

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01516
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Sunnyhill Road, Salisbury, SP1 3QH
DEVELOPMENT DESCRIPTION:	Construction of a first-floor extension over the existing single-storey extension, creating one additional bedroom and a WC.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to erect a first-floor extension over an existing single storey extension to create an additional bedroom and a WC.

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, two-storey dwelling with a pitched single storey side extension and a single detached pitched roof garage set back from the host dwelling.

The application site is bordered by the highway to the southeast and residential dwellings on the north, south and west.

PLANNING HISTORY

Proposal / Summary
16/01930/FUL - Full planning permission Decision - Approve with Conditions Date: 19/4/2016 – Single storey extension to front of existing kitchen. Replace existing kitchen and garage flat roofs with double pitched roofs

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

Highways: No Objection.

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 three-bedroom two-storey semi-detached dwelling with a single storey side extension after planning permission with reference 16/01930/FUL and a single storey single garage with a pitched roof set back from the dwelling. The dwelling is located within the built-up residential area of Salisbury located on a highway with a rising topographic level and is surrounded by similar dwellings. This application proposes to erect a first-floor extension over the existing single storey side extension to create an additional bedroom and en-suite.

This side extension will measure approximately 7.6 metres in length and 3.3 metres in width and a height of 8.5 metres to the ridge. It is to be set back from the boundary of the application site and neighbouring dwelling by approximately 4 metres. The side extension proposes to use red bricks to match the existing house. The massing and scale of the single storey extension is lower in ridge and eaves height than the principal roof of the host dwelling. As the highway rises in height, the neighbouring dwelling, no 5 is minimally lower in height than the application site. From the street scene, the proposed side extension would have a prominent position due to the topography. However, as the proposed extension is wholly over an existing

ground floor extension and a set back of approximately 4 metres between the application site and the neighbouring dwelling's boundary, it is considered that the extension is subservient to the host dwelling and has been designed to be in keeping with the design and appearance of the host dwelling with the materials, fenestrations and massing similar to 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, Sunnyhill 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.5 set back from the boundary shared with the application site by approximately 3.5 metres. The neighbouring semi-detached dwelling, no.5 is set further back from the highway and is on a lower topographical ground level compared to the host dwelling.

In terms of overshadowing, it is not considered that the proposed first floor extension will detrimentally overshadow the neighbouring dwellings due to the orientation and position of the dwelling. In terms of overbearing impacts, the proposed extension is over an existing single storey extension this allows for a separation between the host dwelling and the neighbouring dwelling.

The application proposes a first-floor side elevation window, and a window on the front and rear elevation. The elevation of no.5 has existing windows on the north which faces the application site. The previous application with reference 16/01930/FUL noted that there is an existing relationship between the application site and the neighbouring dwelling in terms of overlooking as the existing single storey side extension prior to the 2016 approval had side windows already. Therefore, it was decided that the additional ground floor side window does not introduce new overlooking. This application on the other hand proposes a first-floor side window, this is considered to introduce new overlooking at a greater height when compared to the existing windows. Therefore, it is considered that a condition to impose that this first-floor side elevation window be obscure glazed is appropriate. The proposed first floor window on the front and rear elevation are considered to have a similar outlook as the existing first floor windows facing the same direction. Therefore, this is considered acceptable.

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 first floor side extension does not impact the existing 2 parking spaces currently provided on the site, nor does it impede access to the existing 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 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. As the proposed extensions will not impede on the 2 external parking spaces and the access to the existing garage, it is not considered that any additional parking spaces are required to be provided.

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.00-001-P1 Received: 05 March 2026

Proposed Site Plan Drawing No. 10-002-P3 Received: 05 May 2026

Proposed Ground, First and Roof Plans Drawing No. 10-100-P3 Received: 05 May 2026

Proposed Ground Floor and Parking Drawing No. 10-101-P2 Received: 12 March 2026

Proposed Elevations Drawing No. 10-200-P3 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; 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 first floor window on the south elevation 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.