

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00966
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	15 Wordsworth Road, Salisbury, SP1 3BH
DEVELOPMENT DESCRIPTION:	Proposed single storey side extension, hip to gable roof conversion to allow for a proposed rear dormer and the replacement of an existing garage roof.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey side extension; a hip to gable roof alteration; and provision of a new rear dormer window to enable the conversion of the loft space for further bedroom accommodation. It also involves the replacement of an existing garage roof.

SITE DESCRIPTION/CONTEXT

The site is situated within the principal settlement boundary of Salisbury 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. The application site is bordered by the highway to the east and residential dwellings on the north and south and a railway tunnel on the west.

PLANNING HISTORY

Proposal / Summary
S/1988/1045 - Full planning permission Decision - Approve with Conditions Date: 27/7/1988 – ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING

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

Salisbury Neighbourhood Development Plan 2020 to 2038

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

CONSULTATION RESPONSES

Salisbury City Council: No Comment.

REPRESENTATIONS

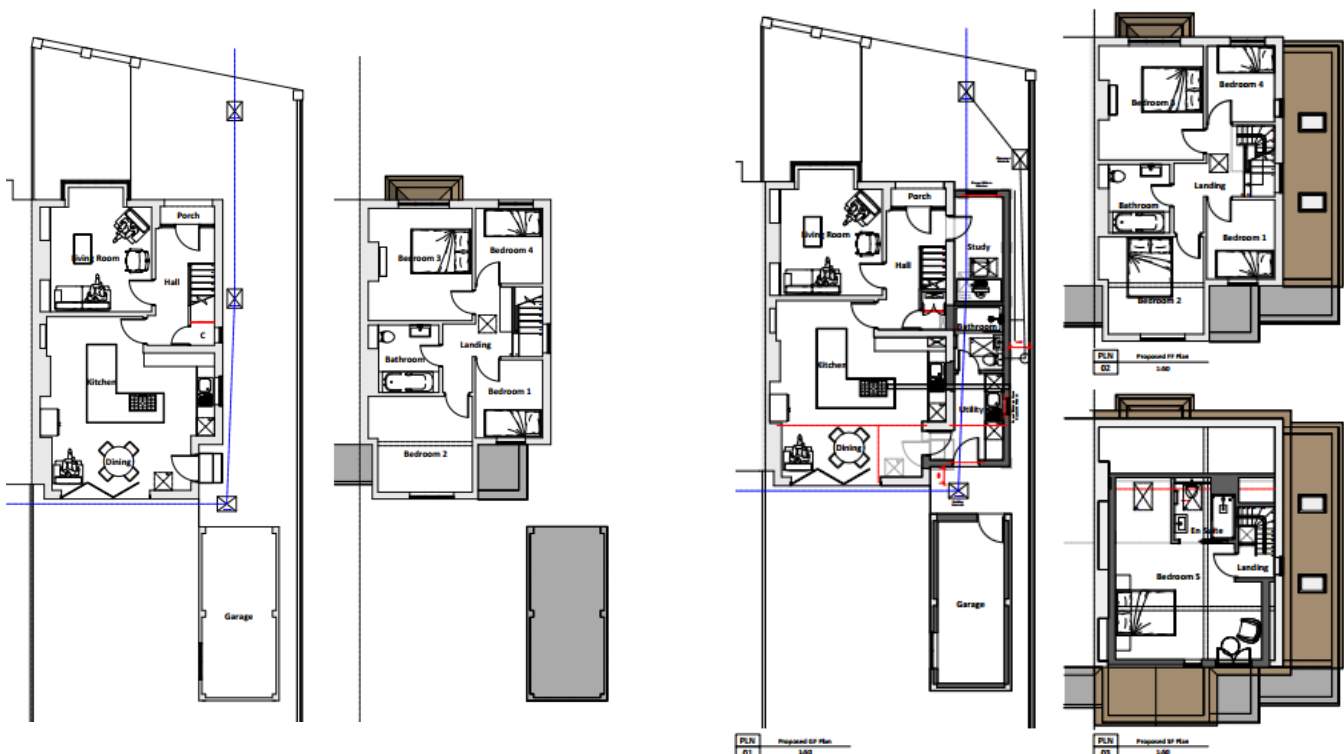
No comments were received.

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 consists of a four-bedroom two-storey semi-detached dwelling with a detached flat roof garage set back from the dwelling. The dwelling is located within the built-up residential area of Salisbury and is surrounded by similar dwellings. This application proposes to erect a single storey mono pitched side extension to create a study, bathroom and a utility room. This side extension will measure approximately 9.1 metres in length and 1.9 metres in width to the front increasing to 2.6 metres in width at the rear. It is to be set back from the boundary of the application site and neighbouring dwelling by 0.6 metres. The side extension proposes to use red bricks to match the existing house. The massing and scale of the single storey extension is to be subservient to the host dwelling and has been designed to be in keeping with the design and appearance of the host dwelling.

