

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09962
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Timberley, Laverstock Park, Laverstock, Salisbury, SP1 1QJ
DEVELOPMENT DESCRIPTION:	Proposed two storey front and side extensions.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for proposed two storey front and side extensions.

SITE DESCRIPTION/CONTEXT

The site is not situated within the defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1 and CP2 and CP23. It is located within the Hampshire River Avon Catchment and within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area, however, due to the nature of the application being a householder application for extensions to an existing dwelling, these designations do not have an implication for this application. According to the SFRA the application site is situated within flood zone 1 with a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

The application site is a detached dwellinghouse located within a residential cul-de-sac in Laverstock. The site is bordered by the highway on the east, residential dwellings on the north, south and west.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1992/1257	CONSTRUCTION OF GARAGE WITH VEHICULAR AND PEDESTRIAN ACCESS	Approved

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area
- Core Policy 41: Sustainable construction and low-carbon energy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 69: Protection of the River Avon SAC

Saved Salisbury District Local Plan Policies
H31 Extensions to Dwellings in the Countryside

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

CONSULTATION RESPONSES

Laverstock and Ford Parish Council: No Comment.

REPRESENTATIONS

1 letter of comment was received from the neighbouring dwelling, Oak Lodge.

Their concern is regarding the existing solar photovoltaic panels installed on the existing single south facing garage roof.

