

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09913
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	14 Beaker Way, Salisbury, SP2 8FH
DEVELOPMENT DESCRIPTION:	Single storey rear extension and garage conversion into gym
RECOMMENDATION:	That Planning Permission be GRANTED

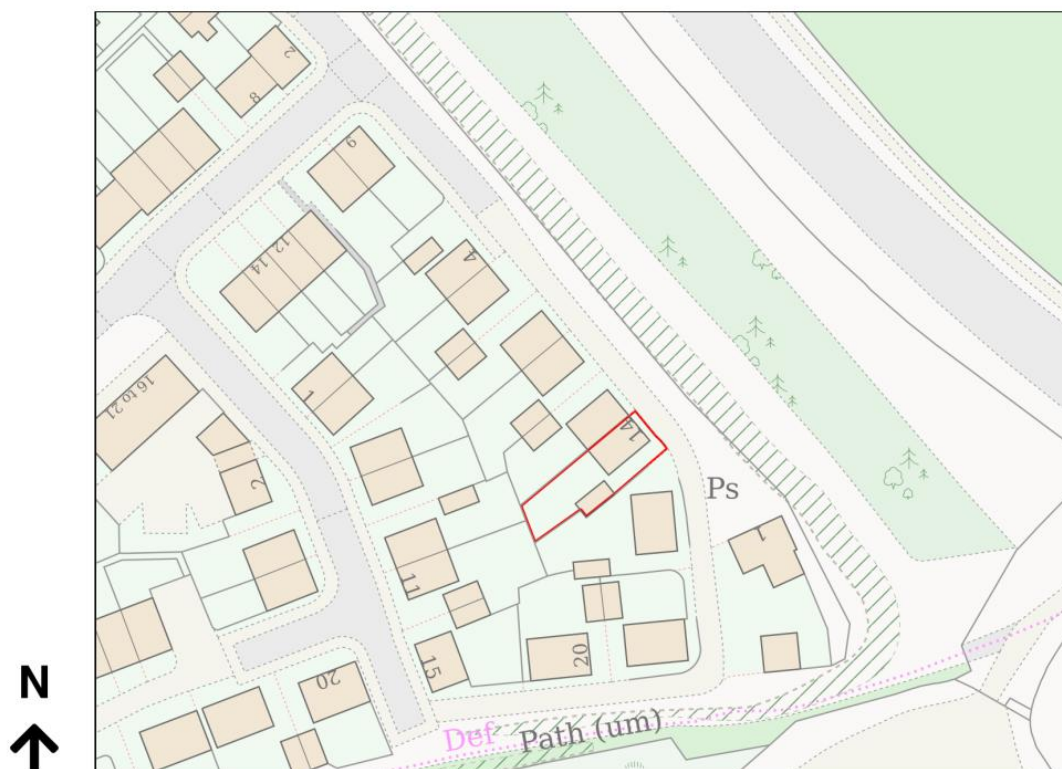
PROPOSAL

The proposal seeks planning permission for a single storey flat roof rear extension on the south-west facing elevation of the main dwelling. The existing garage will also be converted into a home gym, with the current garage side door used to form an internal connection into the proposed rear extension.

SITE DESCRIPTION/CONTEXT

The site is a semi-detached dwelling with onsite parking and a rear garden, with neighbouring dwellings on all sides except to the north-east. Properties to the south-east and south-west occupy an elevated position. Access is taken from an unclassified road which leads to an unadopted section immediately before the dwelling's driveway.

The site forms part of a wider estate of 68 dwellings granted planning permission under S/2011/0207. It is located within the Principal Settlement of Salisbury as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/2011/0207 - Full planning permission Decision - Approve with Conditions Date: 25/2/2013 – Erection of 68 houses and associated works
PL/2025/09913 - Householder planning permission – Rear extension to extend the kitchen, creating an open plan kitchen/living space. The garage will be converted into a gym with shower.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury Neighbourhood Plan

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

Salisbury City Council – support – with the following text received:

‘SCC support this application.’

WC Highways - no objection – with the following text received:

‘The garage currently provides a third parking space and although the applicant states that they don’t use the garage for parking any future occupier could. The garage conversion includes a bathroom and so could easily be used by this or future occupiers as a fourth bedroom and if this was the case 3 off street parking spaces would be required to meet Wiltshire’s current parking standards. I will be guided by you on this matter and whether it would be prudent to include a condition to prevent its use as a bedroom. If you are satisfied that the converted garage will not be now or in the future used as a bedroom I raise no highway objection.’

