

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

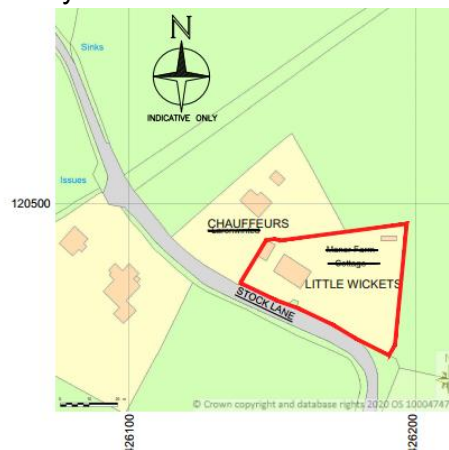
APPLICATION REFERENCE:	PL/2026/00314
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Little Wickets, Stock Lane, Landford, Salisbury, SP5 2EW
DEVELOPMENT DESCRIPTION:	Proposed raised roof to single storey side extension to include new dormers, also extend rear catslide roof to full width for additional first floor space. Proposed New front Porch, proposed new windows and doors.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the proposed raising of the roof of a single storey side extension to include two new dormers, extending the rear catslide roof to full width for additional first floor space, a proposed new front porch, proposed new windows and doors.

SITE DESCRIPTION/CONTEXT

The application site is a large detached residential dwelling located in the countryside and outside of any settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. The site is bordered by the highway on the south, a residential dwelling on the northwest, and the open countryside on all other directions.



According to environment agency's strategic flood risk assessment, the site lies within Flood Zone 1, an area least likely to be affected by fluvial flooding and does not fall within an area at an increased risk of groundwater flooding. It is located within the New Forest Protected Sites 13.8 km recreation zone of influence, however, due to the application being for householder development, this designation is not a relevant consideration. In addition to this, the application site lies with in a Special Landscape area, a non-statutory designation under the Saved Policy C6 of the Salisbury District Local Plan.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1999/0325	REPLACEMENT SINGLE GARAGE	Approve with Conditions
S/2001/0990	TWO STOREY EXTENSION TO REAR OF PROPERTY	Approve with Conditions
S/78/0978	Kitchen and extension for private use.	Approve

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

Core Policy 50: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Salisbury District Local Plan

Saved Policy C6: Special Landscape Area

Saved Policy C24: Extensions to Buildings

CONSULTATION RESPONSES

Landford Parish Council: No objection

REPRESENTATIONS

1 comment of support from the neighbour was received.

ASSESSMENT

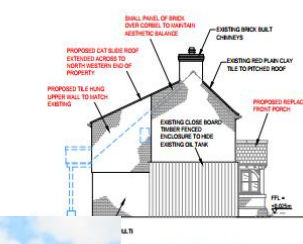
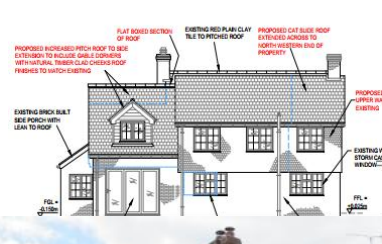
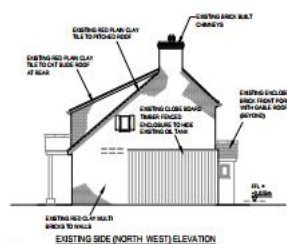
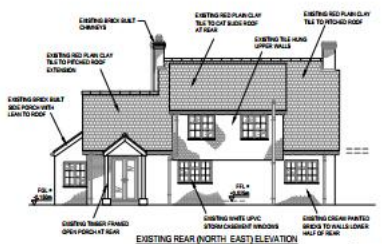
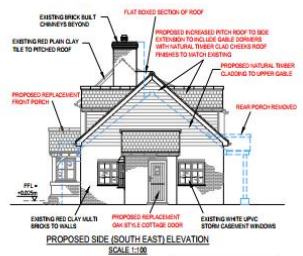
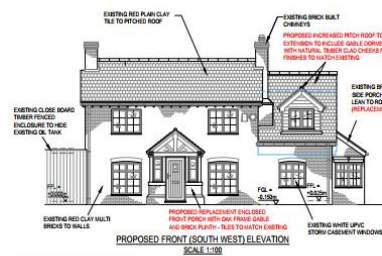
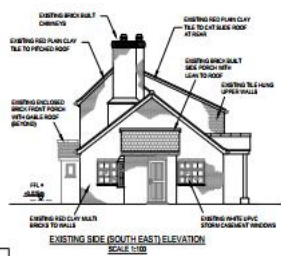
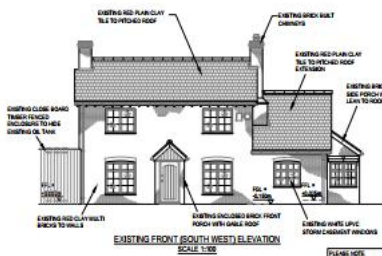
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

This floor plan represents a 1000 sq ft house with 3 bedrooms and 2 bathrooms. The layout includes a Bath, Kitchen, Dining area, Family room, Lounge, Study, and two Porches. Key features include a staircase, a fireplace in the Lounge, a TV stand in the Family room, and a built-in desk in the Study. The plan also indicates the placement of windows and doors throughout the house.

[illegible][illegible]

Floor plan of the second floor showing the layout of the second bedroom, bathroom, and dressing area. The plan includes labels for 'BED 3', 'BATH', 'DRESSING', and 'EN SUITE'. It also shows the location of the 'FAM BATH' and 'BED 1'. The plan is marked with 'A' at the top and bottom right corners.



