

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

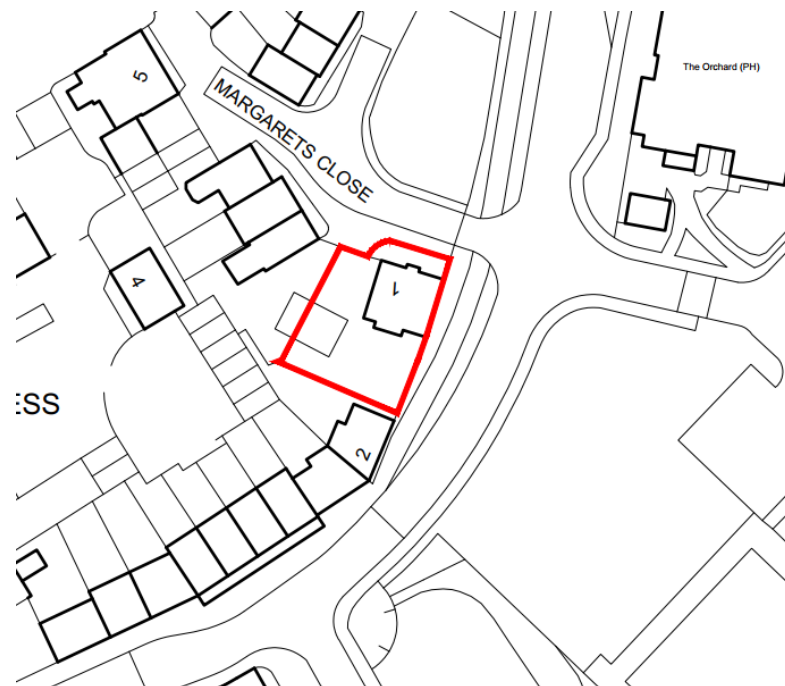
APPLICATION REFERENCE:	PL/2026/01718
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Margarets Close, Amesbury, Salisbury, SP4 7XP
DEVELOPMENT DESCRIPTION:	Construction of a single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the erection of a single-storey rear extension with a hipped roof on the south-facing elevation, to extend the existing dining room.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwellinghouse within an established residential area, located inside the settlement boundary of Amesbury. Margarets Close is a cul-de-sac situated on the outskirts of the Archers Gate development. 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).



View of east elevation from Archers Way



PLANNING HISTORY

Proposal / Summary
S/2005/1841 - Reserved Matters Decision - Approve with Conditions Date: 4/11/2005 – CONSTRUCTION OF 8 NEW DWELLINGS. ASSOCIATED HIGHWAYS, FOOTPATH AND LANDSCAPING.

