

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01444
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Millgreen Road, Amesbury, Salisbury, SP4 7RE
DEVELOPMENT DESCRIPTION:	Removal of Conservatory and Construction of Single Storey Extension to North-East Elevation
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension on the northeast facing elevation. This is to provide an open plan kitchen dining room and replaces an existing conservatory of a similar footprint.

SITE DESCRIPTION/CONTEXT

The application site comprises an end-of-terrace residential dwelling occupying a corner plot within an established residential area inside the settlement boundary of Amesbury. Under the Wiltshire Core Strategy, Amesbury is identified as a Market Town through Core Policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Spatial Strategy for the Amesbury Community Area). The site is surrounded by other residential properties, together with their associated amenity and parking spaces. A number of neighbouring dwellings have been extended or altered over time. This site was granted approval for a single storey side extension in 2020 which has been built out.





PLANNING HISTORY

Proposal / Summary
20/01873/FUL - Full planning permission Decision - Approve with Conditions Date: 30/4/2020 – Proposed single storey extension

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

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 supports this application.’

REPRESENTATIONS

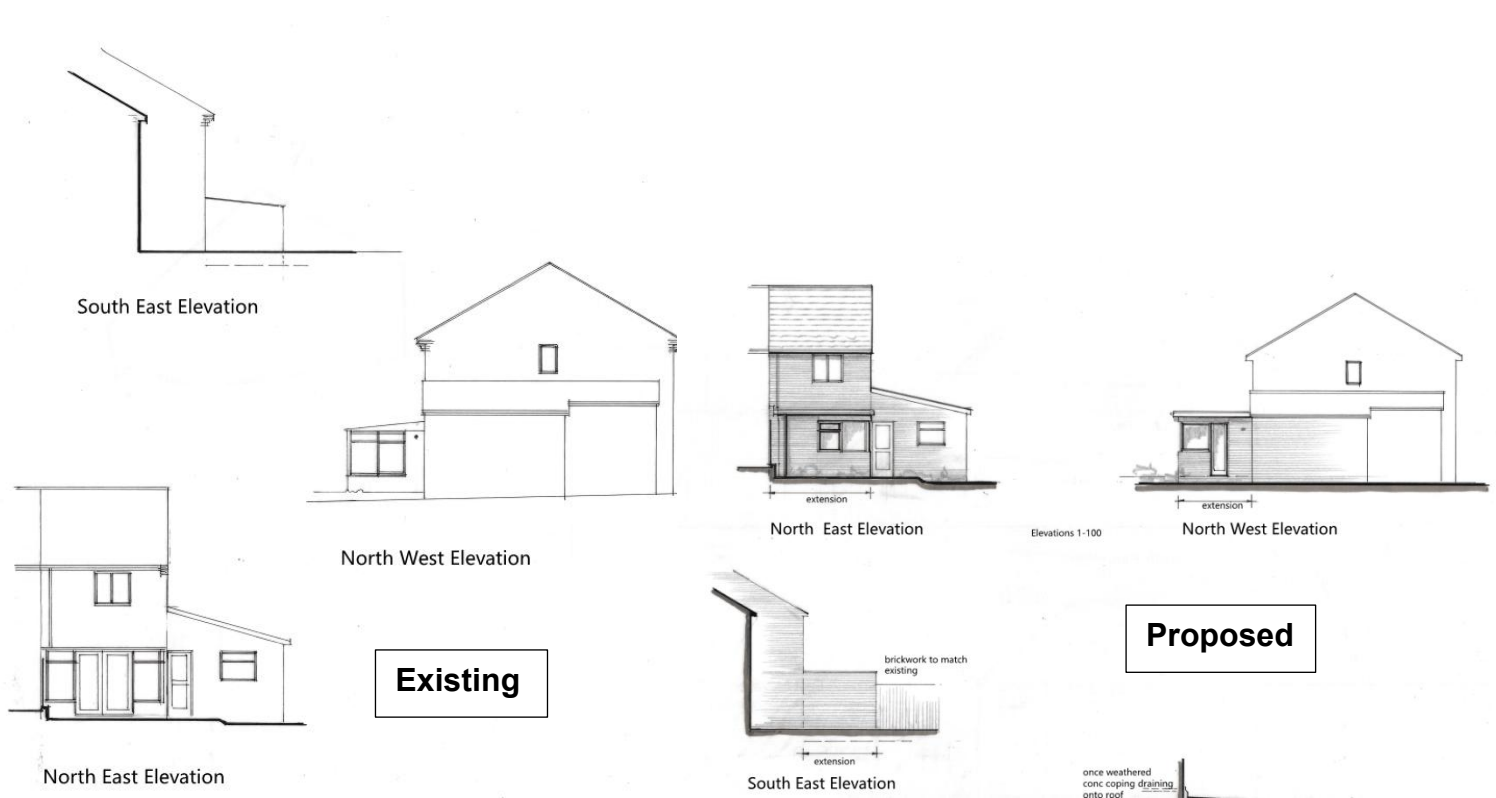
No comments were received.

