

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00668
APPLICATION TYPE:	Householder Planning Permission
SITE ADDRESS:	21 Broadway, Warminster, BA12 8EB
DEVELOPMENT DESCRIPTION:	Erection of a new single storey side extension
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The proposal seeks planning permission for the demolition of the existing detached garage and rear extension located to the east of the dwelling, and replacement with a single-storey side extension. The extension would follow the existing roofline of the bungalow and be constructed using matching red brick elevations and concrete roof tiles. The proposed development would provide an additional internal bedroom with an ensuite and associated storage.

SITE DESCRIPTION / CONTEXT

The application site consists of a detached mid-20th-century bungalow situated within a residential estate of similar single-storey dwellings characterised by red brick elevations, concrete tile roofs, and white UPVC fenestration, with some properties also incorporating white weatherboarding. The plot occupies a notable hillside position, with land levels falling steeply toward the northwest, resulting in the rear of the property being visually prominent from the public realm and contributing to a pattern of raised decking within neighbouring gardens. The dwelling is surrounded by residential development on all sides and lies within a built-up inner-town environment.

The application site is subject to the following planning policy constraints:

- Salisbury Plain SPA 6400m Buffer
- Hampshire River Avon Catchment
- Adjacent Public Right of Way to the Northwest (WARM6)
- Strategic Flood Risk Assessment (sFRA) indicates a risk of groundwater flooding
- Flood zone 1
- Within the Warminster Settlement Boundary (Market Town)

PLANNING HISTORY

No relevant planning history has been identified for the site subject of this application.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy;
Core Policy 2	Delivery Strategy;
Core Policy 31	Spatial Strategy: Warminster Community Area;
Core Policy 50	Biodiversity and Geodiversity;
Core Policy 51	Landscape;
Core Policy 57	Ensuring High-Quality Design and Place Shaping;
Core Policy 60	Sustainable Transport;
Core Policy 61	Transport and Development;
Core Policy 64	Demand Management;
Core Policy 67	Flood Risk;

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

The Warminster 2016 Made Neighbourhood Plan

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

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

Emerging Policy – Wiltshire Local Plan Review

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

- Policy 1 Settlement Strategy
- Policy 85 Sustainable construction and low carbon energy
- Policy 88 Biodiversity and Geodiversity
- Policy 89 Biodiversity Net Gain
- Policy 95 Flood Risk
- Policy 98 High Quality Design and Place Shaping

CONSULTATION RESPONSES

Warminster Town Council – No Objection

REPRESENTATIONS

No third-party comments 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 Plan.

Householder extensions are generally acceptable in principle, as they typically fall within the established residential curtilage of a property and do not result in new residential development in the open countryside. In this case, the proposal also lies within the defined limits of development set out in the Core Strategy, further reinforcing its acceptability in principle.

Design and Impact upon the 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.

Policy 98 of the emerging Wiltshire Local Plan reiterates the position outlined in Core Policy 57, that new development must enhance local distinctiveness, and relate positively to its landscape setting, as well as demonstrating a positive response to existing townscape and built form features such as height, scale, massing, building line, materials, and appearance.

The design of the proposed extension is considered acceptable, as it employs materials that directly match the existing dwelling and the wider estate—namely red brick elevations and concrete tile roofing—resulting in a seamless continuation of the established design character. The built form represents a simple and respectful elongation of the existing structure, maintaining the roofline and massing in a manner that reinforces, rather than disrupts, the bungalow's form. When compared to the existing flat-roofed dormer and rear extension—both of which represent weaker design elements due to their discordant materials and non-traditional roof forms—the proposed extension would constitute a clear improvement, replacing these visually less successful features with a more harmonious and policy-compliant addition. Although the current detached garage is not harmful in its use of matching brickwork, its flat-roofed form is nevertheless less preferable when considered against guidance that discourages such roof types; its removal therefore contributes positively to the overall design outcome.



