

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01232
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	43 Albany Road, Salisbury, SP1 3YQ
DEVELOPMENT DESCRIPTION:	Rear kitchen extension with terrace, and side verandah
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension with a terrace and side veranda.

SITE DESCRIPTION/CONTEXT

The site is situated within a settlement boundary as defined by WCS policies CP1, CP2 and CP20. While the application site is located within the Hampshire River Avon Catchment and the New Forest Protected Sites these designations have no implication to the assessment of householder extensions to existing dwellings. The site is situated within Flood Zone 1 and is at not at risk of groundwater or surface water flooding. This application site is not located within the Salisbury Conservation Area; however, the boundary of the conservation area begins south of the application site. Additionally, application site is bordered by the highway to the southeast and residential dwellings on the northeast and south with a bus depot on the west of the site.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/2006/0232	SUN LOUNGE AT REAR OF PROPERTY	Approve with Conditions
S/1985/0859	ERECTION OF 1 DETACHED HOUSE AND CONSTRUCTION OF VEHICULAR ACCESS	Refused
S/1982/0766	OUTLINE APPLICATION - ERECTION OF SINGLE DWELLINGHOUSE AND CONSTRUCTION OF NEW ACCESS	Refused

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 20: Spatial Strategy: Salisbury Community Area

Core Policy 50 Biodiversity and Geodiversity

Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Salisbury Neighbourhood Development Plan 2020 to 2038

CONSULTATION RESPONSES

Salisbury City Council: No Comment.

Arboricultural Officer: No Objection subject to the provision of a satisfactory Tree Protection Plan by condition.

REPRESENTATIONS

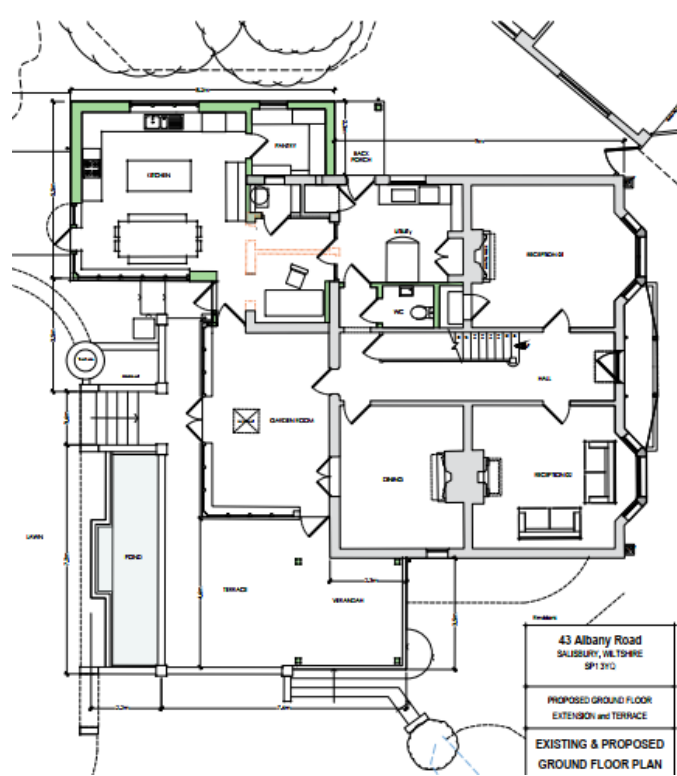
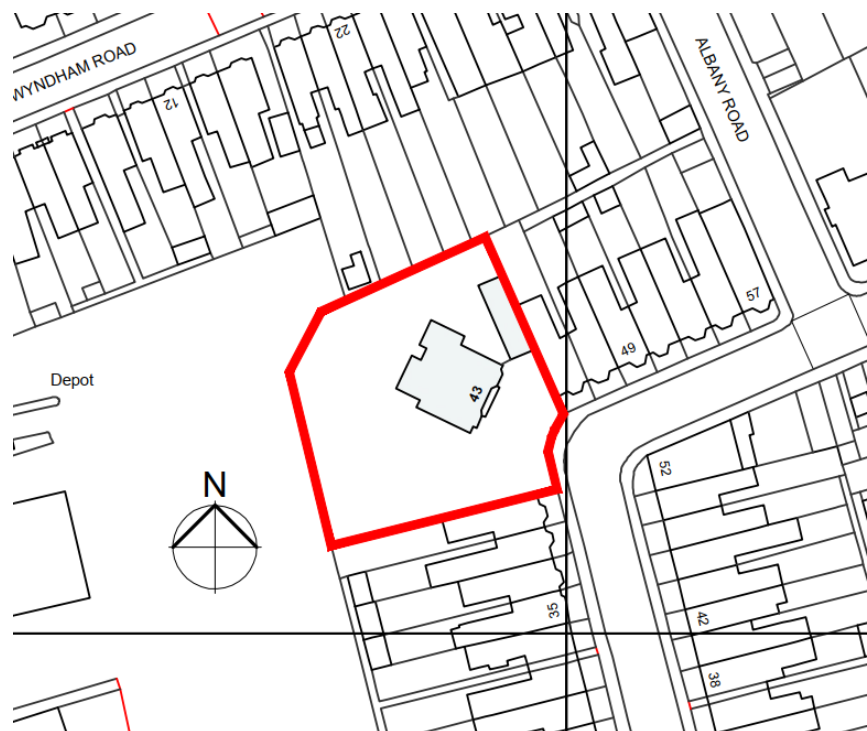
No comments were received.

