

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01893
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Byways House, 31 Fowlers Road, Salisbury, SP1 2QP
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension to an existing dwelling providing a living/dining room space. The extension is over the existing patio area into the private garden of the dwellinghouse, featuring a flat roof with raised lantern.



SITE DESCRIPTION/PRINCIPLE OF DEVELOPMENT

Byways House is a detached dwelling located within an established residential area, set within a large plot and fronting the highway with a brick wall and hedge boundary. Vehicular access and on-site parking are provided to the side of the property. The building has been subject to a number of extensions to the rear over time, reflecting its historic evolution and scale.

The property was originally constructed and used as a dwellinghouse. Based on the available site history during the mid to late twentieth century it was subsequently used as a bed and breakfast, incorporating elements of private residential accommodation, with the building as a whole falling within the C1 use class.

In 2014, planning permission was granted under reference 14/01228/FUL which granted permission for the site as a mixed-use development. That permission allowed for the retention of a tourism use through the conversion of former bed and breakfast rooms to six self-contained holiday accommodation units, whilst separately recognising and re-establishing the remaining part of the building as a distinct C3 dwellinghouse with a private garden. This effectively represented a reversion of part of the property to its original lawful residential use.

A subsequent Section 73 application (reference 14/03844/VAR) amended occupancy conditions relating solely to the holiday accommodation element of the site. Those amendments maintained the requirement for the self-contained units to be used for tourist accommodation only and did not alter the established C3 use of the private dwellinghouse.

The current application relates solely to the C3 dwellinghouse element of the site and seeks an extension to provide additional living and dining space. The proposed development would be physically and functionally associated only with the dwellinghouse and would not serve, enlarge or intensify the separate holiday accommodation use.

In this context, the principle of extending the established C3 dwellinghouse is acceptable and not contested, and the proposal falls to be assessed and determined as a householder planning application.



PLANNING HISTORY

Proposal / Summary
S/1990/0749 - Full planning permission Decision - Approve with Conditions Date: 11/7/1990 – DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW BEDROOM ACCOMMODATION WITH CORRESPONDING INTERNAL ALTERATIONS

S/1989/1051 - Full planning permission Decision - Approve with Conditions Date: 12/7/1989 – DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW BEDROOM ACCOMMODATION WITH CORRESPONDING INTERNAL ALTERATIONS
S/1983/1250 - Full planning permission Decision - Approved Date: 7/12/1983 – PROPOSED SINGLE STOREY EXTENSION TO EXISTING HOTEL
S/1990/0583 - Full planning permission Decision - Approve with Conditions Date: 30/5/1990 – EXTENSION TO GUEST HOUSE
S/2007/2142 - Full planning permission Decision - Approve with Conditions Date: 17/12/2007 – PROPOSED HIGH LEVEL WINDOW
S/2008/0235 - Full planning permission Decision - Approve with Conditions Date: 1/4/2008 – REPLACE FLAT ROOF WITH PITCHED ROOF
S/1990/0879 - Full planning permission Decision - Approve with Conditions Date: 1/8/1990 – EXTENSION TO GUEST HOUSE
14/01228/FUL - Full planning permission Decision - Approve with Conditions Date: 28/3/2014 – Conversion of letting bedrooms into 6 self-contained service accommodation (class C1 - hotels and hostels) and extension to existing dwelling by change of use from C1-C3
14/03844/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 9/6/2014 – Removal of conditions 3 and 4 of 14/01288/FUL to allow the change of use from bed and breakfast accommodation and owner's dwelling to create enlarged dwelling and 6no self-contained tourist accommodation units

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Salisbury Conservation Area Management Plan

Salisbury Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Salisbury City Council: support – with the following text received:

‘Salisbury City Council support this application.’

