

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09891
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	44 Willow Drive, Durrington, Salisbury, SP4 8DE
DEVELOPMENT DESCRIPTION:	Proposed single storey kitchen extension to rear.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension on the north facing elevation. This will provide additional living space with an internal connection to the existing kitchen diner.

SITE DESCRIPTION/CONTEXT

44 Willow Drive is a dwelling house located within an established residential area. The site is within the settlement of Durrington forming part of the Market Town of Amesbury as defined by Core Policies 1,2 and 4 of Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/2010/0915 - Lawful development: Existing use Decision - Approved Date: 26/7/2010 – THE CONVERSION OF A GARAGE INTO A STUDY
S/1980/0723 - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 26/10/1981 – Outline residential development and new access
S/1984/1132 - Full planning permission Decision - Approve with Conditions Date: 7/11/1984 – APPROVAL OF MATTERS RESERVED - CONSTRUCTION OF 84 DWELLINGS AND CONSTRUCTION OF ESTATE ROAD AND ACCESSES

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- 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

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

Durrington Town Council: No response 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 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 extension will be positioned to the rear of the main dwelling and is not visible from the public realm, which reduces any potential impact on the character of the area. It represents a small increase in the overall footprint of the dwelling and incorporates a pitched roof form typical of rear extensions. The maximum roof height will sit below the level of the first-storey windows of the main dwelling, ensuring the extension remains visually subordinate. The use of smooth render to the walls, a slate-effect roof covering and white UPVC windows will match the main dwelling. These are appropriate material choices that are broadly in keeping with the appearance of the main dwelling, typical of a rear extension on a dwelling house, and will result in no harm to the character of the dwelling or the wider 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.

In terms of amenity considerations, the neighbouring property most likely to be affected is number 42 to the east due to its proximity and the shared boundary. However, the case officer is satisfied that no adverse amenity impact will arise. The single-storey nature of the proposal means it will not be overshadowing, overbearing or cause a loss of light, which is further supported by the north-facing orientation and the east-to-west path of the sun. The extension is very similar in design, height and footprint to the existing extension at number 42, although the current proposal will have a lower maximum roof height than the neighbouring conservatory.

No windows are proposed on the east elevation that faces the attached neighbour. One rooflight will be installed on the east-facing roof slope. This will not result in adverse overlooking owing to its position within the roof. It is also relevant that the conservatory at number 42 has an entirely glazed roof, which establishes an existing degree of mutual visibility. In this context, the rooflight is acceptable and will not cause harm to the privacy of neighbouring occupiers.

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 or the amenities of neighbouring occupiers.

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
- Proposed elevations – (ref: CL/02/25a) – date received: 02/03/2026
- Location and site plan – (ref: CL/05/25) – date received: 18/12/2025
- Existing and proposed ground floor plans – (ref: CL/03/25) – date received: 23/12/2025

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.