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 application site is a detached two storey dwelling located on a corner plot and surrounded by rows of terraced dwellings. This application proposes a series of single storey extensions to the rear and side of the host dwelling. The proposed extensions include the erection of a veranda and terrace area on the southern side of the host dwelling measuring approximately 3.5 metres in width increasing to 7.2 metres on the southwest side. This terrace proposes an integrated pond area. Towards the north section, an extension measuring approximately 2.3 metres in width on the east and approximately 5.5 metres on the north is proposed with a length of approximately 8.2 metres long. This extension proposes to create a larger kitchen area associated with the host dwelling. The proposed extensions are proposed to have hipped roofs matching the existing single storey hipped roof of the existing garden room. Additionally, this application proposes to erect a pitched roof to match the existing pitched principal roof. The extension proposes to use materials to match the existing host dwelling, the veranda is proposed to have painted timber posts and lattice detailing, the kitchen extension is proposed to have painted vertical timber boarding. All the roof materials of the single storey roofs are proposed to be slate to match the existing garden room. The proposed extensions and works as part of this application is subservient to the host dwelling, it proposes to use suitable matching materials and has been designed to be in keeping with the host dwelling. Therefore, 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

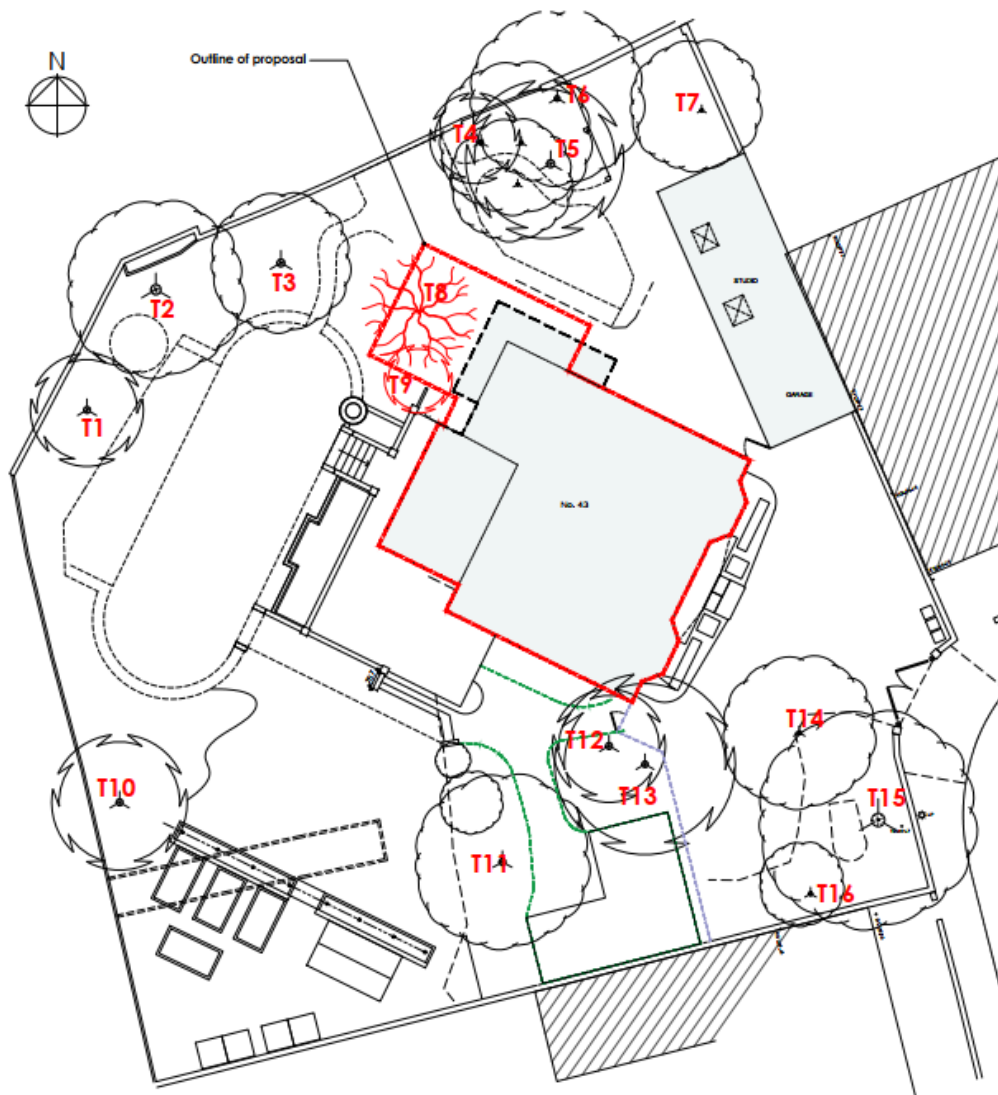
Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

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 proposed extensions as part of this application are single storey additions to the host dwelling, it is not considered that any additional overlooking or overshadowing will be generated from these proposed extensions which would detrimentally affect the neighbouring dwellings. The application also proposes to convert an existing two storey flat roof extension to have a gable pitched end to match the massing of the principle pitched roofs of the host dwelling. This proposed gable end is not proposed to have any additional windows; it is not proposed to create any additional accommodation or stories in this location as part of this application; therefore it is considered that no additional overlooking will be generated by this