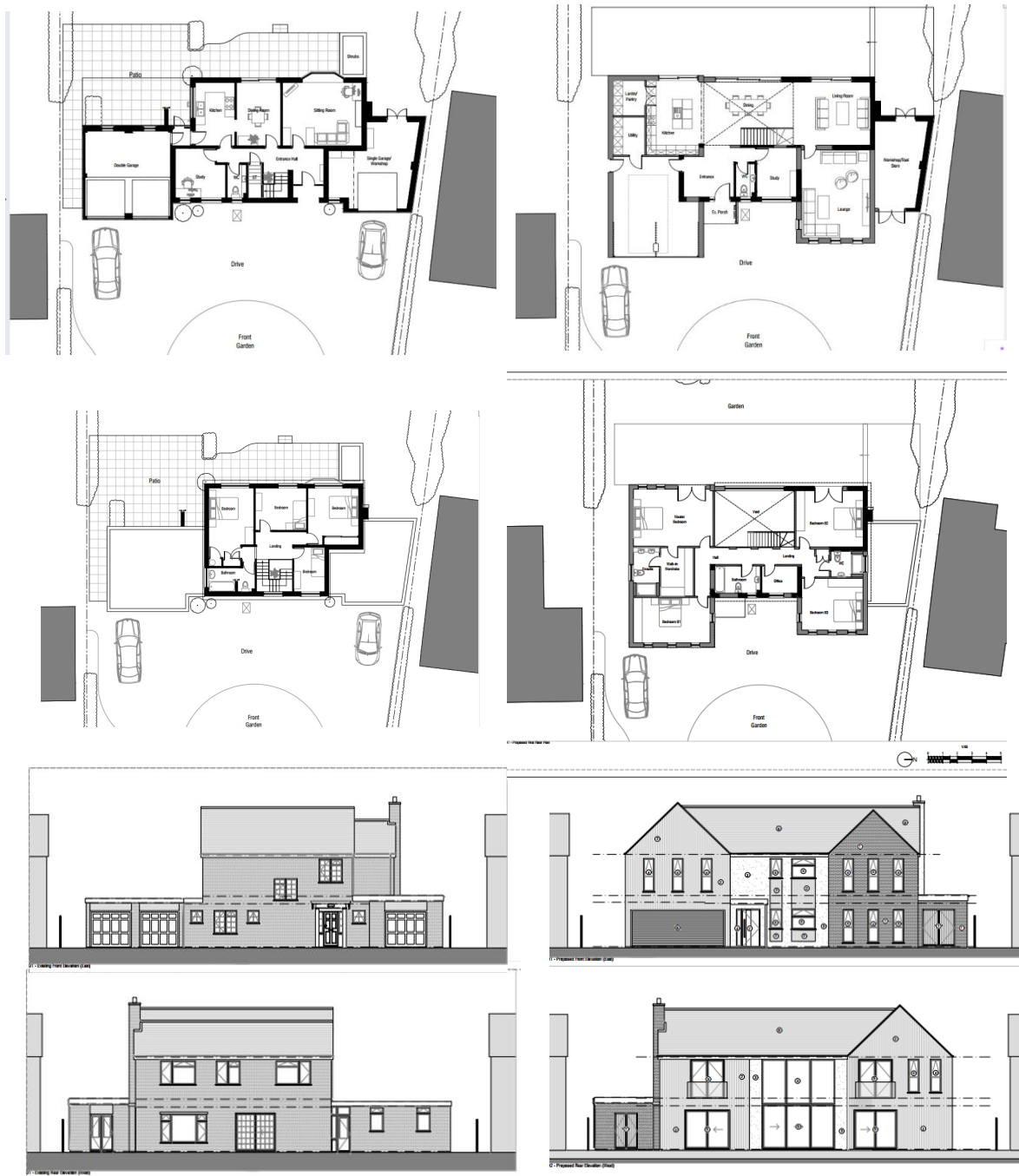


ASSESSMENT

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

The application site is a four-bedroom detached dwelling with a double integrated garage and a driveway to the front. The site is located in a cul de sac location with several large, detached dwellings in the vicinity with similar large front driveways and no distinct design characteristic. The proposed development consists of two storey front and rear extension to the host dwelling. The extensions create larger internal spaces and bedrooms with the dwelling remaining as a four bedroom dwelling. The front extensions are set forward from existing building line of the

host dwelling; however, the building line of the street scene differs from each other with neighbouring dwellings set forward from the building line of the front extension. Externally, the materials are proposed to be brick to match the existing host dwelling with areas of render and timber cladding. The host dwelling has an existing flat roof single storey double garage integrated with the host dwelling on the south and a single storey integrated store on the north. Between these two single storey flat roof elements is a two-storey pitch roof massing with a smaller two storey pitched roof on the north. The front elevation fenestrations are asymmetrical. The current dwelling appears incongruous in the street scene given the awkward fenestration arrangement on the front elevation, imbalanced by the single storey flat roof single and double garage additions and the absence of gable ends facing the street which is characteristic of the neighbouring properties.

The extensions significantly alter the external appearance of the host dwelling. Centrally, the height of the proposed pitched roof matches the ridge height of the existing principal pitched roof. On either side of this proposed central principal roof are two gable roofs with different widths and heights, the southern gable is slightly higher than the principal roof and the northern gable match the height of the principal roof. On the front elevation, the proposed windows and materials are a mix of thin full height windows on the two gables and windows on the central pitched roof being different from this. On the rear, the application proposes to alter all the existing rear windows and proposes to replace them with full height Juliet windows and central full height windows on both ground and first floor. A section of the single storey flat roof store is retained as a single storey element. Regarding the proposed massing, the extent of the proposed extensions is similar in width to the host dwelling.

The proposed extensions are assessed with Wiltshire Core Strategy Core Policy 57 which aims to ensure high quality design and place shaping and seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness. In addition to this, Saved Salisbury District Local Plan Policies Saved policy H31 permits extensions to dwellings in the countryside provided that the extension is subservient in size to the existing dwelling and does not substantially alter the character of the dwelling and that the design of the extension is in keeping with that of the existing dwelling and uses complementary materials.

While the scale of the extension and proposed works are substantial and significantly alter the existing host dwelling. This is contrary to H31 as described above; however, the application site is located in an existing established cul de sac location with the surrounding dwellings being of different characteristics. It is considered that the proposed extensions would redress the balance of the host dwelling which provides gable features in keeping with the two neighbouring properties, improve and enhance its design and character, thus improving the appearance in the street scene and overall benefit to the visual character of the area. The application site is substantially sized enough to be able to accommodate the proposed extensions to sit sympathetically within the plot while still maintaining suitable distances from the adjacent dwellings and retaining a large front and rear garden and existing driveway parking and access. 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.

