

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

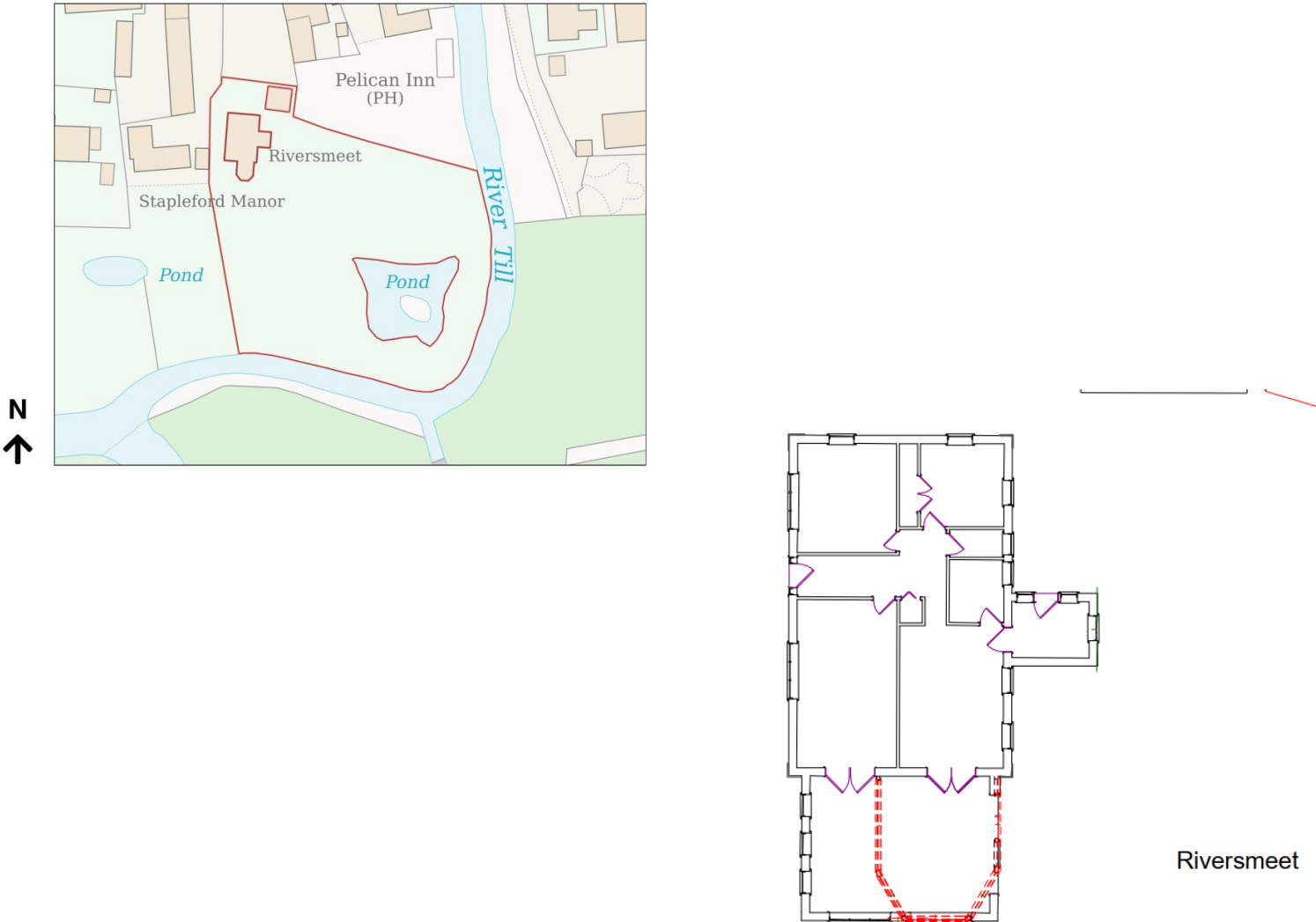
APPLICATION REFERENCE:	PL/2026/01486
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Riversmeet, Warminster Road, Stapleford, Salisbury, SP3 4LT
DEVELOPMENT DESCRIPTION:	Single storey side extension with cladding finish
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey side extension on the south-facing elevation of the dwelling known as Riversmeet. The extension would replace the existing conservatory and would be internally connected to the existing kitchen and reception room.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwelling with a large residential curtilage, set back from the A36 and located outside any defined settlement boundary, in a rural location to the south-west of the village of Stapleford, in accordance with Core Policies 1, 2 and 4 of the Wiltshire Core Strategy. A right of way footpath runs to the east of the site.



