

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                          |                                                                                                          |
|--------------------------|----------------------------------------------------------------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2025/09781                                                                                            |
| APPLICATION TYPE:        | Householder planning permission                                                                          |
| SITE ADDRESS:            | 9 Charter Court, Gigant Street, Salisbury, SP1 2LH                                                       |
| DEVELOPMENT DESCRIPTION: | Installation of a UPVC sash window in the west wall of the lounge/dining area of this ground-floor flat. |
| RECOMMENDATION:          | <b>That Planning Permission be GRANTED</b>                                                               |

## PROPOSAL

The proposal seeks planning permission for the installation of a UPVC sash window in the west wall of the lounge/dining area of a ground-floor flat.

## SITE DESCRIPTION/CONTEXT

The application site is a ground floor flat erected as part of a development constructed after a 1998 planning permission to redevelop an old brewery premisses located in the central built-up area of Salisbury and within the Salisbury conservation area. It is situated within the defined settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP20. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the Hampshire River Avon Catchment; and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site. However, due to the nature of the application, these ecological designations do not have any bearing on the assessment of this application.



## PLANNING HISTORY

| Reference   | Proposal / Summary                                                                                                                                                   | Decision                |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| S/1998/1538 | REDEVELOPMENT OF SITE. ERECTION OF 38 NO. NEW DWELLINGS, OFFICE BUILDING, CONSTRUCTION OF NEW PEDESTRIAN AND VEHICULAR ACCESSES, ASSOCIATED PARKING AND LANDSCAPING. | Approve with Conditions |
| S/1998/1539 | DEMOLITION OF REDUNDANT BREWERY PREMISES                                                                                                                             | Approve with Conditions |
| S/2004/2687 | CONSTRUCT CONSERVATORY AT REAR                                                                                                                                       | Approve with Conditions |
| S/2005/0291 | CONSTRUCT REAR CONSERVATORY                                                                                                                                          | Approve with Conditions |

## RELEVANT POLICIES AND GUIDANCE

### Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 20: Spatial Strategy: Salisbury Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Conservation of the Historic Environment

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Salisbury Neighbourhood Development Plan 2020 to 2038

Wiltshire Local Transport Plan 2015-2026: Car Parking Strategy

## CONSULTATION RESPONSES

Salisbury City Council: No comment.

Conservation: No comment – the development does not lie within their consultation remit.

## 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.

The application site is located within the conservation area of Salisbury. From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

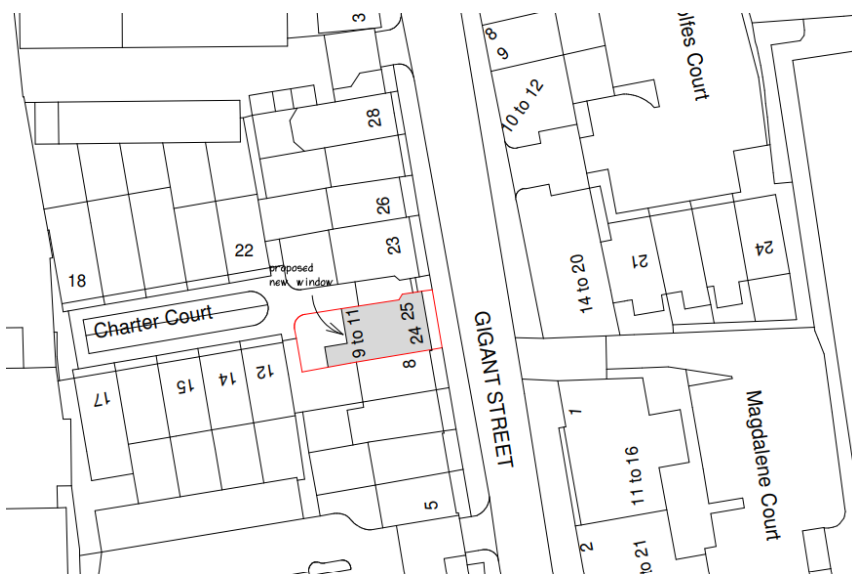
The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

### Design and Impact upon the character and context of the conservation area

This application proposes to insert a window in the lounge/ dining area of a ground floor flat. This new window lies adjacent to an existing window and a conservatory both serving the ground floor flat. The western elevation of the modern block of flats has been designed with two windows per floor with the left window being smaller than the right hand side window. On the ground floor, a conservatory has been added on the right hand side. The proposed window lies adjacent to the existing left hand side window. The window has been designed with glazing bars similar to the existing windows on this elevation. However, no window lintel or sill has been proposed for the new window.

The proposed window is located on the western elevation of the apartment block; this elevation is not visible from the street scene nor is this visible from public vantage points as the western elevation faces the internal courtyard of Charter Court. While the application site lies within in a conservation area, the application site itself is not a listed building, nor are there any designated heritage assets in the direct vicinity of the application site. It is not considered that the proposed insertion of a window to a modern block of flats will have an adverse effect on the setting and character of the conservation area. While the proposed window has the potential to disrupt the current rhythm of the windows on this elevation, it is considered that the proposed window is minimal in scale, and as the ground floor flat already has an existing conservatory, the ground floor fenestrations are already different from the first and second floor. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 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 and window are located in a built-up area of Salisbury where an existing residential neighbourhood inter-relationship and overlooking has been established. While this is the case, as the proposed window is located adjacent to an existing ground floor window and conservatory, it is not considered that there will be any additional overlooking generated by this window to the neighbouring dwellings. The neighbouring dwellings were consulted as part of this application and no representation was received. With regards to loss of light and overbearing effects, the insertion of the proposed window is not considered to have an effect on this. 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, the amenities of neighbouring occupiers or the setting of heritage assets and the character of the conservation area.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Salisbury Neighbourhood 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 the following 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:

Location Plan Received: 29 Jan 2026

Proposed Block Plan Received: 23 Jan 2026

Existing and Proposed Elevation Received: 23 Jan 2026

Window Details Received: 15 Dec 2025

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