

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

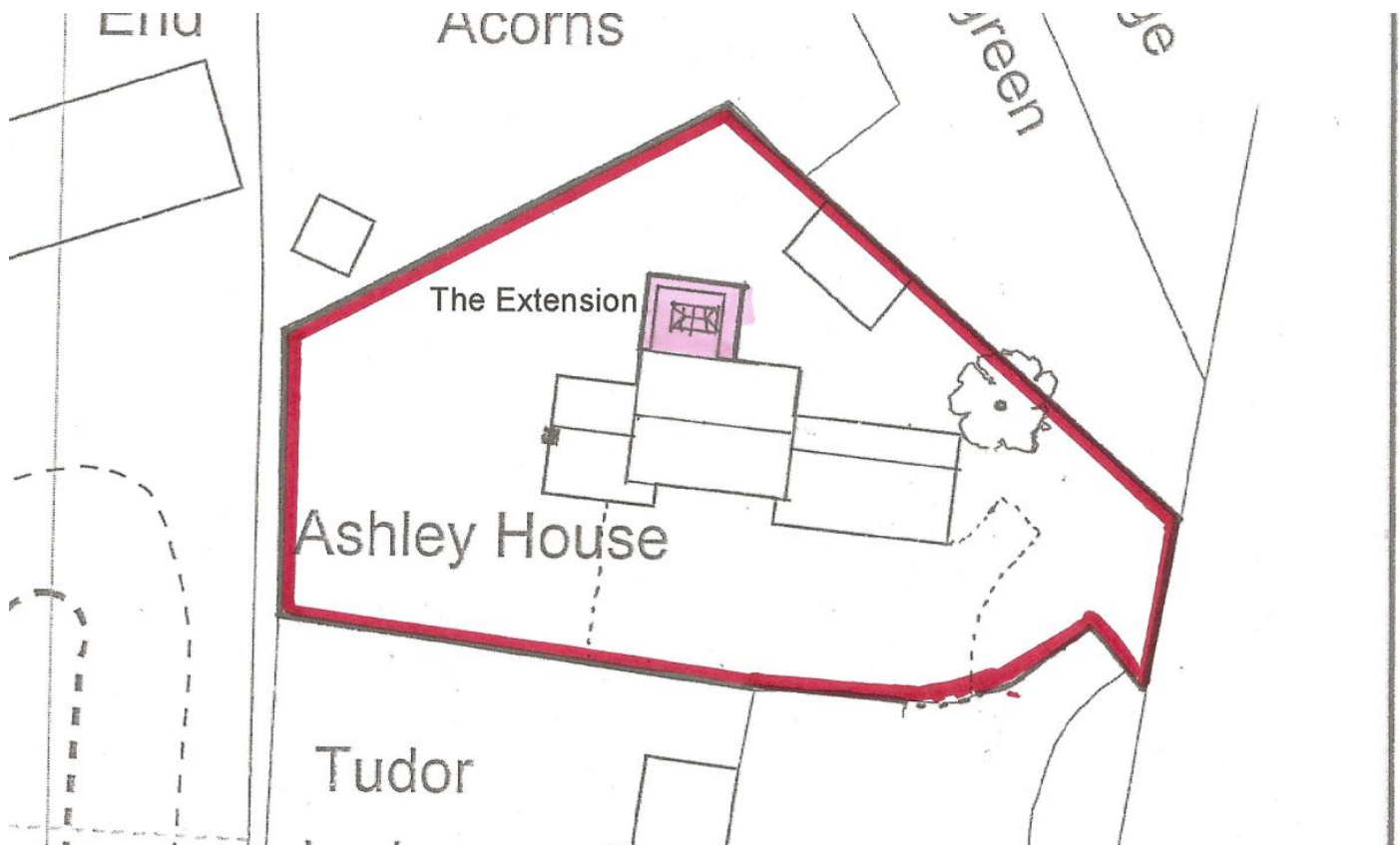
APPLICATION REFERENCE:	PL/2025/10002
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	ASHLEY HOUSE, KILN CLOSE, WHADDON, SALISBURY, SP5 3HE
DEVELOPMENT DESCRIPTION:	Removal of Conservatory and replacement with Garden Room.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey flat-roof rear extension on the north-facing elevation of the main dwelling known as Ashley House. This will provide additional living space and will replace the existing pitched-roof conservatory.

