

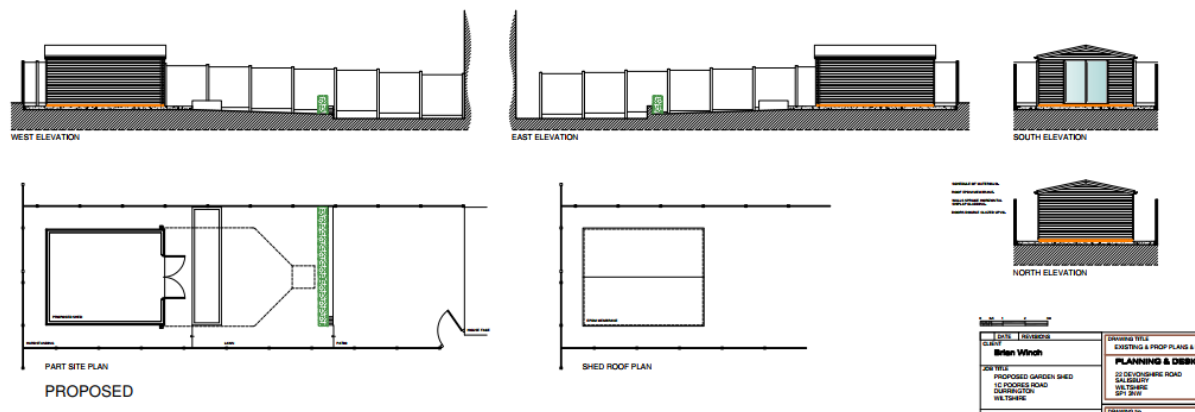
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02135
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Avenouveau, 1C Poores Road, Durrington, Salisbury, SP4 8HF
DEVELOPMENT DESCRIPTION:	Proposed new Garden Shed
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for an outbuilding within the rear garden of Avenouveau.

Proposed plans and elevations



SITE DESCRIPTION/CONTEXT

This application relates to Avenouveau, a semi-detached two storey house, in a residential area in 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 front garden providing off road parking and side access to the rear garden. The property is one of five similar semi-detached/terraced dwellings, with facing brick and tiled roofs.



The application site is within the Hampshire River Avon SAC Catchment, within the 6.4km recreational buffer of the Salisbury Plain SPA and within Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
S/2007/1344 - Full planning permission Decision - Approve with Conditions Date: 2/8/2007 – INSTALLATION OF A CONSERVATORY BRICK UP AND INSTALL WINDOW TO GARAGE & INFILL PORCH WITH A DOOR
S/2003/1550 - Full planning permission Decision - Approve with Conditions Date: 29/1/2004 – PAIR OF SEMI DETACHED THREE BEDROOMED HOUSES AND INTERGRAL GARAGES AND ACCESS
S/2002/1303 - Full planning permission Decision - Approve with Conditions Date: 27/9/2002 – PAIR SEMI DETACHED DWELLINGS AND SINGLE GARAGE DEMOLISH EXISTING

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 50: Biodiversity and Geodiversity
- 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

Durrington Town Council: No comments received

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.

Principle of Development

In most householder applications, the principle of development is not a matter for detailed assessment, as the residential use of the site is already established and the proposal typically involves minor works within the curtilage of a lawful dwelling.

Outbuildings of this scale fall within permitted development regulations, however, in this instance, planning permission S/2003/1550 condition 4 restricts structures within the curtilage of the dwelling:

(4) Notwithstanding the provisions of Class[es] A, B, C, D, E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations or extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

A planning permission must therefore be sought. The principle of development is considered acceptable, subject to the detailed assessment of design, amenity, and other material considerations set out below.

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 proposal seeks planning permission for an outbuilding within the rear garden of Avenouveau. The proposed footprint is 5.3m x 4.23m, the outbuilding would have a low pitched roof with an eaves height of 2.12m and a ridge height 2.68m. Materials are proposed to be horizontal shiplap cladding with one pair of upvc double glazed doors in the south elevation, facing towards the dwelling. The proposed outbuilding would be positioned 1m from the north and west boundaries and approx. 0.9m from the east boundary.

The outbuilding would be located at the rear of the property and not be visible from public vantage points. The design, scale and materials for the outbuilding are considered acceptable and preserves the character and appearance of the area. Sufficient garden amenity space is retained.

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 outbuilding would be single storey and no windows are proposed facing towards the shared boundaries. There are therefore no concerns regarding loss of privacy. The existing site boundaries are close boarded fence so only the low-pitched roof will be visible from neighbouring properties. There are therefore no concerns regarding overshadowing, loss of light or overbearing effects.

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 an outbuilding with no trees 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.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

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 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, received 30/03/2026
- Block Plan, received 30/03/2026
- Existing and Prop Plans and Ele's 1627/01 Rev B, received 30/03/2026

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 detailed on the application form and approved plans.

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