

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

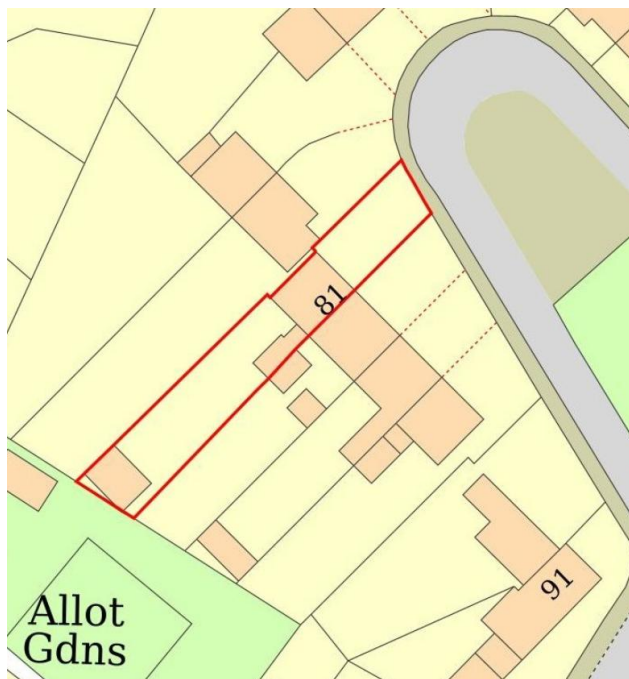
APPLICATION REFERENCE:	PL/2026/01365
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	81 Antrobus Road, Amesbury, Salisbury, SP4 7ND
DEVELOPMENT DESCRIPTION:	Retrospective application for retention of existing extension and attached outbuilding, to form sensory room for family use.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the retrospective erection of a single storey rear extension to provide ancillary accommodation to the main dwelling.

SITE DESCRIPTION/CONTEXT

The site is an end terraced residential dwelling located within Antrobus Road. The property boasts a long rear garden which back onto the allotments. The site does not fall within the Conservation Area.



PLANNING HISTORY

None relevant

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- 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

Parish/Town Council: Support

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

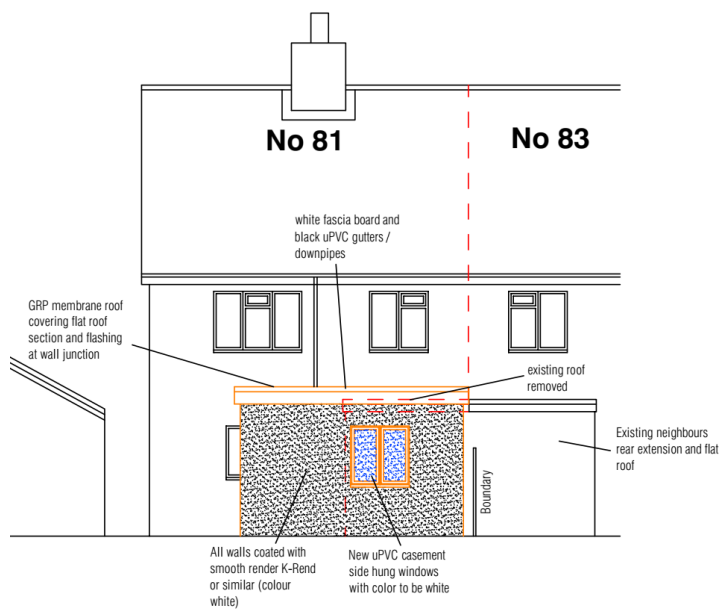
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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.

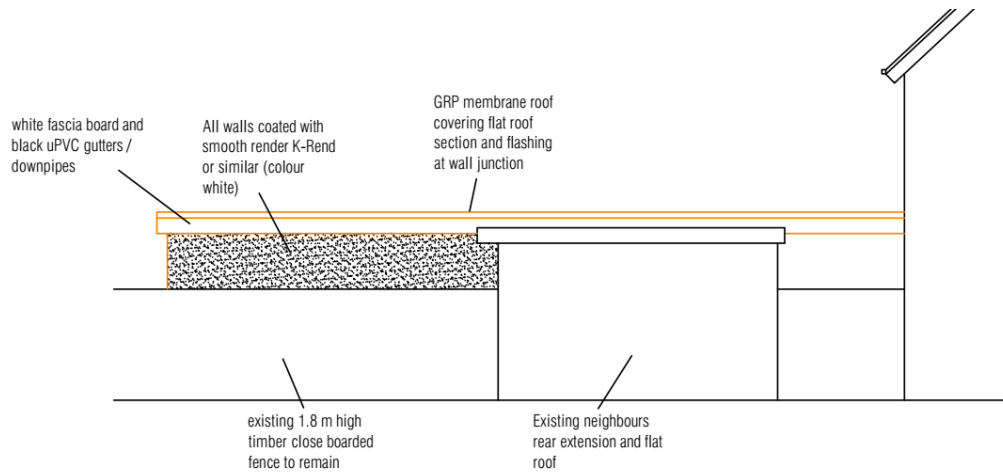
Design and Impact upon the character and context of the area

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.

