrington Conservation Area Appraisal and Management Plan, January 2009

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

The National Planning Policy Framework (NPPF)

Planning (Listed Building and Conservation Areas) Act 1990

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Durrington Town Council: No comments received

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 Conservation area

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The proposed extension would be positioned on the north elevation, replacing an existing conservatory. The extension is proposed to have a footprint of 2.875m x 8.2m, with a flat EPDM roof with lantern roof light. The eaves height is proposed to be 3m and the ridge of the lantern roof window 3.8m.

The application site is situated adjacent to the Grade II listed Church Cottage and lies within the Durrington Conservation Area. The proposed extension does not project any closer to Church Cottage than the existing conservatory, and its overall massing is reduced due to the

use of a flat roof. The proposals are therefore considered to have a neutral or slightly improved impact on the setting of the listed building, compared to the existing conservatory.

The proposed extension will be partially visible from Church Street, which sits at a lower level than Ashlee:

View from Church Street



The replacement of the existing uPVC conservatory with a timber-clad extension is considered to result in a slight enhancement to the character and appearance of the conservation area. While the removal of the proposed lantern roof window would further lessen the visual impact of the extension, the proposal already represents an improvement over the fully glazed conservatory it replaces. It is therefore not considered reasonable to require this alteration.

The walls are proposed to be clad with vertical softwood cladding, with a brickwork plinth to match the brickwork on the house. To ensure the proposed materials are appropriate for the setting of the Conservation Area and listed buildings, a condition relating to the details of the materials will be included.

Internal alterations and changes to existing ground floor windows openings/doors within the existing dwelling are also proposed, these are considered acceptable and it is noted that these alterations would fall within permitted development rights.

The proposal, by virtue of its scale and design, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 is on a similar footprint to the existing conservatory, away from shared boundaries and modest in scale, it would not appear unduly dominant or overbearing to adjacent occupiers or result in a loss of light.

Due to the reduction in glazing, the opportunities for overlooking are less than the existing conservatory. As such, the proposals would not result in an unacceptable loss of privacy.

A full-height glazed window is proposed at ground floor level on the west elevation. This is in the same location as an existing window, within the original dwelling and would not introduce any new opportunities for overlooking. It is noted that this alteration would fall within permitted development rights

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, the amenities of neighbouring occupiers, or the interests of the conservation area or heritage assets.

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:
ACR04BP Block Plan, received 24.12.2025
ACRC05FPE Floor Plans Proposed 4 11 February 2026, received 12.02.2026
ACR08EP Elevations Proposed 4 11 February 2026, received 12.02.2026

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

3. Prior to commencement above slab level of the development hereby permitted, details of the materials to be used in the construction of the works to include the brick plinth, timber cladding, roof material, doors and windows shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved detail.

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