

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

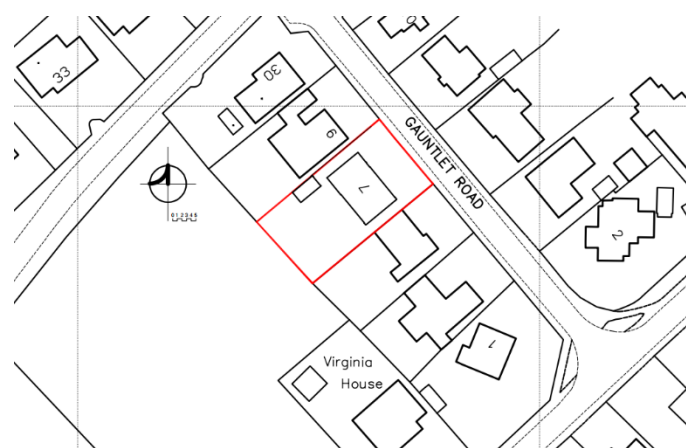
APPLICATION REFERENCE:	PL/2026/01135
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Gauntlet Road, Amesbury, Salisbury, SP4 7AQ
DEVELOPMENT DESCRIPTION:	Adding pitched roof to existing bungalow with dormer window and velux rooflights serving new first floor accommodation.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of the existing flat roof with a pitched roof in order to raise the height of the dwelling and create an additional storey. The additional accommodation would provide 2 bedrooms and a bathroom. The proposals also include the installation of 2 rooflights within the north-east facing front roof slope and, on the rear south-west facing roof slope, 1 dormer window and 3 rooflights.

SITE DESCRIPTION/CONTEXT

The application site comprises a flat roof bungalow with on-site parking and a rear garden. Gauntlet Road is an unclassified road characterised predominantly by pitched and hipped roof bungalows and chalet bungalows, with some 2-storey dwellinghouses also in close proximity. Residential properties adjoin the site to the north-west and south-east, with open playing fields to the rear. Gauntlet Road slopes downwards toward Coldharbour/The Drove. The site lies within the Market Town of Amesbury, as defined by Core Policies 1, 2 and 4 of the Wiltshire Core Strategy.



PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

Amesbury Town Council: support – with the following text received:

‘Amesbury Town Council support this application.’

WC Highways: no objection subject to conditions.

WC Highways raised no objection to the proposal subject to the inclusion of four conditions. These have been added to the decision along with a vehicle access informative. An extract of the consultation response is copied below.

‘The proposal will increase the property from a 2 to a 4 bed dwelling and as such 3 off street parking spaces are required to meet Wiltshire’s current parking standards. Three spaces are shown.’

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.



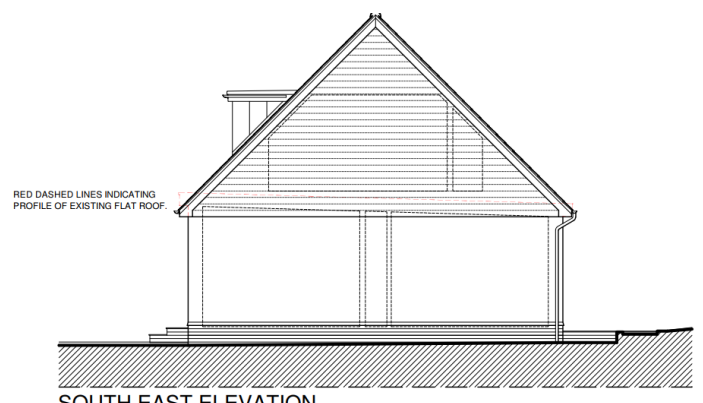
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

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.

Dwellings along Gauntlet Road are predominantly bungalows and chalet bungalows, with No. 7 being the only flat roof bungalow within the immediate street scene. The case officer considers that the existing dwelling is not characteristic of the prevailing roof forms in the road or the surrounding area. In this context, the introduction of a pitched roof is regarded as an improvement to the appearance of the dwelling, resulting in a roof form that is more in keeping with the established character of the street.