Overbearing Impact

The proposed extensions significantly change the host dwelling. The two-storey front and side extensions are over the existing single storey garage and an existing patio area to the rear. The separation distance of the host dwelling and the dwelling on the south are retained. On the north, the existing single storey 'store' element is partially retained as single storey, this allows for separation between the dwelling of the application site and the dwelling on the north. It is considered that the proposed two storey front and side extensions to the host dwelling can be accommodated on the application site without impeding on the neighbouring dwellings. The immediate neighbouring dwellings are characterised by large detached dwellings similar to this application site.



Loss of Privacy

In terms of privacy, the existing host dwelling has one first floor window on the south elevation which serves a bathroom. There are no other side windows as existing. The extensions associated with this application proposes two side windows on the first floor, one on the north and one on the south. Both of these windows are for bathroom windows, they will be conditioned to be obscure glazed so as to maintain the privacy of the neighbouring dwellings. The extensions propose new fenestrations on the ground and first floor of both the front and rear elevations. While the extensions do propose additional bedroom windows on the first floor front elevation, these face the front driveway of the host dwelling and the rear garden of the host dwelling accordingly. There is potential for oblique overlooking from these windows to the neighbouring dwellings however, there are existing windows on this elevation (albeit the proposed windows are set further forward than the existing first floor windows) therefore these proposed windows are located in a similar position as existing windows with overlooking instances similar to the existing situation.

Loss of Light / Overshadowing

As part of the planning application consultation process, the neighbouring dwellings on the north, Oak Lodge, have commented that the proposed development has the potential to overshadow their existing solar panels located on the south elevation of a single storey pitched garage roof. Alongside this solar array, the neighbouring dwelling also has a solar array on the first-floor western elevation of their principal roof.

Paragraph 164 of the NPPF states that ‘In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Encouraging energy reduction measures to improve energy performance is good design in the context of the Wiltshire Core Strategy. CP42 of the adopted WCS states that “standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints.” McLennan, R (on the application of) v Medway Council & Anor [2019] EWHC 1738 provides precedent on material weight given to the consideration of the impact of proposed development to overshadowing existing solar panels.

The existing western elevation solar panels are not considered to be overshadowed or impacted by the proposed extensions. The potential for overshadowing highlighted is specifically the solar panels located on the single storey southern elevation solar panels. In response to the potential overshadowing of the proposed development to the neighbouring dwelling’s solar panels, a shadow study was produced by the agent. The shadow study has included a demonstration of a comparison between the existing and proposed shadows generated onto the single storey pitched roof of the neighbouring dwelling where there are existing solar panels at different orientations, throughout different seasons, and throughout the day as the sun moves from east to west.

As part of the planning process, the neighbouring dwelling was consulted and informed about the shadow study. The neighbouring dwelling’s comments indicate that they would like the council to check that the shadow study and conclusions are correct and independently verified. From assessing the submitted shadow study, the existing and proposed extensions appear to

have been accurately modelled with the sun path and seasonal variations modelled according to computer generated predictions in accordance with industry expectations.

An analysis of the submitted shadow study indicates that at the area where the solar panels are located is already shadowed by the existing host dwelling. An increase to the existing shadowing is generated by the proposed extensions at roughly 12 noon in the month of February, and at 12 noon in the month of November. However, it appears that at 8am and at 4pm on both those months the shadowing is almost identical to the existing situation. In June, in the height of summer, the shadow diagrams do not show any overshadowing as the sun would be at a higher angle.

While the shadow study diagrams show a baseline of the existing shadows cast on the solar panels and show the potential shadowing caused by the proposed development, it is not possible to quantify the loss of electricity generated caused by the increased areas of shadowing at 12 noon in February and November. This quantifiable data has not been submitted by the applicants as part of this application, nor has the neighbouring dwelling provided data from their solar panel manufacturer to evidence their solar panel efficiency.

