

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01677
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	80 Downsway, Salisbury, SP1 3QW
DEVELOPMENT DESCRIPTION:	Demolish Garage and Conservatory and replace with a single storey rear and side extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of a garage and conservatory and proposed to replace this with a single storey rear and side extension.

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 a semi-detached, bungalow with a single storey detached garage set back from the host dwelling. The application site is bordered by the highway to the south and residential dwellings on the north, east and west.

PLANNING HISTORY

There have not been any previously submitted planning applications for works at the application site.

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

CONSULTATION RESPONSES

Highways: No Objection.

Salisbury City Council: Comment: Salisbury City Council notes the neighbour's comments on the loss of light

REPRESENTATIONS

1 comment of objection from the neighbouring semi-detached dwelling was received. Their points for objection is as follows:

No objection in principle to the *footprint* of the extension, but lack of measurements makes it unclear how far it projects beyond the existing extension.

The proposed *height* of the rear extension is considered excessive, out of keeping with the scale, character and appearance of nearby bungalows.

The plans fail to acknowledge existing rear roof features on the adjoining bungalow:

- A rear dormer window (planning permission granted in 1974).
- Two sun tubes installed to improve internal daylight.

The proposed extension would:

- Cause significant overshadowing to the dormer bedroom.
- Reduce daylight and sunlight to the living room.
- Reduce light entering the sun tubes.
- Reduce daylight and sunlight to the rear patio.
- Be overbearing and have an oppressive, dominating and enclosing impact on the home and garden.
- Create overlooking, allowing views from the dormer window into the proposed kitchen via roof skylights.

A BRE daylight and sunlight assessment is requested due to the impacts identified.

The drawings are too small to clearly show gutter arrangements on the shared side:

- Existing guttering lies wholly within the objector's boundary.
- A shared gutter or downpipe would not be supported by the neighbours.

Relevant precedent noted:

- In 1996, a similar rear single-storey extension was approved only after the roof height was reduced following neighbour objections.

Suggested revisions:

- Reduce the height so it sits below the bottom of the dormer window (ideally matching the height of the proposed west-side pitched roofs).
- Replace the gable end with a hip/pitched roof.
- Relocate skylights away from the shared boundary, to the rear, or use frosted/opaque glazing.
- Provide clear details of guttering arrangements on the shared boundary side.

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."