REPRESENTATIONS

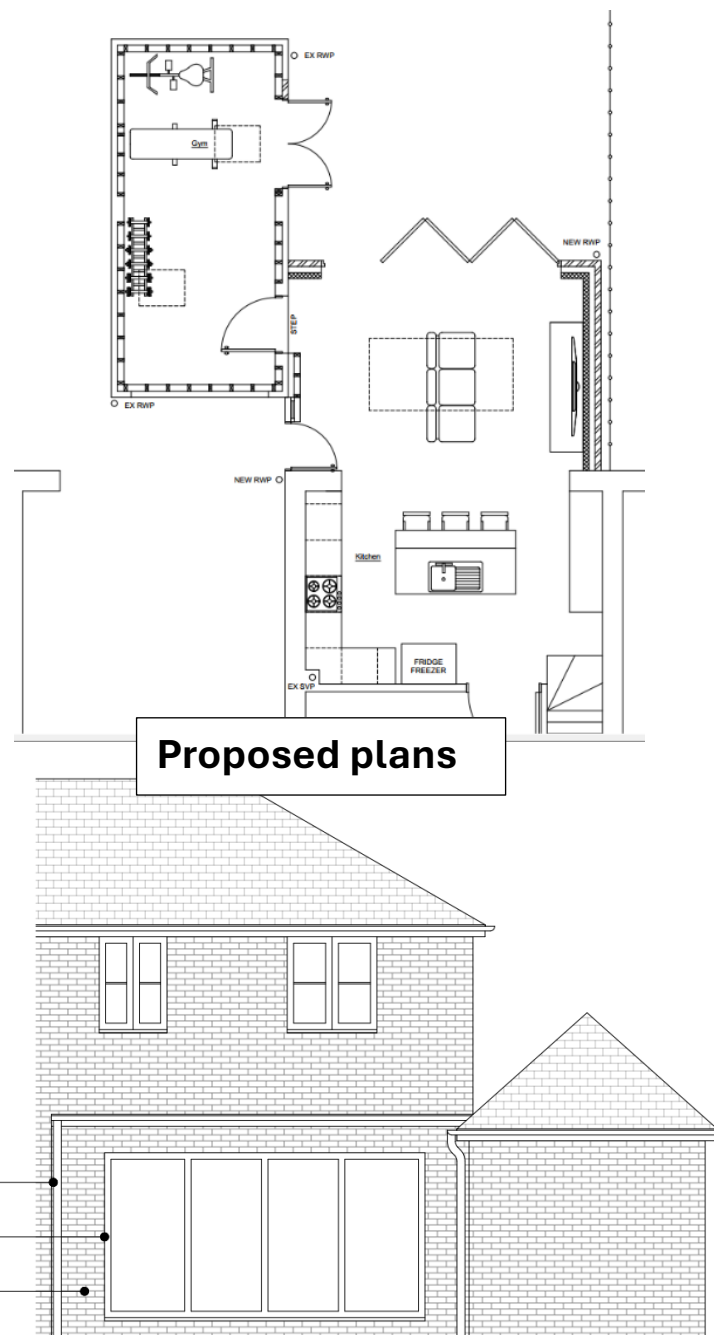
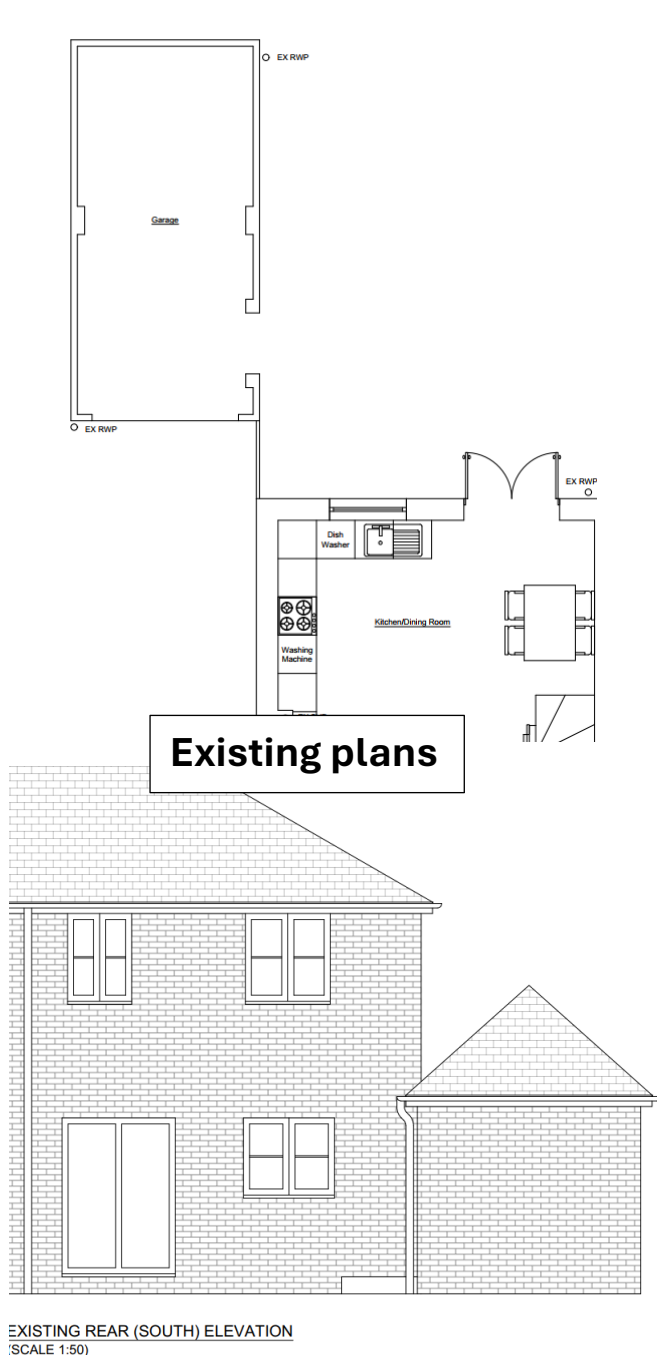
No comments were received.

