

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

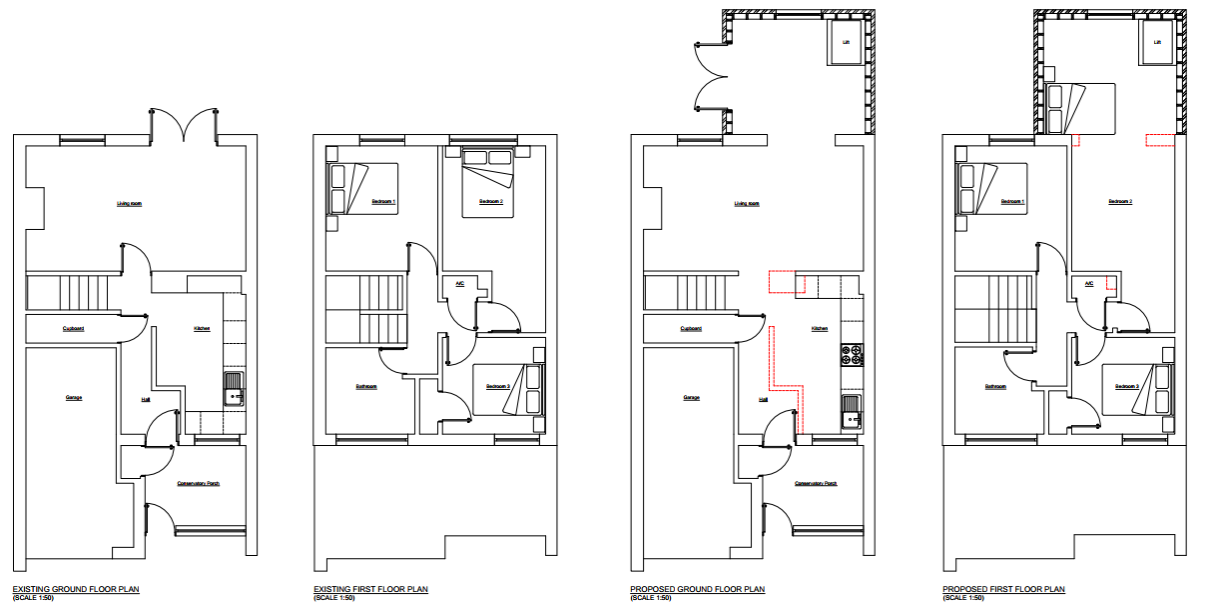
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01983
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	25 Avondown Road, Durrington, Salisbury, SP4 8ET
DEVELOPMENT DESCRIPTION:	2 Storey rear extension.
RECOMMENDATION:	That Planning Permission be GRANTED

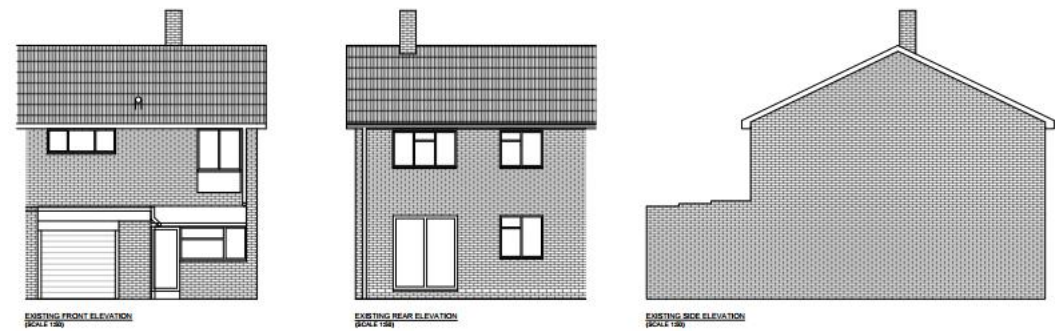
PROPOSAL

The proposal seeks planning permission for a two-storey rear extension to enable lift access to the first floor for a disabled family member.

Existing and proposed plans



Existing elevations



Proposed elevations



SITE DESCRIPTION/CONTEXT



This application relates to 25 Avondown Road, a semi-detached two storey house, in a residential area within the Market Town of Durrington, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area).

The property sits back from the road with a driveway and front garden, side access leading to the rear garden. The walls are facing brick and the roof is tiled. The site is surrounded by residential neighbours.

The application site is subject to the following planning policy constraints:

- Flood zone 1
- Hampshire River Avon SAC Catchment
- 6.4km recreational buffer of the Salisbury Plain SPA



PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy for the Amesbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development

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

Durrington Town 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 proposed extension would measure 4.07m x 3.3m, sited on the east side of the north elevation, away from the attached neighbour. The proposals would comprise an extension to the living room at ground level and an extension to a bedroom at first floor level. A set of double doors are proposed on the west elevation and two windows (ground and first) are proposed in the north elevation. Internal alterations are proposed to make the hall, kitchen and living room open plan. The property would retain 3 bedrooms.

Materials are proposed to be facing brick and roof tiles to match existing.

The proposed two storey extension would reflect the dwelling's existing character in terms of materials and detailing. The extension is modest in scale, with a pitched roof with a lower ridge line and would not result in an overly bulky form. The extension would be located at the rear of the property, not visible from public vantage points and similar to the existing extension on attached neighbour, 23 Avondown Road.

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 has the potential to impact upon the attached neighbour 23 Avondown Road. The proposed extension would be two storey and is located away from the shared party wall, positioned a similar distance from the shared boundary as the two storey extension of 23 Avondown Road. The scale of the proposed extension, on a north facing elevation, is not considered to materially alter the relationship with the neighbouring property in terms of the degree of privacy and light to which this property currently benefits and consequently it is concluded that no harm to the amenities of this property is demonstrated.

The proposed two-storey extension has the potential to affect the privacy of occupiers on Birchwood Drive to the north of the site. The scheme includes one new first-floor window facing towards the shared boundary. While a separation distance of approximately 6.9m to this boundary is maintained, the extension would introduce a degree of overlooking of the neighbouring garden at a closer range than the current arrangement.

As noted, the site is located within an established residential area where close relationships between neighbouring properties are typical. The surrounding context is characterised by dwellings in relatively close proximity, and this interrelationship is an accepted feature of the area. Although impacts on neighbour amenity are a key consideration in the assessment of planning applications, the proposal is not considered to result in any materially greater harm in terms of privacy, overlooking or overshadowing than the existing situation. No representations have been received.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to a two-storey extension to a dwelling with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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 highway safety, heritage, or ecology.

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:
 - Location Plan 24-Mar-2026 PP-14796766v1, received 24/03/2026
 - 00741/01 Rev P1 Ground and First Floor Plan, received 24/03/2026
 - 0074/02 Rev P2 Elevations, received 24/04/2026
 - 00741/03 Rev P1 Proposed Block Plan, received 24/03/2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.