

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00196
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6 Paddock Close, Winterbourne Dauntsey, Salisbury, SP4 6EL
DEVELOPMENT DESCRIPTION:	Proposed garage extension and associated works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

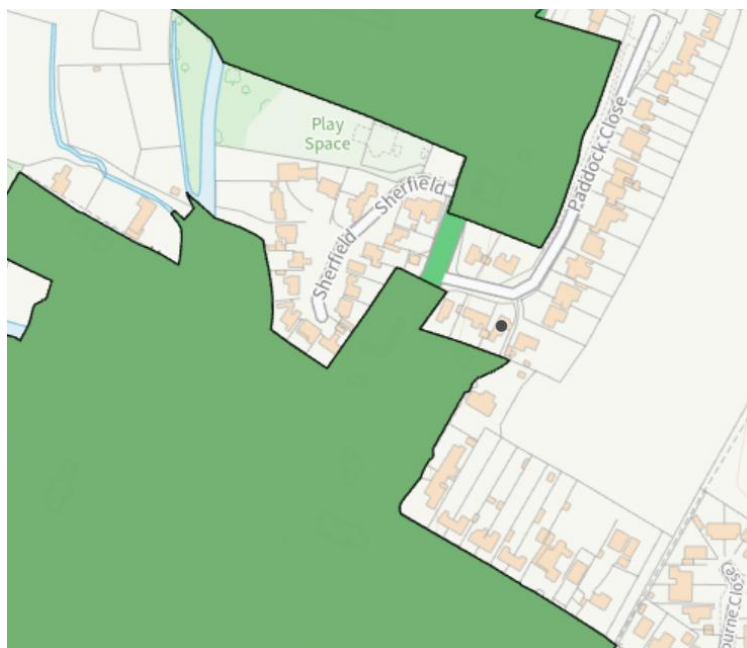
The proposal seeks planning permission for a proposed garage extension and associated works.

SITE DESCRIPTION/CONTEXT

The application site is a detached residential bungalow located in the large village of The Winterbourne as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). According to the strategic flood risk assessment 2024, it is located within Flood Zone 1 with a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.

The application site just outside the boundary of the conservation area of Winterbourne Earls. The site is bordered by residential dwellings on the west and south, the highway on the north, and a rights of way footpath on the east with reference: WINT6.

The application site is located within a special landscape area according to the Saved Salisbury District Local Plan Policy C6. It is also located within the Hampshire River Avon Catchment Area and the New Forest Protected Sites 15km recreation zone of influence. However, this designation has no implication to this householder planning permission due to the nature of the proposed works.



PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1999/1593	KITCHEN AND TOILET EXTENSION	Approve with Conditions
S/1998/1993	KITCHEN, TOILET EXTENSION	Approve with Conditions
14/10500/FUL	PROPOSED SIDE EXTENSION AND FRONT PORCH. REAR EXTENSION TO EXISTING GARAGE TO FORM OFFICE	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 4: Amesbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Saved Salisbury District Local Plan Policies

- Saved Policy C6: Special Landscape Area

Supplementary Planning Documents: Wiltshire Design Guide

The Winterbournes Neighbourhood Plan 2019-2026 made May 2021

CONSULTATION RESPONSES

Winterbourne Parish Council: No objection.

Highways Officer: No objection.