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 rear extension will not be visible from the public realm, while a partial view of the existing garage will remain from the road at the front of the dwelling. Overall, the impact of all elements of the proposals on the character of the area is low.

External changes to the existing garage will be limited to the north-west facing elevation, where bi-fold doors will be installed, along with a roof light on both the west and east elevations. The roof height will not be raised, and the extent of the conversion into a home gym is largely confined to internal alterations. The flat roof rear extension will have eaves well below the first floor windows of the main dwelling and only marginally higher than those of the garage, resulting in a non-dominant and subservient form that sits comfortably alongside the existing built form.

Materials for the rear extension will include brickwork and black RWG to match the main dwelling and the existing garage, creating a coherent and seamless appearance. The white UPVC bi-fold doors are typical of residential extensions and will allow for ample daylight.

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 minor external alterations to the garage present no amenity concerns, as neither the height nor the footprint will change and any amenity effects will remain consistent with the existing situation. The introduction of two roof lights and bi-fold doors will not give rise to overlooking issues.

The positioning of the rear extension in relation to the sun's path could ordinarily raise a potential for limited overshadowing for the neighbour at 12 Beaker Way. However, the surrounding built form and land levels mean that no adverse overshadowing will occur beyond that already experienced. The existing garage adjacent to the proposed rear extension at number 14 already creates a degree of overshadowing for the rear gardens of both number

14 and 12, and the addition of the rear extension will not materially alter this given that the existing garage already interrupts light in this location.

Dwellings to the rear of the site occupy an elevated position, which already influences daylight and this forms an important part of the site context. Given the single storey scale, an overbearing impact will not arise. Loss of light is also not a concern due to the limited height and modest footprint of the proposals.

Overall, the proposals will not give rise to any adverse impacts on neighbouring amenity and 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.

WC Highways were consulted because the proposals include the conversion of the existing garage to a home gym. The garage currently provides a third parking space which, although not used for parking by the applicant, could be used for this purpose by a future occupier. The original floor plans, now superseded, also showed a bathroom within the converted garage.

This raised concerns for Highways that the space could function as a fourth bedroom now or in the future. In such circumstances an additional parking space would be required to replace that lost within the garage to meet the Council's adopted parking standards.

WC Highways therefore raised no objection subject to the case officer being satisfied that the converted garage will not be used as a bedroom. This matter was discussed with the applicant during a site meeting, and it transpired that the bathroom could in fact no longer be delivered due to drainage constraints. Revised plans were subsequently submitted by the agent that removed the bathroom from the proposed layout, reducing the practicality of the garage operating as an additional bedroom. It is therefore reasonable that the case officer assesses the proposals as presented in the floor plans and no requirement to demonstrate a replacement parking space arises as a result of the proposals.

Therefore the proposed development will not result in any adverse impact on highway safety. Adequate parking and turning provision will remain available within the site in accordance with Wiltshire's adopted parking standards, and acceptable access arrangements will be retained. The proposals are 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. 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:

- Existing and proposed elevation plans – (ref: 00635/02-P2) – date received: 05/03/2026
- Existing and proposed floor plans – (ref: 00635/01-P5) – date received: 05/03/2026
- Location plan – date received 19/12/2025
- Application form – date received 19/12/2025

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors, or other form of openings other than those shown on the approved plans, shall be inserted in the side elevations of the rear extension hereby permitted.

REASON: In the interests of residential amenity and privacy.