The proposals would result in an increase in the maximum roof height of approximately 4.35 metres. Having regard to the sloping nature of Gauntlet Road and the scale of surrounding

properties, the resultant height is not considered excessive and would broadly align with the ridge heights of neighbouring dwellings. The first floor accommodation would appear visually proportionate relative to the existing ground floor footprint and would not appear dominant within the street scene.

It is noted that the dwelling has undergone recent external alterations, including the replacement of timber boarding with new cladding and the replacement of white uPVC windows with black-framed units, giving the property a more contemporary appearance. The street-facing elevation now incorporates wood-coloured cladding with black rainwater goods, fascia and soffits. The materials proposed for the roof extension have been selected to reflect this updated appearance. The pitched roof is proposed to be finished in black slate, with grey ridge tiles providing a degree of visual contrast. Black uPVC rainwater goods, soffits, fascias and barge boards are proposed to match the existing detailing, while the gable ends would be finished in horizontal black cladding, maintaining a restrained and cohesive colour palette across the dwelling as a whole.

The inclusion of 2 rooflights on the front elevation roof slope, together with 3 rooflights and a dormer window on the rear elevation, is considered to be proportionate and appropriately sited. These features would provide necessary daylight to the newly created first floor accommodation without appearing visually intrusive or unbalancing the overall roof form.

Having regard to the design, scale, materials and overall visual impact of the proposals, it is considered that the development would result in a coherent and well-integrated addition that enhances the appearance of the existing dwelling while respecting the character and appearance of the surrounding area. The proposal is therefore considered to accord 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. No objections were received from neighbouring residents in response to the consultation undertaken by the local planning authority.

The amenity impacts of the proposed development have been assessed in respect of all surrounding residential properties. However, due to the presence of open playing fields to the south-west and adequate separation distances to dwellings on the opposite side of Gauntlet Road, it is considered that any potential material impact would be most likely to affect the adjoining properties at Nos. 5 and 9 Gauntlet Road.

The replacement of the existing flat roof with a pitched roof and associated increase in height will represent a noticeable change for both neighbouring properties. However, this change is not considered to give rise to an adverse overbearing impact. From an amenity perspective, the introduction of a pitched roof is considered preferable to an increase in height of the existing flat roof, which would result in a bulkier and less visually sympathetic form. The pitched roof reflects the predominant built form along Gauntlet Road, where there is an established relationship between dwellings of similar scale and roof design. Nevertheless, the case officer has carefully considered the potential amenity impacts arising from the proposals.

The proposed development does not increase the footprint of the dwelling and the existing separation distances between the detached bungalows would be maintained. As such, the spatial relationship between properties would remain broadly unchanged.

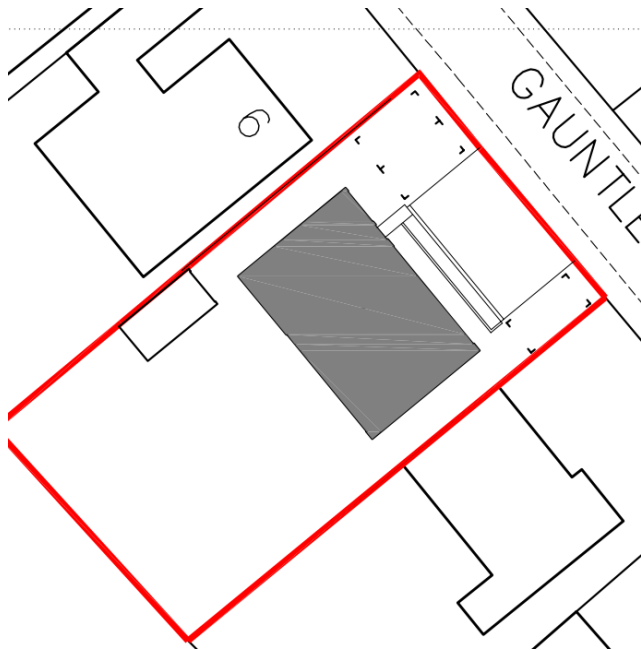
In terms of loss of light and overshadowing, the proposals are not considered to result in an unacceptable impact on neighbouring occupiers. It is acknowledged that at certain times of the day, particularly during summer evenings as the sun sets, the pitched roof would cast some shadow onto the roof of No. 5 Gauntlet Road. However, No. 5 does not contain any roof openings on the roof slope facing the application site and therefore no habitable room windows would be affected. Even if rooflights were to be installed at a later date, the increase in height at No. 7 would not result in a loss of light of such magnitude as to be considered harmful.