proposed gable end. The location, orientation and separation distance of the proposed two storey pitched gable would not create any overshadowing to neighbouring dwellings.



Trees

The application site has various existing trees. To facilitate the proposed extensions, two trees are proposed to be removed. The LPA's arb officer was consulted as part of this application; there are no objections to the proposed felling of the two trees. However, a condition has been included in the recommendation to stipulate that a tree protection plan should be submitted prior to construction as there are various trees in the site which may be impacted by the construction of the development unless they are appropriately protected in accordance with the relevant British Standard (BS.5837: 2012).

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, heritage, or ecology.

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 begin 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:

Location plan Drawing No. 26-O-001 Received: 23 Feb 2026

Site & Roof plans as existing Drawing No. 26-O-002 Received: 23 Feb 2026

Block plan Drawing No. 26-O-003 Received: 23 Feb 2026

Existing & Proposed ground floor plans Drawing No. 26-O-004 Received: 23 Feb 2026

Existing & Proposed first floor plan Drawing No. 26-O-005 Received: 23 Feb 2026

Proposed elevations Drawing No. 26-O-007 Received: 23 Feb 2026

Tree Plan Drawing No. 26-O-008 Received: 23 Feb 2026

3D Views Drawing No. 26-O-009 Received: 23 Feb 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 in the submitted documents.

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

4. The development, including site clearance, where it affects trees noted on the application, shall not commence until a Tree Protection Plan (TPP) has been submitted to the Local Planning Authority and approved in writing. The TPP shall include details of any necessary fencing, in accordance with the relevant British Standard (BS.5837: 2012). The trees shall be

protected in accordance with the TPP throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.