

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

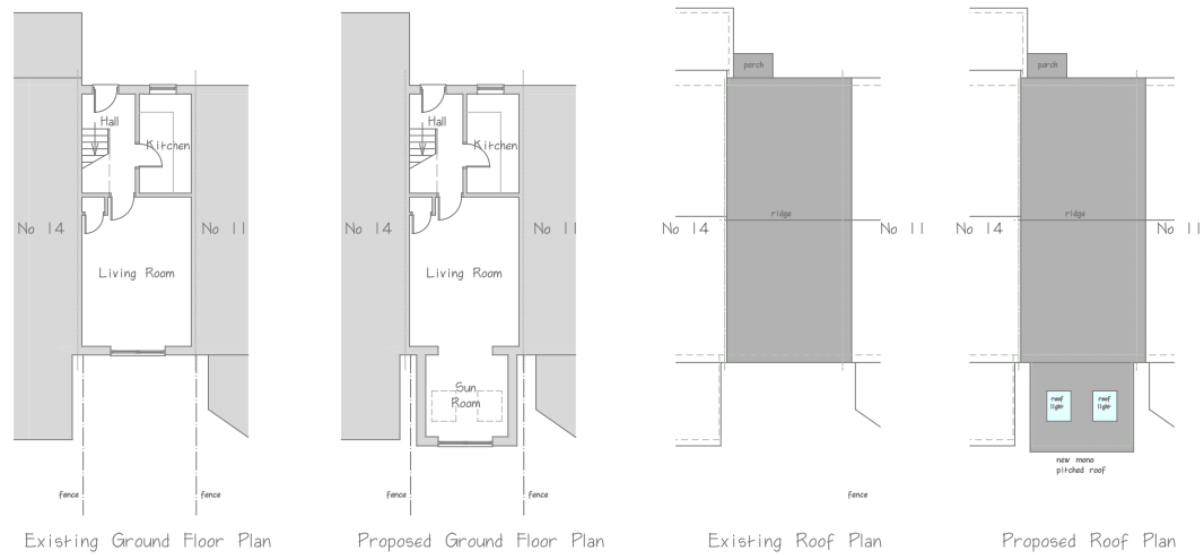
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01772
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	12 Green Lane, Downton, Salisbury, SP5 3SY
DEVELOPMENT DESCRIPTION:	Single storey extension to rear of property
RECOMMENDATION:	That Planning Permission be GRANTED

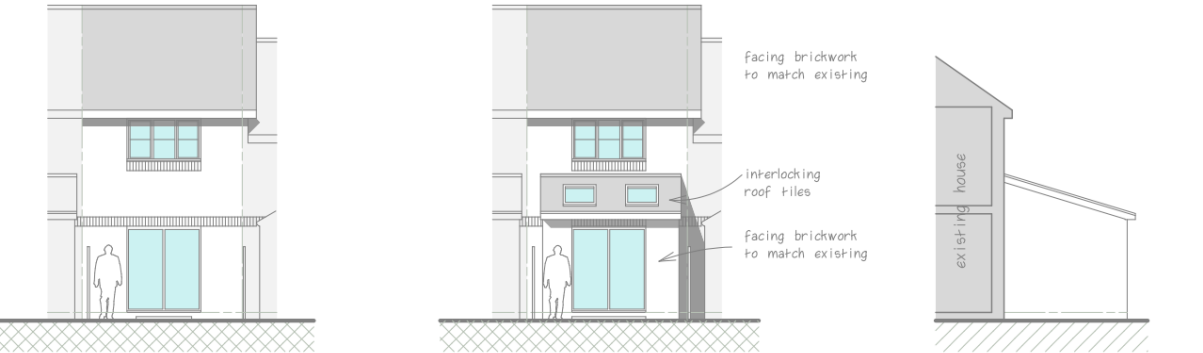
PROPOSAL

The proposal seeks planning permission for a single storey rear extension to create a sun room.

Existing and proposed plans



Proposed elevations



SITE DESCRIPTION/CONTEXT



The application relates to 12 Green Lane, a modern, two-storey, mid-terraced house within the Conservation Area of the Local Service Centre of Downton, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 23 (Spatial Strategy for the Southern Wiltshire Community Area).

There are residential neighbours to the north, east and south. There is a field to the west of the site and Downton Water Meadows lie further to the south.