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 of the Wiltshire Core Strategy seeks to ensure that new development is of high quality design, responding positively to local context, character and distinctiveness. Given the site's existing boundary treatments and the siting of the proposed works, views of the rear extension from the public realm will be limited. In any event, the end-of-terrace position of the dwelling and the orientation of Millgreen Road mean that any visibility of the extension would not result in harm to the street scene by virtue of its location.

The proposal is for a minor and proportionate single storey brick rear extension to replace an existing brick plinth glazed conservatory. The extension will enable the reconfiguration of the ground floor to provide a larger kitchen dining area. Although the footprint will be marginally greater than the existing structure, it remains modest in scale. The single storey form and flat roof ensure the extension will read as clearly subservient and non-dominant when viewed in relation to the main dwelling.

The extension will be constructed in brick to match the main dwelling, resulting in a visually coherent appearance. The dwelling also benefits from a previously approved and implemented side extension, which likewise utilises matching brickwork. As such, the

proposed rear extension will sit comfortably alongside the existing extensions and will further reinforce a consistent and coherent appearance to the main dwelling.

Having regard to the scale, siting, design and choice of materials, the proposal is considered to respond appropriately to the character and appearance of the host dwelling and its surroundings. It will not result in visual harm to the street scene or wider area. The development therefore 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 requires that development does not result in an unacceptable impact on the amenity of existing occupiers. In addition, paragraph 135(f) of the National Planning Policy Framework (NPPF) advises that planning decisions should ensure development provides a high standard of amenity for both existing and future users. The proposed development has been assessed in relation to its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy and overbearing effects.

By virtue of its modest footprint and single storey form, the potential amenity impacts arising from the proposal are inherently limited. The existing site context is also a key consideration, as the proposal seeks to replace an existing rear conservatory of a broadly comparable scale and siting. As such, any change in amenity impact when compared with the existing situation is minimal. It should also be noted that no objections were received from neighbours.

In terms of neighbouring properties, there are no dwellings immediately to the west of the site. The most relevant neighbouring properties are numbers 3 and 5 Millgreen Road to the east. The proposed extension's single storey height ensures it would not appear overbearing, nor would it result in unacceptable overshadowing. Permitted development rights allow for rear extensions of a similar scale in comparable circumstances. Additionally, number 3 Millgreen Road is positioned further forward than the application property, meaning the extension does not align with that dwelling and would not adversely affect habitable rooms.

There would be no additional overlooking or loss of privacy arising from the proposal. No windows are proposed on the south-east facing elevation towards neighbouring properties, which represents an improvement over the existing situation, as the current conservatory is fully glazed on this elevation.

Having regard to the above, the proposed development would not result in an unacceptable impact on the residential amenity of neighbouring occupiers. The proposal is therefore considered to comply with Point vii of Core Policy 57 of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.

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 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:

- Existing and proposed plans, location and block plan (ref: 02236-1) – date received: 02/03/2026

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 approved proposed elevations ref (02236-1).

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