REPRESENTATIONS

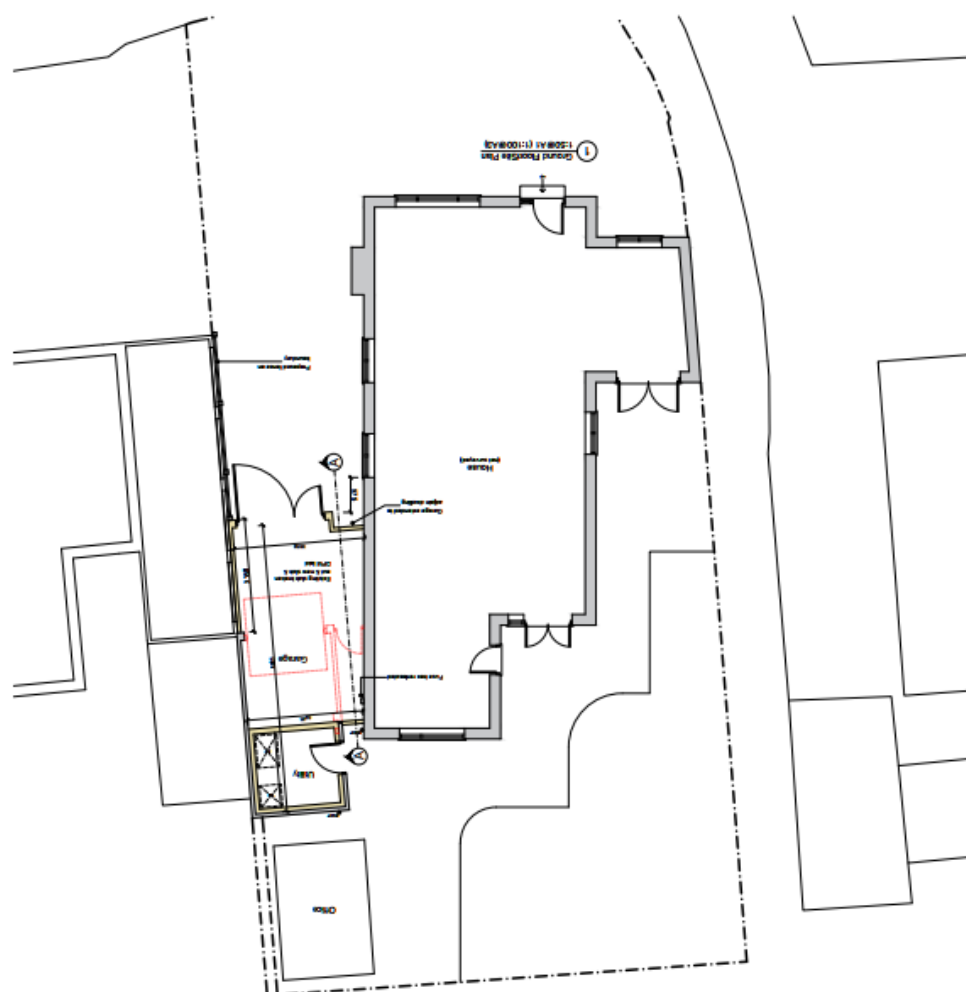
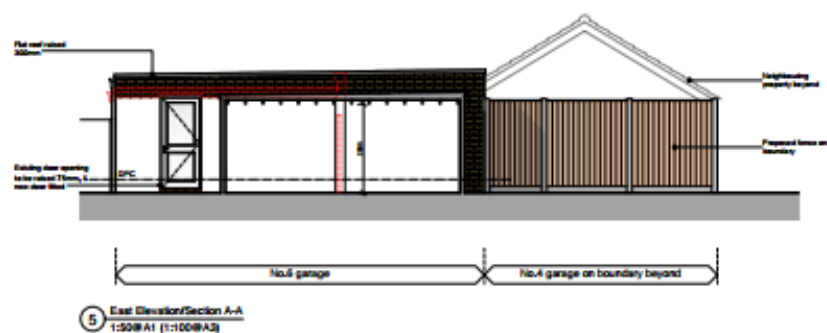
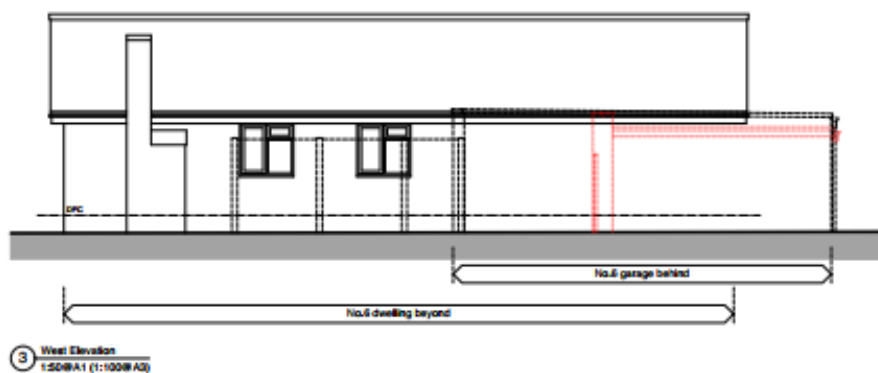
No comments were received.

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 consists of a single storey bungalow with an existing garage on the western end and set back from the host dwelling and an outbuilding currently used as a home office behind the garage. This application proposes to extend the garage forward by approximately 3.1 metres and proposes to attach this to the host dwelling. The rear of the garage is proposed to be used as a utility room accessed from the garden.

The existing detached garage is proposed to be extended with the flat roof of the existing garage measuring approximately 2.8 metres in height at the highest point with the flat roof sloping down to the rear garden of the host dwelling. The front elevation of the garage steps down in height to accommodate the pitched roof of the host dwelling. In addition to these extensions, a proposed fence across the western boundary measuring approximately 2.2 metres in height and 5 metres in length is proposed. The materials of the extended garage are proposed to be brick to match the host dwelling with a painted timber garage door.

The increase in footprint is minimal and has been designed to be in keeping with the host dwelling. The increase in height of the garage is minimal and allows the garage to remain subservient to 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.