In addition to the proposed side extension, the application also proposes to convert the existing hipped roof to a gable roof and the installation of a new rear dormer to create an additional bedroom suite within this increased roof space. The dormer cheeks are to be finished in horizontal composite cladding. The proposed dormer is located to the rear of the host dwelling; and will not be visible from the street scene. The semi-detached dwelling adjacent to this application site has had a similar loft conversion, with the neighbouring dwelling's roof also being converted to a gable end with two roof lights on the front, and a dormer with composite cladding constructed on the rear. This proposal therefore would be similar to the neighbouring dwelling's extension. Aside from the semi-detached dwelling, other dwellings along the street have also had various extensions and alterations over the years. As

such, it is not considered that this proposed development would be out of keeping with the character of the host dwelling or other development in the local vicinity. The application form and plans have not explicitly stated the proposed colour of the composite cladding material. However, the submitted plans appear to show a pale composite cladding colour on the dormer cheeks and gable end, if this were a pale colour, it is considered that this would be out of place as the neighbouring dwelling's dormer has grey cladding. A pale colour would 'stand' out, whereas grey cladding would match the neighbouring dwelling and blend in with the roof colour rather than the colour of the walls. A condition which imposes using grey anthracite cladding has been included in the recommendation.

Lastly, this application proposes to re-roof the existing flat roof garage using a rubber membrane. No other external changes are proposed to the existing garage. These works are needed due to the current condition of the existing flat roof garage.

Therefore, having regard to the above, the proposal is considered to comply 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 highway, Wordsworth Road, slopes down from north to south with the height of the semi-detached dwellings characterised by the sloping topography. To the south of the application site, is No.13, originally designed and constructed at the same time as the application site. The neighbouring semi-detached dwelling is set further back from the highway and is on a lower topographical ground level compared to the host dwelling.

In terms of overshadowing and overbearing impacts of the proposed single storey extension to the neighbouring dwelling to the south, it is not considered that this element would detrimentally impact the neighbouring dwelling as a minimal set back of 0.6 metres is retained between the boundary line. The extension is also single storey in nature, and the orientation of the neighbouring dwelling and the application site means that the extension will be to the north of this neighbour, thus it is not considered that any overshadowing would occur as the sun travels from east to west.

The application also proposes side elevation windows, the proposed ground floor window is however to serve a utility room, while the proposed first floor side window is a secondary window to a bedroom and a further landing window is proposed on the second floor. The proposed windows can all be conditioned to be fitted with obscure glass to protect the amenity of the neighbouring dwelling and to prevent any opportunity for overlooking. These windows are therefore deemed to be acceptable.

With regards to the hip to gable and the rear dormer works, the rear dormer proposes a Juliet style balcony/window and a further window. The windows are to face the rear garden of the application site and will obliquely look out onto the rear gardens of the neighbouring dwellings, allowing some opportunity for overlooking over their gardens from second storey height. Juliet style balconies raise greater concern in terms of overlooking than standard windows as the occupants are encouraged to stand against the balcony and enjoy the view. While there are existing windows along the rear elevations of the host and neighbouring dwellings, which already allow for some mutual overlooking over each other's gardens, the installation of a Juliet Balcony at a proposed second storey level will add additional potential.

It must however be noted that rear dormers to existing residential dwellings are usually permitted development (depending on the size and volume of the proposed extensions); and in this area there are many instances of such development. Indeed, the attached neighbour has a similar dormer window on its rear roof slope, already creating an element of overlooking at height. In an established residential built-up area such as this, there is also a certain level of expected overlooking between dwellings that is deemed to be acceptable, especially at an oblique angle. The fact that No.13 is also set further back on the plot means that the neighbouring plot's own property will provide some natural screening from the Juliet balcony over their garden in any event, forcing any views from the proposals, down towards the bottom of the adjacent garden.

In addition, whilst the application site is located at a higher land level when compared to the neighbouring dwelling of No.13, the intervening boundary treatment is very low meaning that there is already quite a lot of mutual opportunity for overlooking between the 2 properties at all levels and the neighbour's garden is not particularly private at the moment.. The host and neighbour's garages will also provide some screening and interception of views but overall, it is not therefore considered that the potential harm that could be created from the proposed

loft conversion and Juliet balcony would be substantially more or different to the existing situation and mutual overlooking that already exists between the 2 properties. It is also noted that the neighbour has not raised any objections. In this instance, the installation of the balcony feature is therefore accepted.

Highways

The site currently benefits from a single garage outbuilding set back from the host dwelling similar to other garage outbuildings of neighbouring dwellings. The proposed side extension would prevent side access from the front driveway to the garage. However, as existing, the existing side access measures approximately 2.5 metre in width and already constrains potential vehicular access to or use of the garage. Therefore, it is not considered that the erection of a side extension in this location would determinately impede vehicular access to the garage or existing onsite parking provision.

The proposed extensions will create a 5-bedroom residential dwelling, which is an increase from the existing four-bedroom dwelling that exists on the site. However, the adopted parking standards within the adopted Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy confirm that a maximum of 3 parking spaces are required to serve a 4+ bedroom property. There is no additional required parking if a dwelling increases from 4 to 5 bedrooms such as this application and therefore no additional parking provision can be requested or secured as part of this application. The existing dwelling is served by front and side driveways which are therefore sufficient to serve the dwelling as extended. It is also worth noting that the residential street has controlled permit holder restrictions too. The Highway Authority has therefore raised no objection in terms of the level of parking identified or the potential impact for highway safety accordingly.

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 or the amenities of neighbouring occupiers.

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. 1175 02 Received: 12 Feb 2026

Proposed Plans & Elevations Drawing No. 1175 04D Received: 16 April 2026

Proposed Site Plan Drawing No. 1175 07 Received: 25 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; and notwithstanding the approved plans, the rear dormer and gable feature shall be finished in an anthracite grey composite cladding.

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

4. Before the development hereby permitted is first brought into use the proposed windows on the south elevation (not including the existing first floor staircase window and proposed rooflights on the new single storey extension) 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.