

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

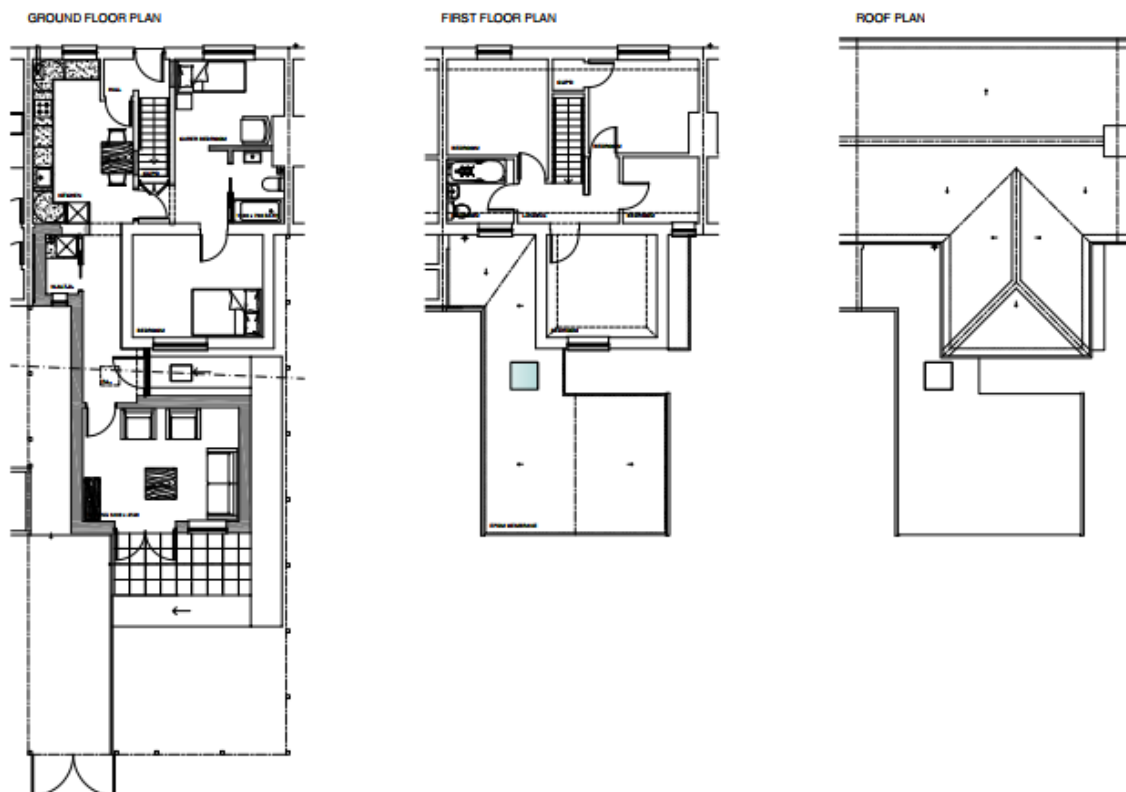
APPLICATION REFERENCE:	PL/2026/01653
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	33 Salisbury Road, Bulford, Salisbury, SP4 9DQ
DEVELOPMENT DESCRIPTION:	Single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

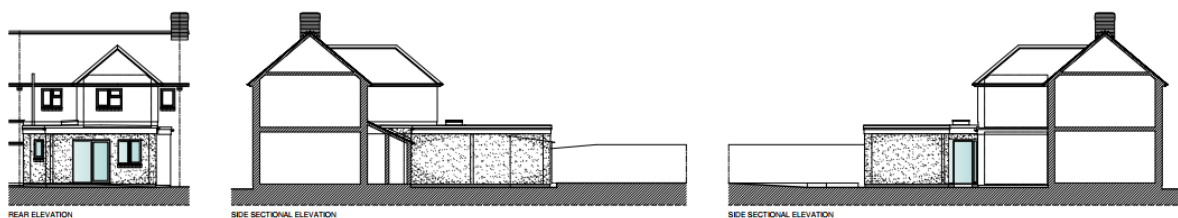
The proposal seeks planning permission for a single storey rear extension to create an accessible entrance and living room that will allow the existing living room to be converted to a carer's bedroom and bathroom.

The application is made by Wiltshire Council Property Maintenance Team.

