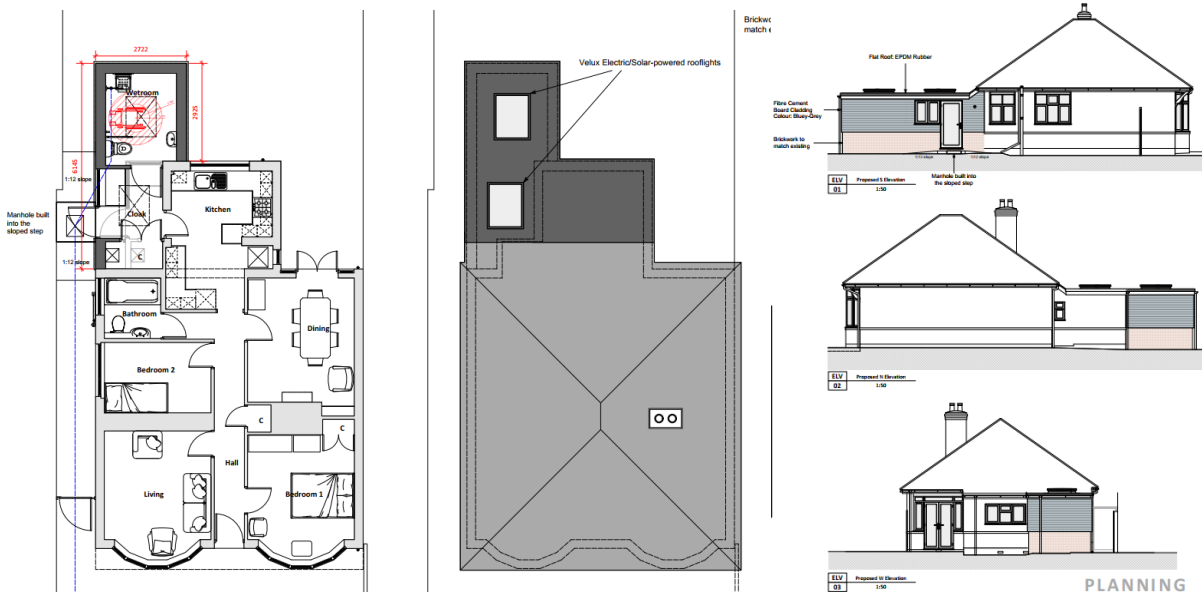


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02214
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	42 Harper Road, Salisbury, SP2 7HQ
DEVELOPMENT DESCRIPTION:	Erection of a single-storey rear extension to an existing domestic bungalow with associated internal alterations. Also the erection of an external 1:12 slope for improved access to the proposed extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey side and rear extension to create an accessible wet room and entrance lobby with landscaping to provide level access.



SITE DESCRIPTION/CONTEXT



The application site is located on the northern side of the Principal Settlement of Salisbury, in a residential area, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and core policy 20 (Spatial Strategy for the Salisbury Community Area).

42 Harper Road is a detached, two bedroom bungalow, with a brick plinth, painted render walls above and a slate roof. There is a front garden with off-road parking and access to the rear garden along the southern boundary. There is an existing single storey, flat roofed, rear extension.

There is a two-storey detached neighbour to the north, a detached bungalow to the south and Devizes Road Cemetery behind the west site boundary.

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). The site is within Flood Zone 1.

Location plan



PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy

- Core Policy 20: Spatial Strategy for the Salisbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

Salisbury Neighbourhood Development Plan 2020 to 2038. Made March 2025

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

Salisbury City Council: Support

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 proposal seeks planning permission for a single storey side and rear extension to create an accessible entrance, lobby and wet room.

The proposed extension infills to the side of the existing kitchen extension, aligned with the south wall of the bungalow, and then extends beyond by 2.93m x 2.72m. The form is proposed to be a flat roof to match the existing kitchen extension with two rooflights. There are no windows proposed in the wetroom, a glazed door and window is proposed in the south elevation. Materials are proposed to be a brickwork plinth to match the existing, with bluey-gray fibre cement horizontal cladding above.

A minor change to the side access path is proposed to create a ramped access into the proposed lobby. The fall is nominal and it is not considered that planning approval is required for this.

The proposed extension would introduce a boxy form and materials, including fibre cement cladding, that are not wholly characteristic of the host dwelling. However, the form is similar to the existing single storey, flat roofed extension (height and eaves would align). The single storey scale and position to the rear of the property means that the proposal would not be visible from public vantage points.

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 proposal is for a single storey rear extension, no windows are proposed in the walls of the bathroom element, a new glazed door and window are proposed on the south elevation, facing towards the shared boundary with no. 44 Harper Road. The blank flank wall of no. 44 forms the shared boundary in this location, so there are no concerns regarding loss of privacy or overlooking.

Given the modest single-storey nature of the extension, located at the rear of the property, it is considered that the proposed development would not materially impact upon the occupiers of the neighbouring property as a consequence of overbearing impact or overshadowing.

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 single-storey extension to a dwelling with no trees or roof voids affected. The application site is within the New Forest Protection Sites 13.8km Recreation zone of influence and Hampshire River Avon Catchment 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 development complies with Core Policy 50 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:

1181/01 Location Plan, received 02/04/2026

1181/04 Rev C Proposed Option 2 Plans & Elevations, received 02/04/2026

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.