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 an existing detached dwelling with a two-storey central massing, a 1.5 storey element on the southeastern end with a small single storey lean to, and a detached single car garage. The submitted design and access notes that the host dwelling was potentially a farm worker's dwelling and that it has had a few extensions over the years such as a 2-storey extension with a cat sliding roof on part of the rear with tile hanging.

This application proposes to raise the roof of the existing southeastern 1.5 storey roof by approximately 1 metre in height and proposes to erect a dormer on the front elevation and rear elevation of this raised area. The two proposed dormers are pitched roof dormers with timber dormer cheeks and tiles to match the host dwelling. The existing cat sliding roof to the rear is proposed to be continued on along the entire rear elevation and is proposed to follow the tile hanging of the existing cat sliding area, at the moment this extension ends and does not continue along the entire width of the host dwelling. An existing rear porch is proposed to be removed. The existing front porch is proposed to be demolished and replaced with an enclosed timber frame porch with a brick plinth to match the host 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. The height of the porch matches the existing height of the existing porch and is subservient to the host dwelling, the increase in height of the existing 1.5 storey side element is 1 metre in height and minimal enough for this to remain subservient to the ridge height of the principal roof. 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 application site is located adjacent to Chauffeurs Cottage approximately 18 metres to the northwest of the host dwelling. Alongside this, approximately 50 metres on the southwest lies Church View Cottage. In terms of overshadowing and overbearing impacts, the proposed extensions are minimal in scale and is not considered to increase any overshadowing to the neighbouring dwellings located at a distance from the host dwelling. In terms of overlooking, the application proposes two new windows on the first floor of the rear elevation and 1 new window on the first floor of the front elevation. However, as the neighbouring dwellings are located at a considerable distance, it is not considered that any undue overlooking will be generated from these new windows. Alongside this, there are existing windows along both the rear and front elevation adjacent to the proposed windows, as such the proposed windows have a similar outlook when compared to the existing windows. 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.

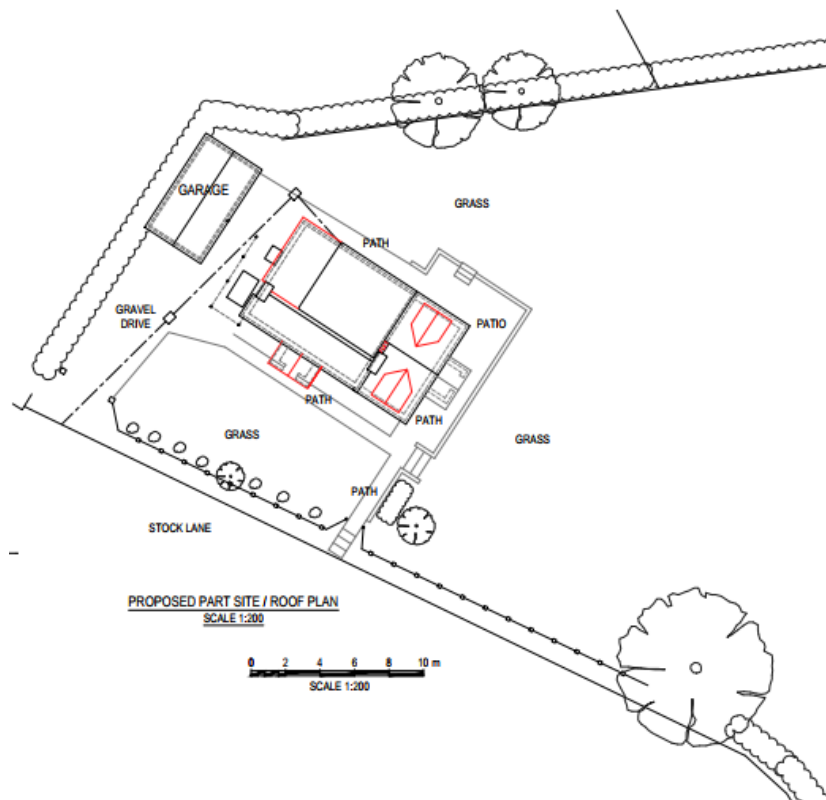
The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development does not propose any additional footprint, aside from the proposed changes to the front porch. The planning statement notes that:

There are no plans to change the current access to the site as the current access is more than adequate. There is currently space to park at 3 No cars within the private drive at the front of the house, with a further 1 parking spaces within the existing detached garage. With regard to the proposed works, there is plenty of parking available for the applicant and contractor's vehicle(s) within the site throughout the project duration, whilst the site gardens are ample enough that temporary space could be made available for further parking, material storage and skips etc.

As there are no additional bedrooms proposed by the development, it is not considered that there would be an increase in parking provision required within the site. Nonetheless, the existing gravel drive and garage are not proposed to be impacted by the proposed works.

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.



Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The submitted planning statement has noted:

The existing property would not likely be deemed as providing a suitable habitat for Bats due to the condition of the existing finishes including the timber tile hanging which is tightly fitted with little to no gaps at the abutments and joints, the roof and eaves also provide little to no access or roosting potential for bats with the inner fascias and soffits well sealed. The rest of the property's general construction is of a similar condition. The above info is based on observations from non-ecologists, we are unable to provide conclusive confirmation regarding the above.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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 and documents:

Proposed Plans Elevations & Section Drawing No. P2-C-005 Rev B Received: 16 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 in the submitted documents.

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