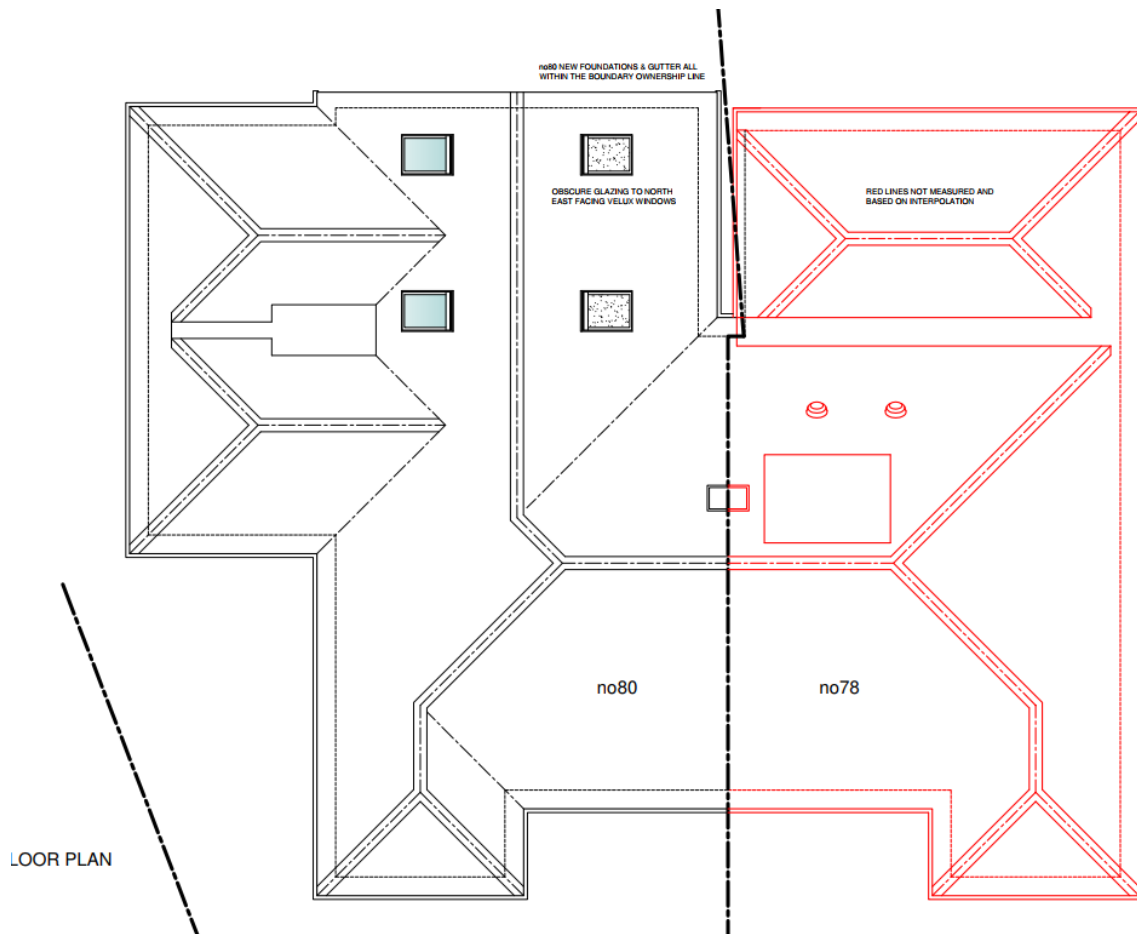
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

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 semi-detached bungalow with a single storey garage set back from the dwelling. The dwelling is located within the built-up residential area of Salisbury and is surrounded by similar dwellings. The application site is located at a sloping topography with the highway, Downsway Road rising from north to south with the dwellings having rear gardens sloping upwards. This application proposes to demolish the detached single garage and erect a single storey rear and side extension which will measure approximately 7.88 metres in length, 3.58 metres in width on the side massing which faces the front of the host dwelling and 10.63 metres in width on the rear. The extensions propose to use brick and tiles to match the existing host dwelling.

The attached neighbouring dwelling located on the east of the application site has objected to the application site on several points. The first point is the footprint of the extension being over the boundary of the application site. The agent on this application submitted revised plans to set back rear extension away from the boundary site. The roof plan demonstrates that the gutter is now within the red line boundary of the application site. A separate party wall application which is separate from planning might need to be considered by the applicant and the neighbouring dwelling.



The agent has submitted revised plans and elevations to include the reference to the neighbouring dwelling to allow an assessment and comparison of the proposed development with the neighbouring dwelling. The proposed rear extension measures approximately 0.3 metres beyond the neighbouring dwelling's rear extension.

The proposed height of the rear extension is approximately 5.19 metres to the ridge; the neighbouring dwelling's existing rear extension is approximately 4.17 metres to the ridge. The proposed rear extension is not visible from the street scene and is subservient in height to the principal roof of the host dwelling which measures approximately 5.76 metres in height. The side extension is proposed to measure approximately 4.19 metres in height; this is subservient to the host dwelling's principal roof and has been designed with a hipped roof to match the host dwelling. Therefore, it is considered that the side extensions and the rear extension being not visible from the street scene are in keeping with the surrounding area as the scale, materials and character are subservient to the host dwelling. The neighbouring dwelling suggested revisions as part of their objection, one of this is to reduce the rear pitched roof to be reduced in height to match the side extensions and revise the gable end of the rear extension to a hipped roof. The agent and applicant did not agree to revise this in accordance with the neighbour's suggestions. As the rear extension is not visible from the street scene and has a height subservient to the principal roof of the host dwelling, from a design point of view, the proposed rear extension is not considered detrimental enough to warrant a refusal on design grounds.