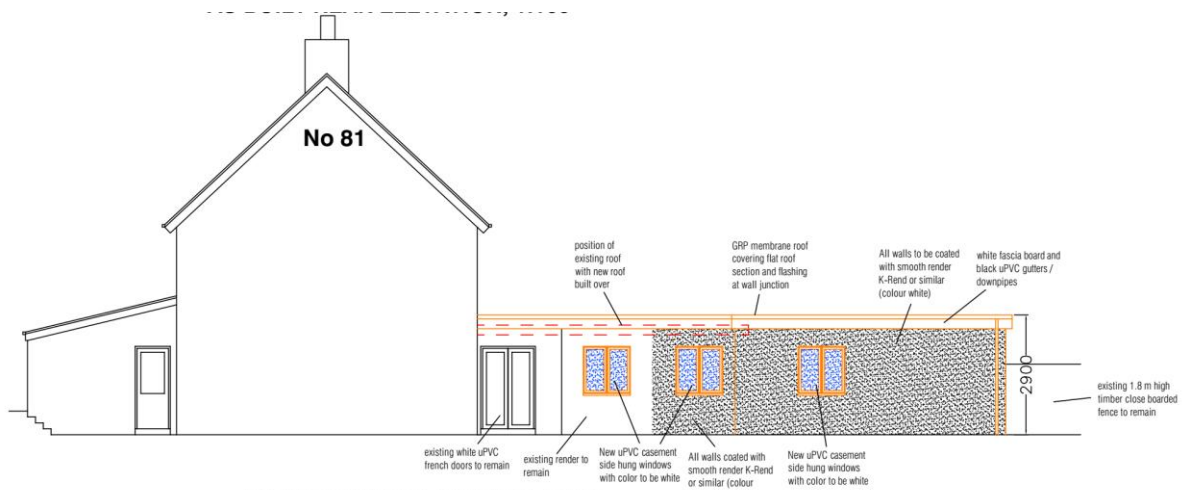
The extension incorporates the existing rear outbuilding which has been reroofed, resulting in one large, long extension to the rear.



AS BUILT REAR ELEVATION, 1:100



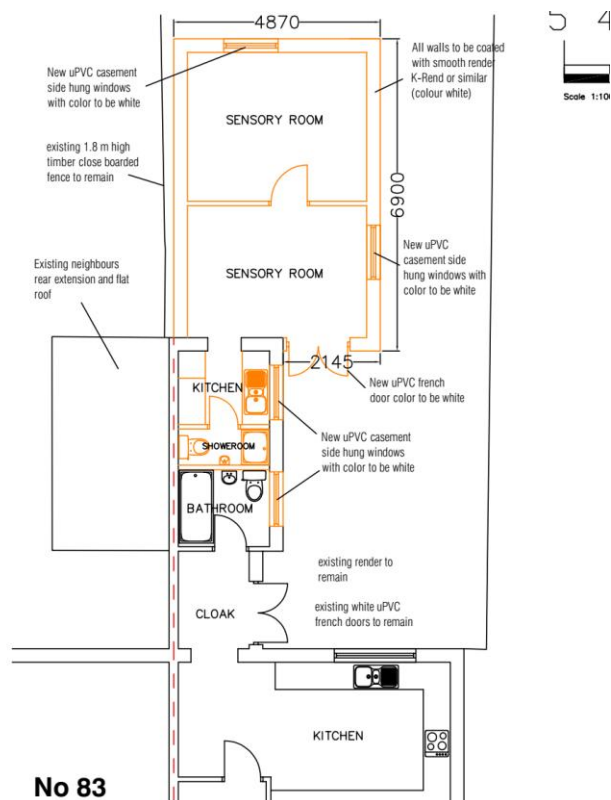
AS BUILT SIDE ELEVATION, 1:100



AS BUILT SIDE ELEVATION. 1:100

Although sizeable, due to the long plots of the properties the addition does not appear cramped or contrived. The flat roofed design ensures the overall scale of the addition does not dominate the rear elevation of the host dwelling.

In addition, consideration has been given to the overall projection having absorbed the footprint of the existing outbuilding and that under larger home extension Permitted Development rights rear extensions are viable up to 6m on a terraced property, subject to certain criteria.



Due to its rear location, it is not visible from within the streetscene of Antrobus Road. However, it is clearly visible from within the rear garden allotments. From this viewpoint, the addition is read in the context of the existing built form of the properties themselves but also the various outbuildings, sheds, fencing present within the immediate locality and therefore is not considered to be visually harmful which would warrant a refusal.

The addition would provide self-contained accommodation to provide sensory room facilities for family members with additional needs. It is therefore considered appropriate that a condition is imposed upon any approval ensuring the additional accommodation remains ancillary to the main dwellinghouse only.

Having regard to the above, 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 runs along the shared boundary with number 83 Antrobus Road.

Due to the scale and orientation of the site it is not considered to pose any harm in terms of being overbearing or result in any loss of light which would warrant a refusal.

No windows or openings are located along the South-East elevation, and a condition can be placed upon any approval ensuring no additional windows or openings are inserted without prior consent.

Although a civil matter, an informative would also be placed upon any approval highlighting that any approval does not authorise works on any land outside of the applicants ownership and the party wall act, due to the proximity to the shared boundary.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and 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 development is 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 carried out in accordance with the following approved plans and documents:

SC / 25 / 597 – 202 As Built Elevations received 23/02/26

SC / 25 / 597 – 201 As Built ground floor plan and roof plan received 23/02/26

SC / 25 / 597 – 102 Pre-existing elevations received 23/02/26

SC / 25 / 597 – 001 Block Plan received 23/02/26

SC / 25 / 597 – 101 Pre-existing ground floor plan and roof plan received 23/02/26

Location plan received 23/02/26

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

2. The extension/accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 81 Antrobus Road and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts, amends (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 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.

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.