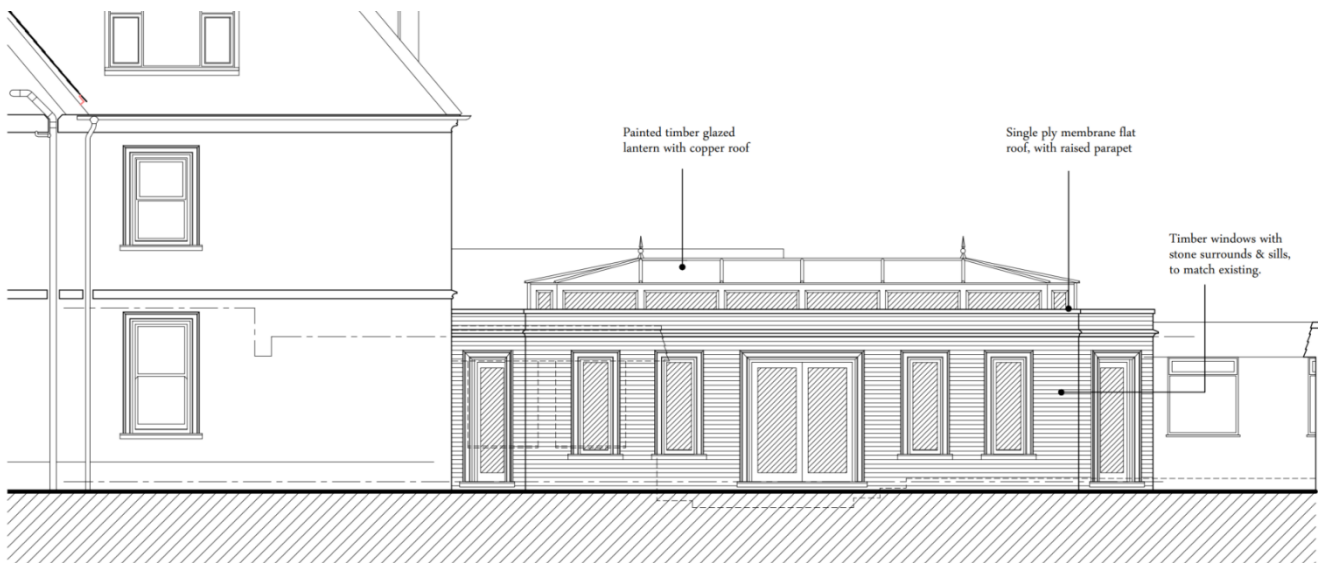
REPRESENTATIONS

No comments were received.

ASSESSMENT

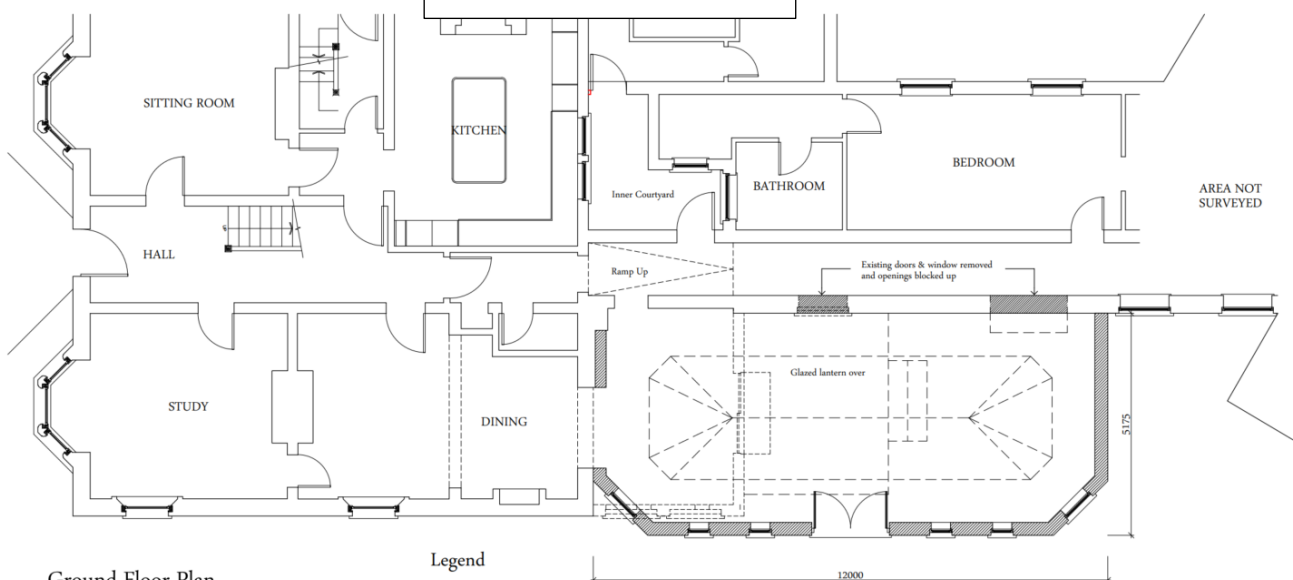
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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.



East Elevation

Proposed plans



The proposed materials include matching brickwork with feature banding and stone capping to the parapet, timber windows with stone surrounds and sills to reflect the existing dwelling, and a painted timber glazed lantern with a copper roof. These materials are considered appropriate and sympathetic to the host dwelling and would result in a coherent and high-quality addition. Overall, the proposal would represent a visual improvement when compared to the existing rear extension to be removed and would have a neutral to beneficial impact on the appearance of the property.

Revised plans were received during the 8 week process which sought a minor alteration to the glazing arrangement on the east and north allowing a better view of the garden from the extension, these plans were a minor alteration from the original. Reconsultation was not required and ordinarily these would have been dealt with via a non material amendment after this approval is issued.

Having regard to the above, the development 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. Chapter 16 of the National Planning Policy Framework sets out the Government's approach to conserving and enhancing the historic environment, and Core Policy 58 of the Wiltshire Core Strategy seeks to ensure that designated heritage assets and their settings are conserved in a manner appropriate to their significance.

The proposed extension would be located to the rear of the dwelling and would be single storey in form. Due to its siting and scale, the development would not be visible from the public realm and would sit comfortably within the established garden environment. As such, the proposal would preserve the character and appearance of the Salisbury Conservation Area and would result in no harm to its significance.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant provisions of the National Planning Policy Framework.

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 rear extension would be single storey in height and located to the rear of the dwelling, with no significant change to the relationship with neighbouring properties at the front or sides. By reason of its scale, siting and design, the development would not result in

unacceptable overlooking, overshadowing or overbearing impact to neighbouring occupiers. The proposal would therefore safeguard the residential amenity of adjacent properties. No third-party representations were received in relation to the application, and no concerns have been raised regarding the impact of the development on neighbouring amenity.

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 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 Salisbury Conservation Area.

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:

- Proposed plans and elevations (ref: 1052/PL/01-A) – date received: 01/05/2026
- Location and site plan (ref: 1052/Ex/01) – date received: 20/03/2026

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 approved '*proposed plans and elevations*' (ref: 1052/PL/01-A) – date received: 01/05/2026.

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