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

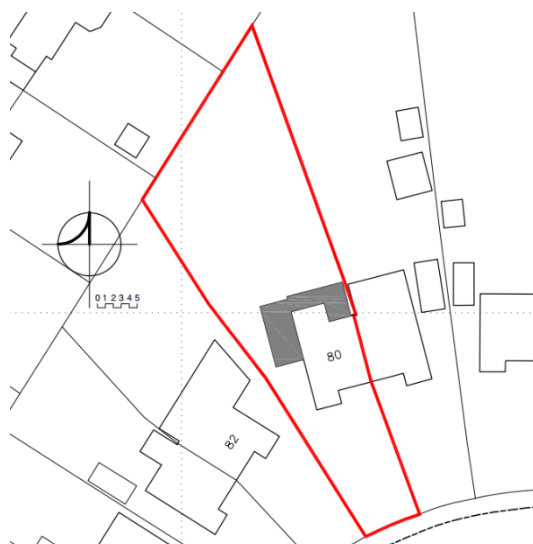
Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

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.

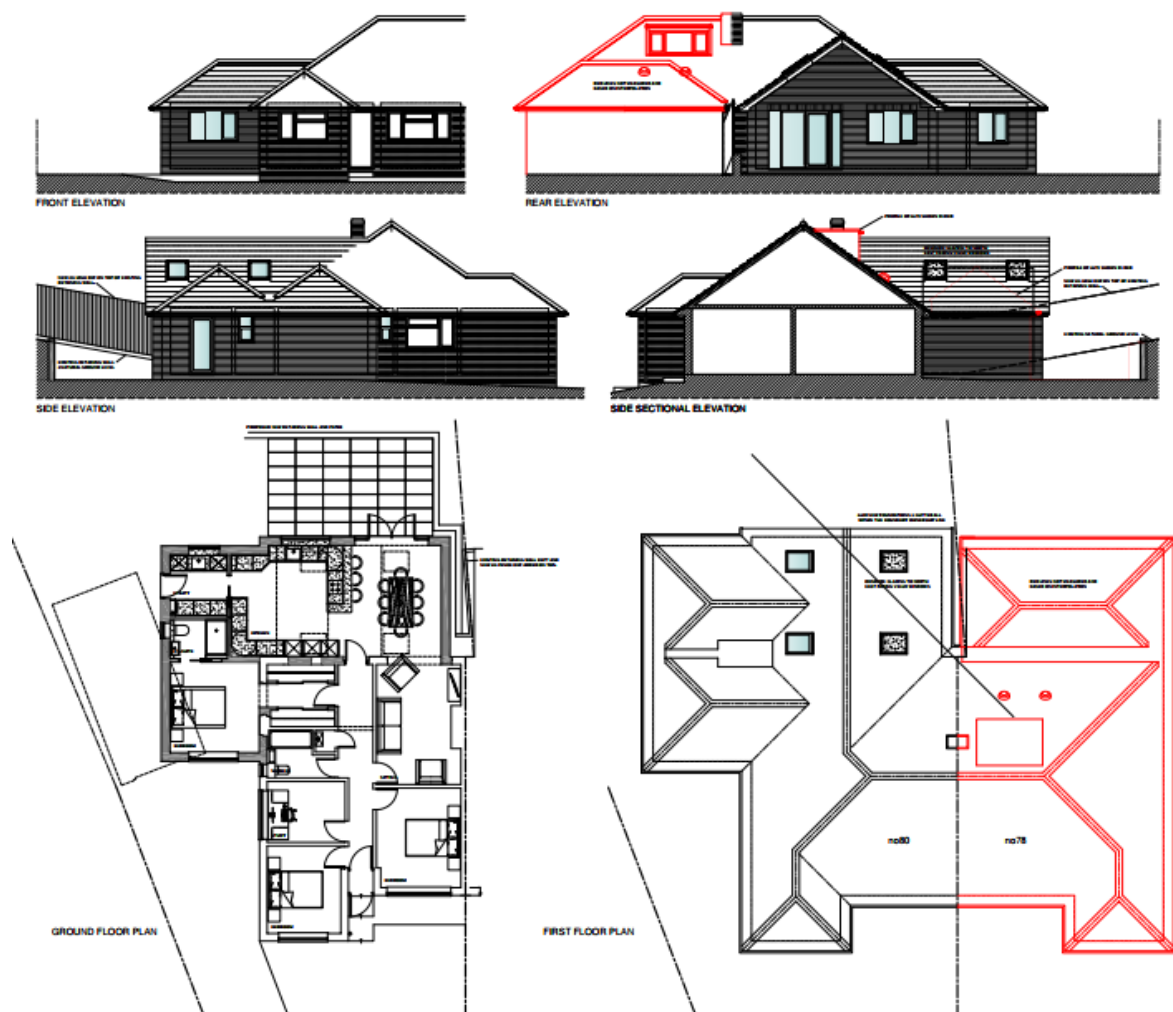
In terms of overbearing impacts of the proposed extension, the side extension is set back from the front elevation of the host dwelling, the side extension will be approximately 2 metres from the boundary of the host dwelling and the neighbouring dwelling on the south no.82. In terms of overlooking, the west (side) elevation proposes windows, however as these are single storey in nature, and as there are existing windows on this elevation therefore there is an existing established relationship between these two dwellings. No objections were received from this neighbour.