SITE DESCRIPTION/CONTEXT

The site is a detached dwelling located within Kiln Close, an unadopted cul-de-sac characterised by similar detached properties. The site lies within the Large Village of Alderbury as defined by Core Policies 1, 2 and 23 of the Wiltshire Core Strategy. One tree within the site is protected by a Tree Preservation Order. The site is also within the Special Landscape Area as defined by saved Policy C6 of the Salisbury District Local Plan.



PLANNING HISTORY

Proposal / Summary
S/1988/0439 - Full planning permission Decision - Approve with Conditions Date: 20/4/1988 – CONSTRUCTION OF DWELLING

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

- C6: Special Landscape Area

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

Alderbury Parish Council: No objection with the following text received:

‘APC has no objections.’

Arboricultural Officer: No objection with the following text received:

‘No objection.’

REPRESENTATIONS

One third party comment from an immediate neighbour was received raising no objections to the proposals and stating the following:

‘I write to say that having examined the plans for the proposed Garden Room, I have no objection to said plans. I am sure the new room will be a welcome addition to my neighbour’s house and will be well used.’

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 and the Special Landscape 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 extension is not anticipated to be visible from the public realm given its position to the rear of the main dwelling and its single-storey height, meaning it will not be visible from Kiln Close. The extension is also not thought to be visible from Grimstead Road to the north.

The proposed rear extension replaces the existing conservatory. It has a similar eaves height but a lower maximum roof height than the existing structure, with an overall footprint that is approximately double that of the conservatory. Despite the increase in footprint, the extension remains non-dominant relative to the main dwelling with the flat roof set well below the first floor window level.

The chosen materials are appropriate, with brickwork to match the existing dwelling, ensuring that the extension integrates effectively with the built form. Fenestration comprises a single rooflight, a 3-panel window on the east elevation, and glazed north and west elevations using Alitherm doors in an anthracite finish. These elements do not give rise to any adverse impact on the character of the main dwelling.

The site lies within an area designated as a Special Landscape Area by saved Policy C6 of the SDLP. Given the limited scale of the single-storey rear extension, its position to the rear of the main dwelling and the absence of wider landscape views into the site, the proposal will not adversely affect the character or quality of the surrounding landscape and is therefore considered to comply with this policy.

Overall, the proposed extension represents a modest and subordinate addition that, through its scale, form and material choices, integrates acceptably with the main dwelling and maintains the established character of the site. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Saved SDLP policy C6 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 site benefits from a substantial separation distance from neighbouring properties, with the closest dwellings to the north situated approximately 27m from the proposed extension. This separation, combined with the single-storey form of the development, ensures that no overshadowing or overbearing effects arise. With regard to overlooking and privacy, although the extension incorporates a notable amount of glazing, the single-storey height and the distance to neighbouring properties prevent any harmful impact.

In summary, the proposals maintain acceptable relationships with surrounding dwellings and do not give rise to impacts that would adversely affect neighbouring amenity. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Arboriculture

A tree located in the rear garden of Ashley House, approximately 10 m from the proposed extension, is protected by a Tree Preservation Order. Wiltshire Council's Arboriculture Team were consulted and raised no objection, thereby confirming that the proposals will not harm the tree or its root protection area.

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 or Special Landscape Area, the amenities of neighbouring occupiers, or the protected tree.

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:
 - Application form – date received: 18/12/2025
 - Existing and proposed plans (ref: 05325-1) – date received: 18/12/2025

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.