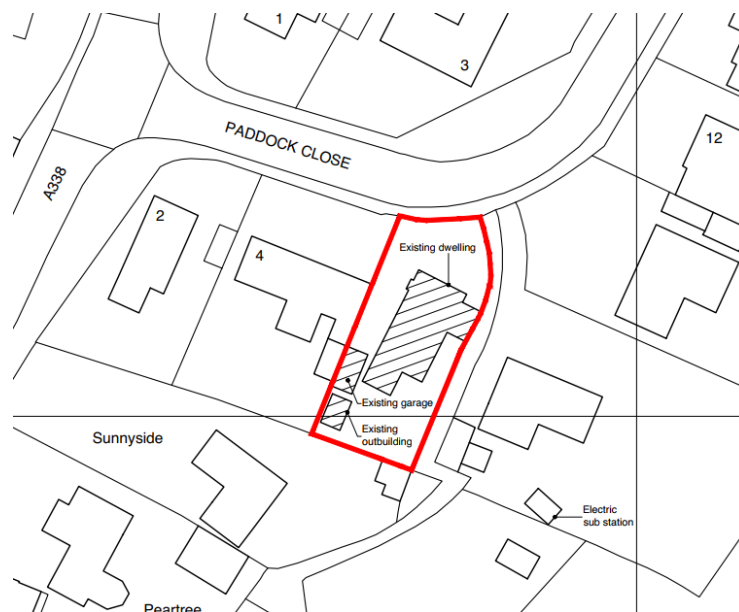
The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposed works are for a front extension to the existing garage of the host dwelling located on the western side of the application site. This is adjacent to no. 4 Paddock Close. In terms of overlooking, loss of privacy and overshadowing, the single storey flat roof garage is proposed to be minimally increased in height. The garage of no. 4 Paddock Close is directly

adjacent to the driveway of the host dwelling. Three brick arches with metal fencing are located on the garage wall of the neighbouring dwelling. The proposed front garage extension will cover up the arches, and the proposed fence will directly abut these arches. No representation was received from the neighbouring dwelling when they were consulted as part of this application process. The front garage extension and proposed timber fence is not considered to be detrimental to the neighbouring dwelling as the adjacent massing appears to be a garage and is the same use as this application. Lastly, it is considered that no overshadowing will be generated by the additional massing.

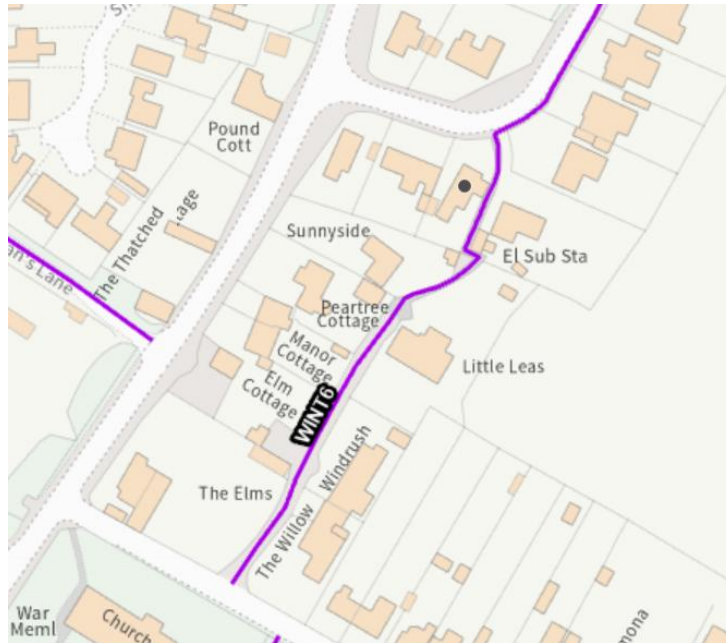
In terms of overbearing impact, the proposed front extension to the garage and the proposed boundary fence abuts the existing garage of the neighbouring dwelling. This is similar to the existing garage of the host dwelling which is attached to the garage of the neighbouring dwelling. The neighbouring dwelling was consulted as part of this application and no correspondence was received. The use of the garage is proposed to be retained as existing, and the boundary fence is typical of a residential boundary fence in height and use of materials. It is considered that the proposed extension and boundary fence is minimal in scale and will allow the neighbouring dwelling and the application site to maintain separation between the dwellings. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

As the proposed front garage extension and fence is adjacent to the boundary of the host dwelling and the neighbouring dwelling, a part wall agreement would need to be entered between the host dwelling and the neighbouring dwelling. This is outside of the planning process. An informative has been included in the recommendation to alert the applicant of this.



Rights of Way

The application site is bordered by a rights of way footpath on the east with reference: WINT6. The proposed development assessed as part of this application is located to the west of the application site and is not considered to detrimentally impact the existing footpath. An informative has been included in the recommendation notice to make the applicant aware that the public rights of way should not be obstructed.



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 application proposes to extend the existing garage forward by approximately 3 metres. A fence is also proposed on the western boundary line. The front driveway area is retained and will continue to provide parking for the host dwelling. The LPA's highways officer has no objections to the proposed works.

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.

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 and Block Plan Drawing Ref: 2414-EX01A Received: 12 Jan 2026

Proposed Ground Floor and Site Plan Drawing Ref: 2414-PL01A Received: 12 Jan 2026

Proposed Elevations Drawing Ref: 2414-PL02A Received: 12 Jan 2026

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 shall match the existing brickwork and roof tiles as the host dwelling.

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

Informative:

The applicant should note that no construction / demolition vehicle access may be taken along byway WINT6 without prior consultation with the Rights of way Countryside Access Officer (CAO). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way WINT6 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.