While material weight has been given to consideration of the existing solar panels in line with the NPPF and CP 42, the solar panels are already partly overshadowed by the existing dwelling of this application prior to any proposed extensions. The two-storey element of the proposed development is partially set back with part of the single storey northern garage retained as a single storey flat roof, this helps minimise any overshadowing by any increased massing. Lastly, while the shadow study indicates that approximately between the hours after 8am and 4pm during the months of November to February that there is a potential increase in overshadowing to the solar panels of the neighbouring dwellings, during times and months outside this the proposed development does not overshadow the existing solar panels. While there is potential for a decrease in electricity generated from the solar panels at times when overshadowing occurs, it is not considered that the proposed development would warrant a refusal on the grounds of overshadowing the existing solar panels of the adjacent dwelling.





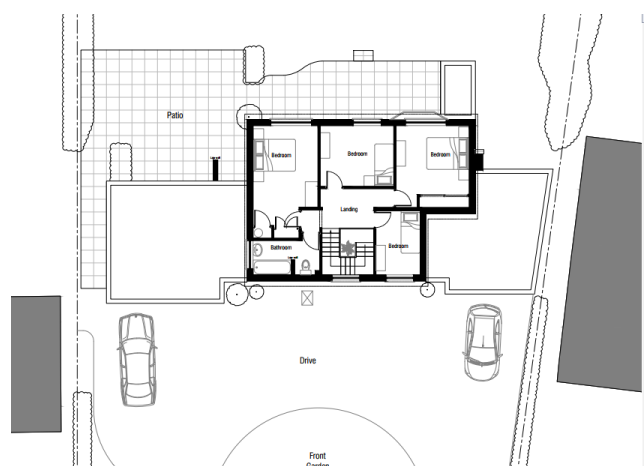
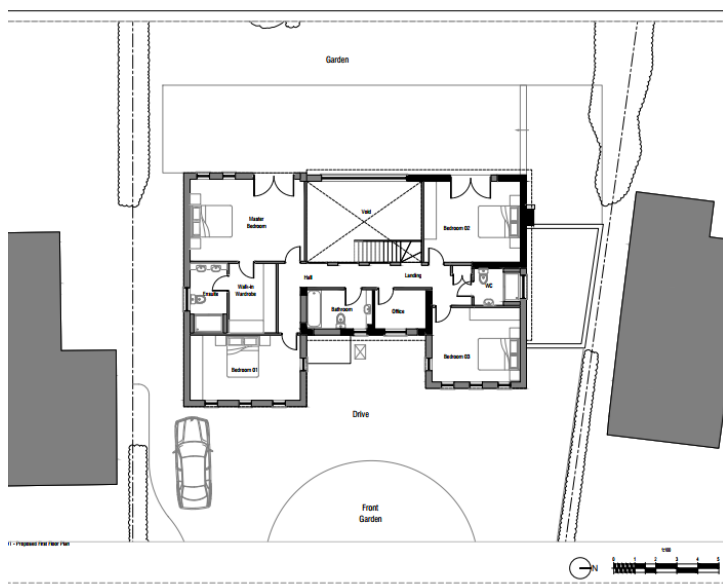
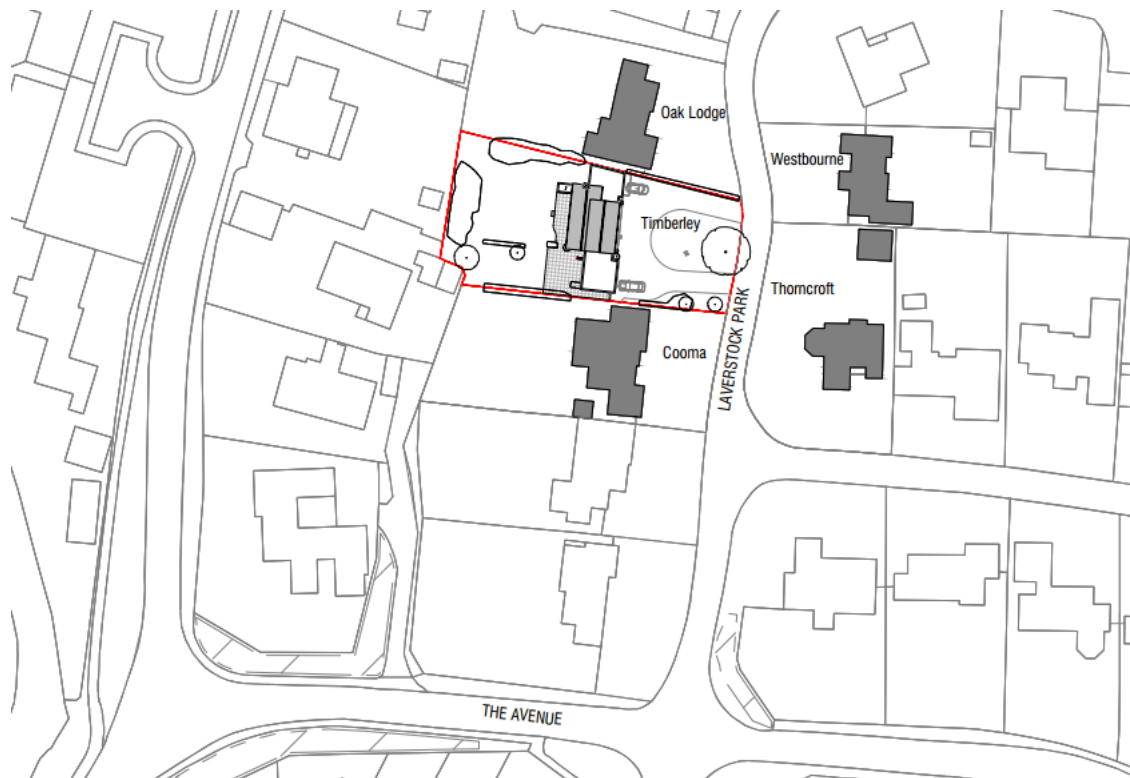
Highways Impact