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

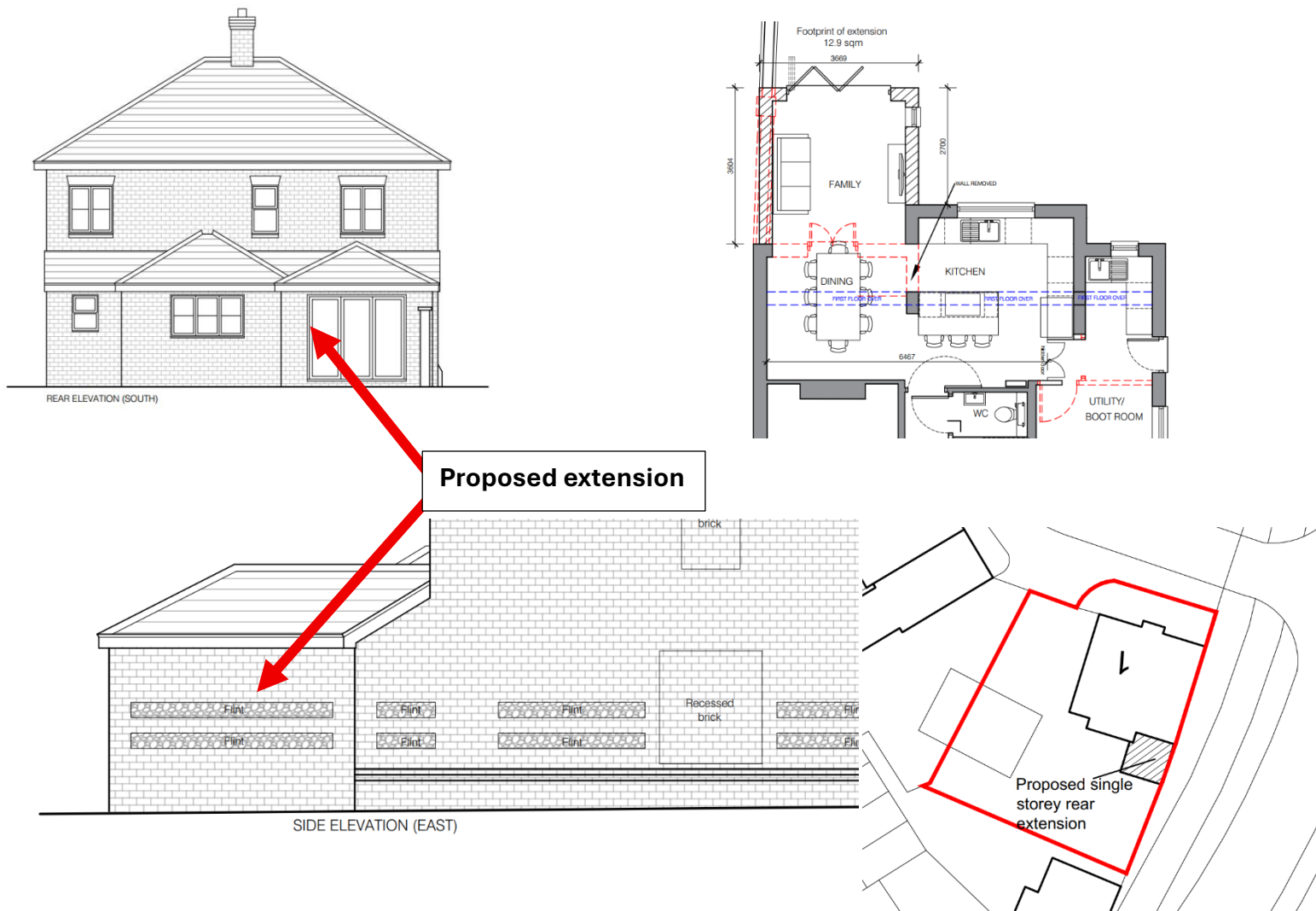
No comments were received.

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 achieves a high standard of design which responds positively to local character and context. The proposed development comprises a modest single-storey rear extension intended to extend the existing dining room. Its hipped roof form and ridge height, which sits below that of the existing kitchen roof, ensure that the extension remains clearly subordinate to the host dwelling and proportionate in scale.

The design of the east-facing side elevation has been carefully considered to respond to the site's boundary treatment. The extension is designed to align with and incorporate the existing brick boundary wall, which includes horizontal flint detailing and runs along the rear of the site towards 2 Archers Way. A short section of this wall would be removed to facilitate the extension, with the side elevation of the extension infilling this section and completing the wall, thereby maintaining visual continuity when viewed from the public realm.

The proposed materials are appropriate and reflect those of the existing dwelling. Red brickwork is proposed on all elevations to match the host property, with flint detailing to the east elevation to mirror the existing boundary wall, which is considered to make a positive contribution to the character of the area. The proposed slate roof covering and white uPVC windows would also match the existing dwelling, ensuring a cohesive appearance. The materials condition, referencing the details stated in the application form, ensures the flint detailing of the east elevation of the wall is a required feature in the proposals.

Overall, the proposal is considered to represent a well-designed and modest addition which respects the scale, form and appearance of the host dwelling and the character of the surrounding residential area. No harm has been identified in respect of design or visual amenity, and the proposal would provide a modest improvement to the living accommodation of the dwelling. Having regard to Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide, and there are no material considerations which indicate that planning permission should be withheld.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in an unacceptable impact on the amenities of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework similarly requires development to provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on neighbouring residential amenity, with particular regard to loss of light, overshadowing, loss of privacy and overbearing effect. The extension is single-storey and modest in scale, and by virtue of its height and form would not give rise to any adverse overlooking or loss of privacy.

There is no neighbouring dwelling immediately to the east of the site, and sufficient separation distances are retained to other neighbouring properties such that no unacceptable amenity impacts would arise. No third-party representations have been received raising concerns in respect of residential amenity.

The proposal is therefore considered to accord with Core Policy 57 (point vii) of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide in respect of safeguarding residential amenity.

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:

- Application form – date received: 19/03/2026
- Location plan – (ref: L.01) - date received: 19/03/2026
- Proposed elevations – (ref: P.05-A) - date received: 19/03/2026
- Proposed floor plan – (ref: P.04-B) - date received: 23/03/2026
- Proposed block plan (ref: B.01) - date received: 19/03/2026

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 application form.

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