Proposed Elevations



Existing Rear and Front Elevations

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, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed extension would predominantly occupy the footprint of the existing detached garage, resulting in only a moderate overall increase in built volume and therefore limiting any change to the established spatial relationship with neighbouring properties. Although positioned directly against the shared boundary, this boundary aligns with the neighbour's gable end, an area without meaningful private outdoor space; as such, the extension's scale and siting are not expected to create an overbearing impact and instead reflect the

existing built form on this side. The two windows proposed on the side elevation face toward the front of the site and onto the boundary treatment, avoiding any views into private curtilage and therefore presenting no risk to neighbour privacy, while the front- and rear-facing windows replicate existing outlooks into the public realm and rear garden respectively, where no overlooking issues arise. Given the single-storey bungalow context of the estate, the modest rise in height and bulk at the boundary would only marginally increase overshadowing; although the extension lies southwest of the neighbouring dwelling, the resulting shadowing is considered negligible, particularly as the rear gardens already receive limited sunlight due to their position south of the dwellings. Overall, the proposal maintains the low-rise character that protects amenity within the estate, and no additional amenity concerns are identified.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Other Issues

Core Policy 50 of the Wiltshire Core Strategy requires development to protect, conserve and, where possible, enhance biodiversity, ensuring that proposals avoid harm to ecological features and demonstrate that any potential impacts have been appropriately addressed. In this case, the works relate to a residential property where the extension is confined entirely to an area of existing built form, replacing structures already present on the site; as such, the land affected holds very limited ecological value, and no meaningful habitats or features of biodiversity importance are present. Furthermore, householder applications are expressly exempt from the mandatory Biodiversity Net Gain (BNG) requirement under national guidance, which lists householder developments—including home extensions—as exempt from the statutory BNG condition. Given the absence of ecological constraints and the status of the proposal as exempt from BNG, the development raises no conflict with CP50 or related ecological policy considerations, and no further ecological assessment or mitigation is required.

Core Policy 67 of the WCS requires new development to manage flood risk appropriately, while emerging Policy 95 and the NPPF direct proposals to follow a risk-based sequential approach; however, the NPPF confirms that householder development under 250 m² is exempt from the sequential and exception tests. The site lies within Flood Zone 1, and although the sFRA identifies a potential risk of groundwater flooding, the proposal occupies existing residential curtilage and replaces built form, resulting in only a minimal increase in impermeable area. It is therefore reasonable to assume that the existing drainage arrangements will continue to operate effectively, and the modest scale of the works means no harmful impact on surface water run-off is anticipated. On this basis, the development is considered acceptable with regard to drainage and fully compliant with CP67 and relevant NPPF guidance.

Transport and Highways

Core Policy 60 of the WCS states that Council will support and encourage safe and efficient movement of people and, where necessary, mitigate the impact of development on transport users and local communities. Core Policy 61 specifies that development should demonstrate that consideration has been given to a hierarchy of transport users and that proposals must, where relevant, serve as a safe access to the highway

network. Paragraph 116 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”*.

The proposal includes an increase for the property from 3 bedrooms to 4 bedrooms. The WCS, through Core Policy 64, outlines the need for development to comply with a minimum level of parking standards. This is further discussed through the Wiltshire Local Transport Plan, and policy PS6 which identifies that new residential development is required to take account of dwelling size and the mix of associated parking function. The Council's Car Parking Strategy further establishes that dwellings with four or more bedrooms are expected to provide a minimum of three on-plot parking spaces.

The applicant initially submitted a layout providing two parking spaces. Following discussions with the Highway Authority, a revised plan has been submitted demonstrating three on-site parking spaces, thereby meeting the minimum standard for a 4-bedroom dwelling.

The Highway Officer has reviewed the proposal, including the revised parking layout and the proposed extension to the existing vehicular access/dropped kerb, and has raised no objection, subject to conditions. These conditions require the access and parking area to be properly consolidated and surfaced prior to first occupation, and for visibility splays across the frontage to remain free of obstruction above 600mm in height, in the interests of highway safety. An informative is also recommended reminding the applicant that separate consent from Wiltshire Council's Vehicle Crossing Team is required for any works within the public highway. Subject to the imposition of these conditions, the proposal is considered to provide adequate parking and appropriate access arrangements, and the development is therefore acceptable in highway terms.

CONCLUSION

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

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:

Site Plan & Parking As Existing and As Proposed 2025-12b (1 April 2026)

Ground Floor Plan – As Proposed 2025-10b (1 April 2026)

Design and Access Statement (2 February 2026)

Location Plan (2 February 2026)

Elevations As Proposed 2025-11 (2 February 2026)

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

3.The development hereby permitted shall not be first brought into use until 5m of the access, measured from the edge of the carriageway and the parking area, has been consolidated and surfaced (not loose stone or gravel). The access / parking area shall be maintained as such thereafter.

REASON: In the interests of highway safety

4.The development hereby permitted shall not be first brought into use until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

Informatives

The application involves an extension to the existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website <http://wiltshire.gov.uk/highways-streets> to make an application.