

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01664
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	19 Anderson Road, Salisbury, SP1 3DX
DEVELOPMENT DESCRIPTION:	Two storey and single storey rear extensions and associated works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two storey and single storey rear extension and associated ground works to the rear.

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 residential dwellings on the east and west, the highway to the south and Castle Hill Country Park on the north.

PLANNING HISTORY

Proposal / Summary
S/2007/2558 - Full planning permission Decision - Approve with Conditions Date: 13/2/2008 – FLAT ROOF DORMER WINDOW AND GROUND FLOOR REPLACEMENT EXTENSION TO REAR

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: Support.

REPRESENTATIONS

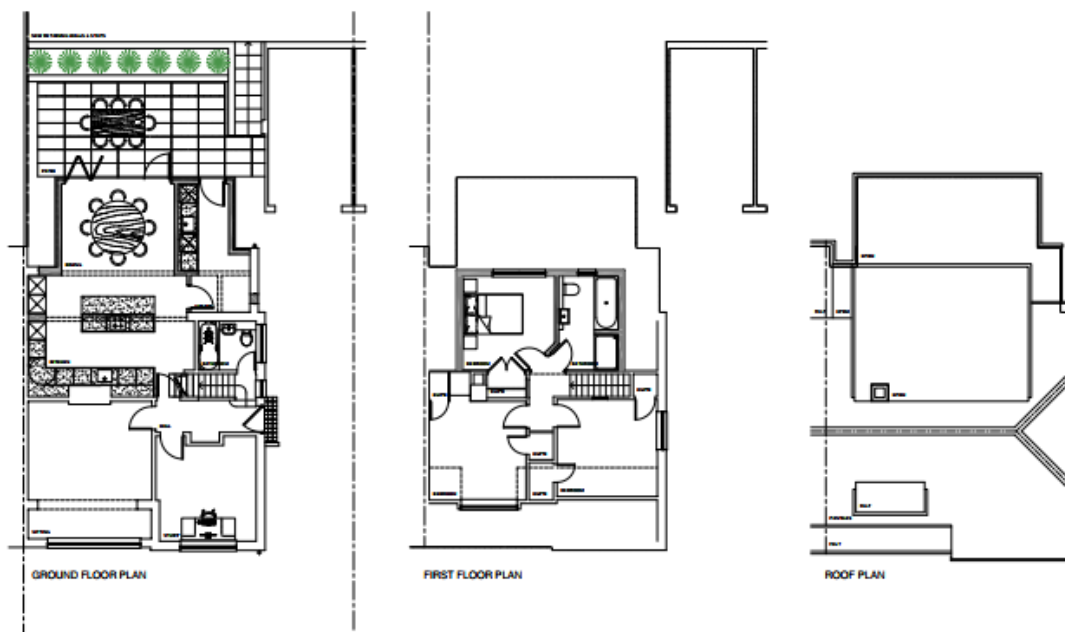
No comments were received.

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.

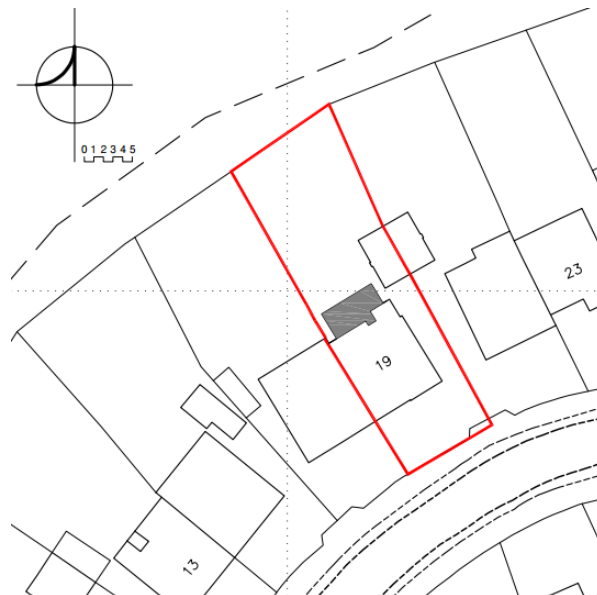


Design and Impact upon the character and context of the area

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 three-bedroom 1.5 storey semi-detached dwelling with a driveway, front garden and a rear garden sloping up. 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 rear extension and a box dormer extension. The extensions

create a larger living/kitchen/dining area on the ground floor and an additional bedroom and bathroom on the first floor. The rear extension measures approximately 2.4 metres in length, 6 metres in width and 2.9 metres in height. The first-floor dormer extension measures approximately 4 metres in width and 5.5 metres in height. It is to be set back from the boundary of the application site and neighbouring dwelling by approximately 0.9 metres. The proposed works include landscaping works to the rear to extend the levelled area as the rear garden slopes upwards to the rear. The application form notes that the extensions propose to use render to match the existing house. The proposed works are not visible from the street scene as the proposed roof is lower in height than the existing principal roof. The massing and scale of the single storey extension is considered to be subservient to the host dwelling and has been designed to be in keeping with the design and appearance of the host dwelling. 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, Anderson Road, slopes down from north to south with the semi-detached dwellings and their rear gardens characterised by the sloping topography.

In terms of overshadowing and overbearing impacts of the proposed extensions, it is not considered that the rear extensions would detrimentally impact the neighbouring dwelling as a minimal set back of 0.9 metres is retained between the boundary line and the neighbouring dwelling to the west, no.17. 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. With regards to the neighbouring dwelling on the east, the proposed extensions would cast shadow onto the garden of the application site and to the semi-detached existing detached garages of the application site and the neighbouring dwelling located on the boundary of the application site and the neighbouring dwelling on the east, no.21. This is not considered to be detrimental to the amenity of the neighbouring dwelling.

The proposed ground floor windows face the residential rear garden of the application site and are not considered to increase overlooking. The first-floor extension proposes a new bedroom window and a new bathroom window which 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 first storey height.

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 with some of the dwellings adjacent to the application site have had similar box dormer extensions such as this application. 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. A condition has been included in the recommendation notice which stipulates that side windows to the side dormer cheeks of the first-floor dormer is not considered acceptable at this location as this would provide a front facing and direct view which has the potential to be detrimental to the amenity of the neighbouring dwellings.

However, while a first-floor window is considered to be acceptable in this location and is of similar nature to windows in the surrounding area, there is potential for the flat roof single storey rear extension to be used as a balcony. This application has not considered the creation of a balcony at this location as the submitted documents have not explicitly stated this. The elevations do not show any windows or doors to access this roof from the first floor, nor are there any railings demonstrated in the plans. As such, a condition has been included in the recommendation to stipulate that this application has not approved the use of the single storey flat roof as a balcony, roof garden or similar amenity area.



Highways

The site currently benefits from a single garage outbuilding semi-detached to the neighbouring dwelling and set back from the host dwelling similar to other garage outbuildings of neighbouring dwellings. The proposed extensions will create a 4-bedroom residential dwelling, which is an increase from the existing 3-bedroom dwelling that exists on the site. 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. The site has an existing dropped kerb and front driveway measuring approximately 15 metres in length and 2.5 metres in width as well as an existing single garage at the end of the driveway. The development is not proposed to impede the existing parking arrangements; this is retained as such. Therefore, it is not considered that the proposed application would not be detrimental on highways grounds.

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 Received: 11 March 2026

Block Plan Received: 11 March 2026

Proposed Plans and Elevations Drawing No. 1600-02D Received: 18 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 in the submitted documents.

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

4. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

5. 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 windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the East and West Elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.