PLANNING HISTORY

Proposal / Summary
14/03997/FUL - Full planning permission Decision - Approve with Conditions Date: 11/9/2014 – Erection of attached annexe to rear of property (replacing existing conservatory)
S/2004/2034 - Full planning permission Decision - Approve with Conditions Date: 12/11/2004 – ERECTION OF A DETACHED DOUBLE GARAGE
S/2005/1241 - Full planning permission Decision - Withdrawn Date: 29/7/2005 – AMENDMENTS TO REVISED SCHEME INCLUSIVE OF INCREASED HEIGHT TO GARAGE ROOF AMENDMENTS TO WINDOW OPENINGS AND REVISED GABLE WALL POSITIONING

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 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Stapleford Parish Council: No comment – with the following text received:

‘Nil response from Stapleford Parish Council re planning application No. PL/2026/01486 Riversmeet.’

WC Drainage: comment – with the following text received:

'The drainage team do not need to be consulted here, we have no comment to make. The applicant must ensure any development complies with Building Regs, Part H.'

REPRESENTATIONS

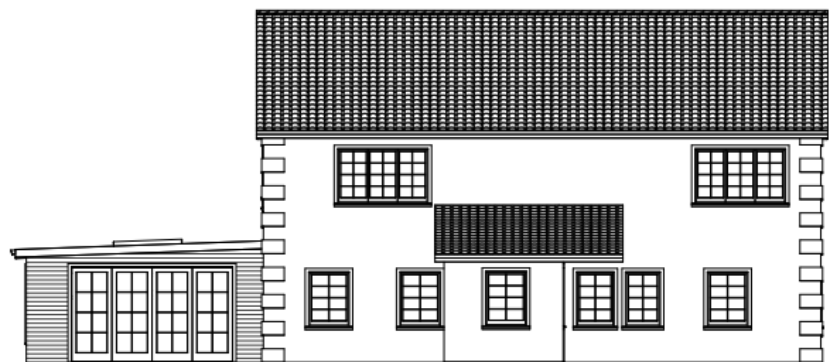
No comments were received.

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."

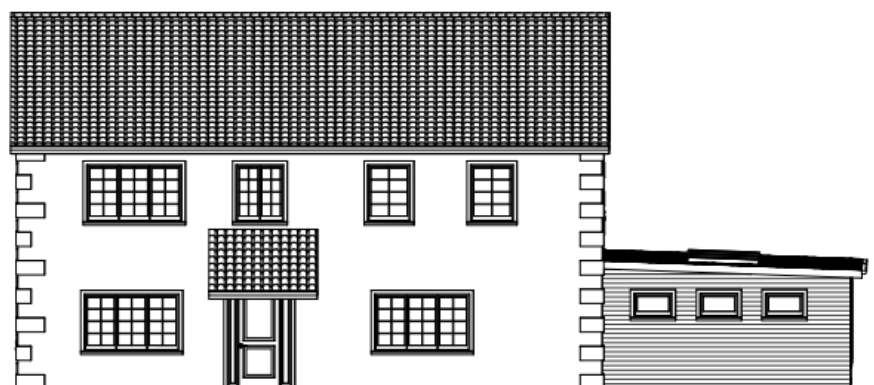
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

Design and impact on character, the Cranborne Chase National Landscape and heritage assets

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development achieves a high standard of design which responds positively to local character, context and distinctiveness.

The dwelling is set back from the A36 and is enclosed by other residential properties to the north and west. The proposed single-storey extension would be located on the south-facing elevation, orientated away from the highway. As such, the proposal would not have an impact on the street scene, with only limited visibility from the public right of way to the east.

The extension would represent a modest increase in footprint, projecting approximately 5.2 metres from the existing dwelling and remaining narrower than the main building. Its single-storey form and shallow sloping roof ensure that it would appear clearly subservient and non-dominant. The use of concrete roof tiles to match the existing dwelling, together with horizontal timber cladding to the external walls, is considered appropriate for a domestic extension of this nature. The existing structure on this elevation comprises a glazed conservatory; while this causes no harm, the proposed extension is considered to represent an improvement in terms of design coherence and visual appearance.

Overall, the proposal would not result in harm to the character or appearance of the dwelling or the surrounding area. The development is therefore considered to accord with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Core Policy 51 of the Wiltshire Core Strategy requires development to protect and conserve landscape character, giving particular weight to designated areas. Paragraph 176 of the National Planning Policy Framework (NPPF) affords great weight to conserving and enhancing the scenic beauty of National Landscapes.