Proposed plans



Proposed elevations



SITE DESCRIPTION/CONTEXT

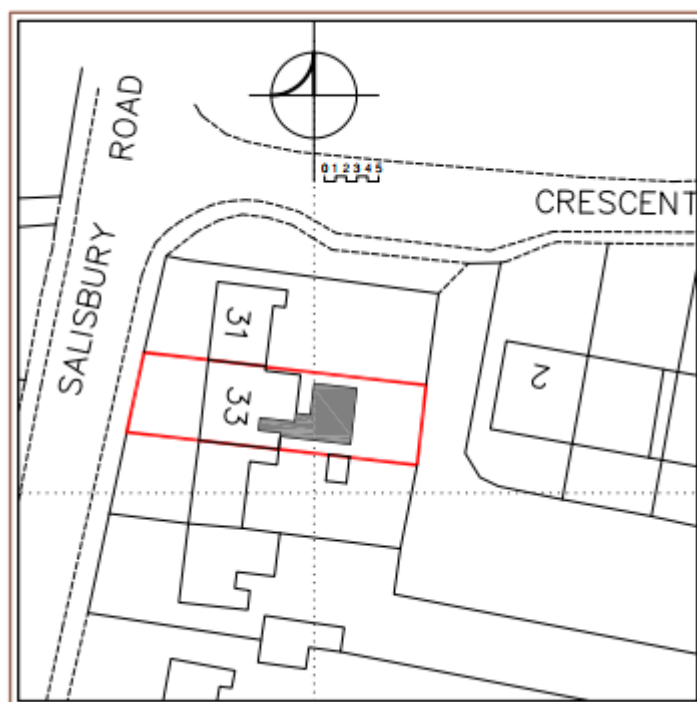


The application relates to 33 Salisbury Road, a mid-terrace two storey property within Bulford, defined as part of the Market Town of Amesbury (including Bulford and Durrington) by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 4 (Spatial Strategy for the Amesbury Community Area).

The application site is within a residential area. It sits higher than the road level, with steps leading from the pavement up to the front garden. The rear of the property backs on to a parking courtyard, accessed from Crescent Road.

The application site is within the Hampshire River Avon SAC Catchment and is within the 6.4km recreational buffer of the Salisbury Plain SPA, but given the nature of the development, ecological impact is not an issue for this application. The site is within Flood Zone 1.

Proposed site plan



PLANNING HISTORY

Proposal / Summary
S/1999/1418/ Two storey rear extension for use by disabled person – approve with conditions 22/10/1999

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy for the Amesbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

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

Bulford Parish Council: No comment

Highways Officer: No objection.

I note that the original proposed plan included one off street parking space to the rear of the property, however the amended plan has removed the car on the drawing although the gate remains. From looking at google street view the rear fence looks to be hinged to provide an opening gate and therefore a single parking space would be possible and very beneficial for the dwelling that was likely to have been designed with no off street parking but access to the rear parking court.

In light of the above, a single parking space would be advantageous, however if this is not possible, I would not wish to object on this point.

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 proposed single storey extension would extend beyond and to the side of the existing two storey rear extension. The living area part of the extension would have a proposed footprint of 5.3m x 5.2m with a set of double doors and a single window facing east, towards the garden. The living area is set away from the existing two storey extension, to provide some daylight into the ground floor bedroom. A back door, set between the extensions gives level access into the dwelling from the back garden. The side extension, directly adjacent to the shared boundary with No. 35 Salisbury Road would contain a small utility area.

The extension is proposed to have a flat roof with a roof light into the circulation space. Materials are proposed to be render to match the existing.

The proposed extension would enable a live-in carer to provide support to the occupants. The proposed layout is unusual, blocking the view and reducing daylighting into the existing ground floor bedroom. The scale of the extension relative to the plot also raises concerns regarding cumulative impact on the site. However, the proposed extension is single storey, located within a residential area, positioned at the rear of the property and not visible from public vantage points. The materials are proposed to match the existing.

It is therefore concluded that the proposed extension will be an acceptable addition and 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 extension has the potential to impact upon the attached neighbouring properties Nos. 31 and 35 Salisbury Road. The proposed extension would be single storey and sit close to the shared boundaries. There are no windows proposed in the side elevations. There is proposed to be a glazed door in the north elevation, facing towards No. 31 but this is for access to a hallway and set a distance from the shared boundary. The single storey height and scale of the proposed extension is not considered to materially alter the relationship with the neighbouring properties in terms of the degree of privacy and light to which those properties currently benefit and consequently it is concluded that no harm to the amenities of those properties is demonstrated. No representations have been received.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and 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 initial proposals suggested a carparking space within the rear garden, this was omitted when queried. The Highways Officer commented that it would be beneficial for the dwelling to have a private parking space but if it was not possible there is no objection.

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:

Location Plan 1:1250, received 11.03.2026

Block Plan 1:500, received 11.03.2026

1590/02 Rev B Proposed Plans & Elevations, received 24.03.2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form.

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