No. 9 Gauntlet Road lies to the north-west of the site and, due to the direction of the sun's path, overshadowing is not considered to be an issue. One rooflight is present near the upper part of the roof slope facing the application site; however, given its elevated position, the proposals would not result in an adverse loss of light. Features lower down on the roof slope that initially appear to be rooflights were confirmed during the site visit not to be fenestration. Similarly, were No. 9 to install more rooflights within this roof slope, the increased roof height at No. 7 would not result in an adverse impact in terms of loss of light.

The proposals have also been assessed in terms of potential overlooking and loss of privacy. While the introduction of an additional storey, together with dormer windows and rooflights, will create new viewpoints from the site, these are considered to be consistent with the level of overlooking typically experienced along Gauntlet Road. On the front elevation, the proposed rooflights are modest in size and provide limited views of the street scene, without resulting in intrusive views towards neighbouring dwellings. To the rear, the dormer window and rooflights would serve first floor bedrooms and provide views over the application site's rear garden, the adjacent playing fields and the rear gardens of neighbouring dwellings. Although these views represent a new vantage point for No. 7, they reflect the established pattern of mutual overlooking common within residential areas of this nature. It is also noted that dormers and rooflights could be installed on rear roof slopes under permitted development rights. No fenestration is proposed within either side elevation of the pitched roof and, as such, the development would not introduce any new overlooking opportunities on these elevations.

The rooflight serving the first-floor bathroom is shown as obscured on the approved plans and has been conditioned accordingly, which is considered an appropriate and proportionate measure to safeguard neighbouring privacy.

Having regard to the above, it is concluded that the proposed development would not result in an unacceptable impact on the amenity of neighbouring occupiers in terms of overbearing effect, loss of light, overshadowing or loss of privacy. The proposal is therefore considered to comply with Core Policy 57(vii) of the Wiltshire Core Strategy and the guidance contained within 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.

The proposals would increase the number of bedrooms within the dwelling from 2 to 4. In accordance with the Wiltshire Parking Strategy, a dwelling of this size is required to provide 3 on-site vehicle parking spaces in line with the adopted standards. The submitted site plan demonstrates that 3 parking spaces of the required dimensions can be accommodated within the site. Wiltshire Council Highways were consulted on the proposals and raised no objection, subject to conditions and an informative, which have been incorporated into the decision notice.

The site currently benefits from 2 accessible parking spaces. Although sufficient space exists within the driveway to accommodate a third vehicle, it is not currently accessible due to the absence of a fully dropped kerb serving the northern-most parking space. An appropriate vehicle access informative has been included. The site is considered capable of safely accommodating 3 on-site parking spaces in accordance with the adopted parking standards, subject to the kerb being dropped further.

Overall, the proposed development would not result in any adverse impact on highway safety. Adequate parking provision would be available and the access arrangements are considered acceptable. The proposal therefore complies with Core Policies 57(xiv), 61 and 64 of the Wiltshire Core Strategy, the National Planning Policy Framework 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:

Location plan – date received: 18/02/2026

Site plan – date received: 18/02/2026

Proposed plans and elevations – (ref: 1614/02-E) – date received: 14/04/2026

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 schedule of materials in the approved 'proposed floor plans and elevations' plan (ref: 1614/02-E).

REASON: In the interest of the visual amenity and character of the area.

4. Before the development hereby permitted is first brought into use the rooflight, which serves the bathroom, in the roof of the south west elevation, as shown on approved plan ref (1614/02-E), 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.

5. 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.

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

REASON: In the interests of highway safety.

7. The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

8. No part of the development hereby permitted shall be first brought into use until the access & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

Informatives

Vehicle access

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 at <http://wiltshire.gov.uk/highways-streets> to make an application.