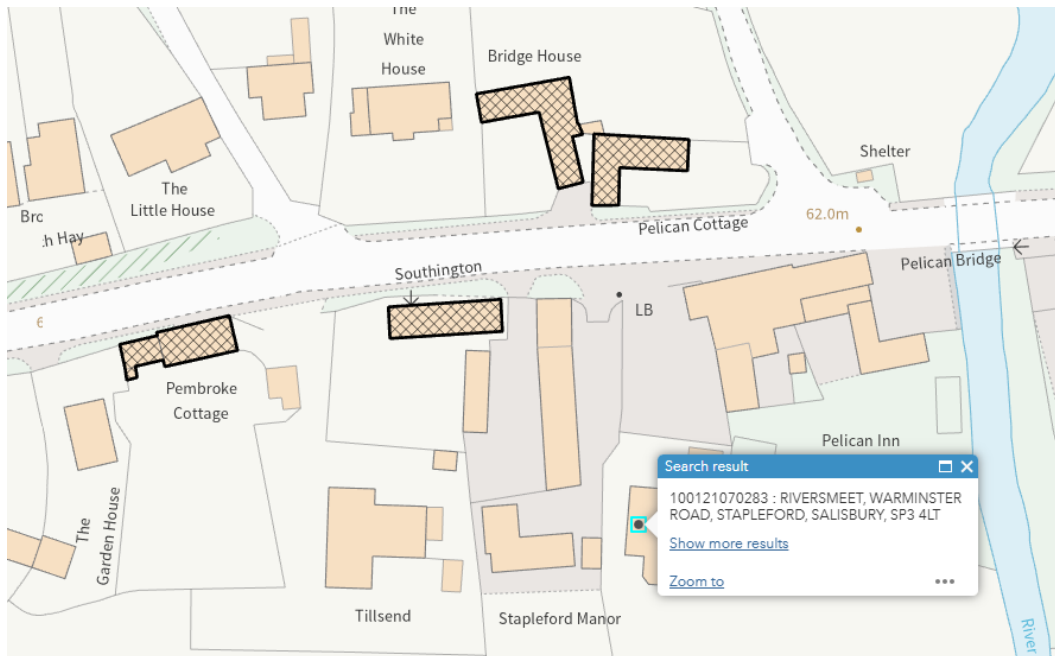
The proposal would not have a greater landscape impact than the existing dwelling and, compared to the existing conservatory, would reduce the overall extent of glazing. This is likely to result in a reduction in light spill, with no adverse effects on the Cranborne Chase International Dark Sky Reserve. Given its modest scale, siting within the residential curtilage and domestic design, the extension would not harm the special qualities or scenic character of the Cranborne Chase National Landscape. The proposal therefore complies with Core Policy 51 of the Wiltshire Core Strategy and paragraph 176 of the NPPF.

In heritage terms, the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings and their settings. Chapter 16 of the NPPF and Core Policy 58 of the Wiltshire Core Strategy seek to ensure that the significance of heritage assets and their settings is conserved.

There are several listed buildings in the wider vicinity of the site. However, these are located to the north, with intervening development between them and the application site, such that intervisibility with the proposed extension would be unlikely. In any event, the modest scale,

single-storey form and use of appropriate materials ensure that the proposal would preserve the setting of nearby listed buildings and would not result in harm to their significance.

The proposal is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant provisions of the NPPF.



Listed buildings shown in black hatched boxes.

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 neighbouring amenity. Paragraph 135(f) of the National Planning Policy Framework (NPPF) similarly requires development to provide a high standard of amenity for existing and future occupiers.

The proposed single-storey extension 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 effects. Given the modest scale, single-storey form and siting of the extension within the residential curtilage, the proposal would not result in any unacceptable harm to the amenity of neighbouring properties.

The development is therefore considered to accord with Core Policy 57 (vii) of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

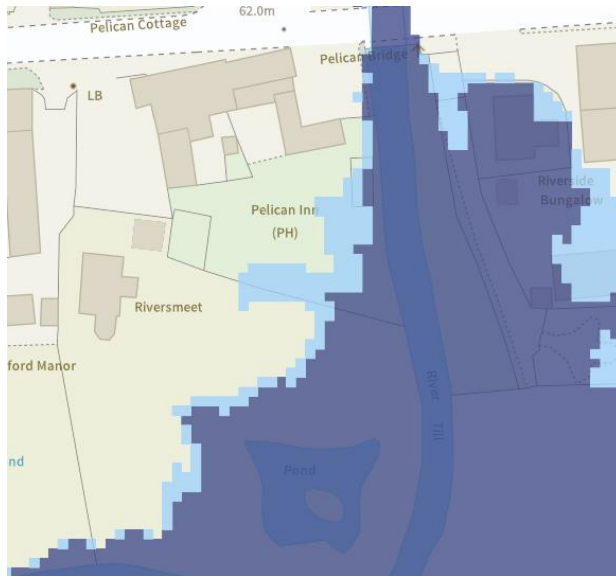
Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the National Planning Policy Framework (NPPF) require development to avoid increasing flood risk on site or elsewhere and, where appropriate, to incorporate sustainable drainage measures.

Part of the application site lies within Flood Zone 3; however, the footprint of the proposed extension is located wholly outside this area. Wiltshire Council Drainage was consulted and

confirmed that no consultation response was required, advising that the development should comply with Building Regulations Part H.

Given the scale and siting of the proposal, it is not considered that the development would increase flood risk or give rise to drainage concerns. The proposal therefore accords with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.



Light blue: Flood Zone 2

Dark blue: Flood Zone 3

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, the amenities of neighbouring occupiers, or the interests of heritage.

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: 04/03/2026
- Location plan - date received: 04/03/2026
- Proposed elevations and floor plan - date received: 04/03/2026
- Existing and proposed block plan – date received: 11/03/2026

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.