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 application site consists of a large front garden with two vehicular openings. An integrated double garage is located on the south of the site. The proposed development proposes two storey front and side extensions; this proposes to reconfigure the existing double garage to be brought forward. While the front extensions are forward of the existing building line of the host dwelling, the front driveway of the application site is substantially sized enough to accommodate these extensions while still maintaining ample parking. A new integrated double garage is located forward of the previous garage, in addition to this, the existing driveway is proposed to be retained and can accommodate a number of vehicles. Lastly, there are no

changes to the existing access to the driveway and host dwelling, the existing entrance and exit to the application site are maintained and will not be impacted by the proposed extensions. Therefore, the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision are provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. 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.



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.

Planning Balance

The proposed development has been assessed with The National Planning Policy Framework (NPPF), Saved Salisbury District Local Plan Policies Saved policy H31 and Wiltshire Core Strategy Core Policy 57 which aims to ensure high quality design and place shaping and seeks to ensure that all new development is of high design quality, reflecting local context, character, distinctiveness and seeks to ensure that developments do not adversely affect neighbouring properties.

The LPA has considered the impacts of the development on the amenities currently enjoyed by the neighbours. On the basis of the shadow report evidence submitted by the applicant, the LPA has no reasonable grounds to refuse the scheme for reasons relating to overshadowing and impact on the panels.

The LPA has weighed any likely modest harms arising from overshadowing against the potential design benefits arising from the development. On balance, it is considered that the benefits to the character and appearance of the area weigh in favour of approving the scheme in accordance with CP57 and a reason for refusal on the grounds of overshadowing could not be supported.

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:

Location Plan Drawing Ref: 00-001-P1 Received: 22 Dec 2025

Proposed Site Plan Drawing Ref: 10-002-P1 Received: 22 Dec 2025

Proposed Ground Floor Plan Drawing Ref: 10-100-P1 Received: 22 Dec 2025

Proposed First Floor Plan Drawing Ref: 10-101-P1 Received: 22 Dec 2025

Proposed Roof Plan Drawing Ref: 10-102-P1 Received: 22 Dec 2025

Proposed Front and Rear Elevations Drawing Ref:10-200-P2 Received: 02 March 2026

Proposed Side Elevations Drawing Ref: 10-201-P2 Received: 02 March 2026
Shadow Study Received: 02 March 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 the submitted documents.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no additional first floor windows, dormer windows or rooflights (other than those shown on the approved plans) shall be inserted in the north and south elevation of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

5. Before the development hereby permitted is first brought into use the proposed window on the first floor north and south elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the window shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.