In terms of the overbearing impacts of the rear extension section the revised proposal has been set back from the boundary of the application site, the guttering is wholly within the application site. The extension is single storey and is almost in line with the existing extension of the neighbouring dwelling. The neighbouring dwelling objected to the proposed extension based on overbearing, oppressive, dominating and enclosing impact the proposed extension would have to their home and garden. However, the proposed extension is almost identically in line with their existing rear extension (approximately 0.3 metre difference) the neighbouring dwelling benefits from a rear garden of approximately 42 metres in length and 16 metres in width, it is considered that the proposed single storey extension would not detrimentally impact the enjoyment of the neighbour of their substantial amenity space.



In terms of overshadowing to the sun tubes and the existing dormer of the neighbouring dwelling, while the neighbour has proposed the applicant to revise the rear extension to have a lower roof and have a hipped roof rather than a pitched roof and has suggested that a BRE assessment should be provided, this has not been done. The application will be assessed as it has been submitted.

The dormer window and sun tubes face north, as the sun travels from east to west, the first half of the day, from sunrise to mid-day, the proposed extension would not have a direct impact on overshadowing the neighbouring dwelling. Depending on the time of year and the angle of the sun, the roof of the neighbouring dwelling itself would overshadow the dormer and sun tubes. From midday to sun set, the sun would be at the west side. The ridge of the proposed rear extension is approximately 5 metres from the dormer. As the rear extension is pitched, this allows a level of light through to the dormer window depending on the angle of the sun. Therefore, it is not considered that the proposed rear extension causes adverse overshadowing impacts to the neighbouring dwelling which would warrant a refusal on these grounds.



Highways

The site currently benefits from a single garage outbuilding set back from the host dwelling similar to other garage outbuildings of neighbouring dwellings. This application proposes to demolish the existing garage outbuilding with the side extension proposed in this area.

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 application site has an existing driveway measuring approximately 16.84 metres in length, this can allow for three cars parked in tandem. It is therefore considered sufficient to serve the dwelling as extended.

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: 12 March 2026

Block Plan Received: 12 March 2026

Proposed Plans Drawing No. 1620/02 Rev E Received: 05 May 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. Before the development hereby permitted is first brought into use the proposed rooflights on the east elevation roof shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the rooflights shall be maintained with obscure glazing in perpetuity.

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 window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

Informative:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.