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

- Downton Conservation Area
- Flood zone 2
- Salisbury Plain and West Wiltshire Downs Countryside Character Area

- Hampshire River Avon Catchment
- 60m west of River Avon Special Area of Conservation and River Avon System SSSI
- New Forest Protected Sites 13.8km Recreation zone of influence

PLANNING HISTORY

Proposal / Summary
S/1995/0476 - Full planning permission Decision - Approve with Conditions Date: 8/1/1996 – Conversion of existing building to 3 No. dwellings. Erection of 17 No. dwellings and alteration to access.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Downton Parish Neighbourhood Plan from 2016 to 2026, Made January 2017

Downton Conservation Area Appraisal and Management Plan, December 2008

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

Downton Parish Council: By unanimous decision SUPPORT

Drainage: Comment

The drainage team have no comments to make on this application – although the applicant must ensure they comply with Building Regulations, 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.

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 extend beyond the west elevation by 3m and measure 3.3m in width. The extension would have a lean-to roof with two no. roof windows and a set of glazed double doors. The eaves height is 2.6m. Materials are proposed to be facing brickwork to match the existing and interlocking tiles on the roof. A soldier course of brickwork is proposed above the glazed doors to match the features of the host dwelling.

The proposed single-storey extension reflects the existing dwelling's character in terms of materials and detailing. It would remain subservient and would not detract from the visual integrity of the existing building. The extension is located at the rear of the property and would not be visible from public vantage points. Its design, form and materials are traditional and preserve the character and appearance of the area.

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 proposed extension has the potential to affect the attached neighbouring properties at 10 and 14 Green Lane. The development would be single storey in height and positioned close to the shared boundaries. However, the modest scale of the extension, its lean-to roof design, and the presence of existing boundary treatments, including close-board fencing, as well as existing extensions at the neighbouring properties, mean that the proposal is not considered to materially alter the existing relationship.

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

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site lies within the Downton Conservation Area. The proposed extension would be modest in scale and constructed using materials that match the existing dwelling. It would be located to the rear of the property and would not be prominent in views from the public realm.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the

significance of any heritage assets, and no objections have been raised by the Conservation Officer.

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

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.

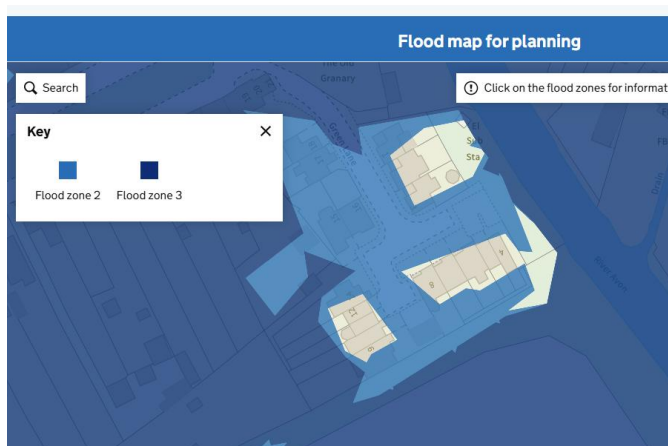
The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to a single-storey extension to a dwelling with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon and is within the 13.8km recreational zone of influence for the New Forest Protected sites 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.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.



The application site lies within Flood Zones 1, 2 and 3 but no risk from surface water flooding. A Flood Risk Assessment has been submitted which demonstrates that the development will incorporate appropriate resilience measures:

- The finished floor level of the proposed extension will be set no lower than that of the existing house
- The walls will be of brick / block construction with plastered finishes internally and not dry lined
- Electrical sockets will be positioned a minimum of 60mm above floor level;

The drainage team were consulted and had no comment to make, but raised that they must comply with Building Regulations Part H, this will be noted on the decision notice.

The proposal is therefore compliant with Core Policy 67 and the provisions of Section 14 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:
 - Existing – Proposed Floor / Roof Plans Drawing No 01, received 16/03/2026
 - Existing - Proposed Elevations Drawing No 02 Rev A, received 15/05/2026
 - Location Plan Drawing No 03, received 25/03/2026
 - Block Plan Drawing No 04, received 16/03/2026

- Flood Risk Assessment, received 16/03/2026

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.

INFORMATIVE

1. The applicant is reminded of the need to obtain approval under Building Regulations. Approved Document Part H – Drainage and waste disposal has been highlighted by the drainage consultee.