

107 Bouverie Avenue South, SP2 83A - Planning Statement

May - 2026

Purpose of this statement

This Planning Statement has been prepared by Resi Design Ltd as part of a Householder Planning Application submitted to *Wiltshire District Council*. The statement supports the proposal for a proposed Double storey side extension, rear infill extension, solar panels, floor plan redesign and all associated works at 107 Bouverie Avenue South, Salisbury, Wiltshire, SP2 8EA.

Site Description: The application site is a large detached dwelling located within a spacious residential neighbourhood. The two-storey dwelling is set back from the road by a large gravel drive/parking area and a large garden is situated to the rear of the property. The dwellings on either side of the application site are also two-storey.

The Proposal:

The proposal seeks to provide additional family accommodation through the erection of a first-floor side extension above the existing garage, together with modest ground floor rear infill works to improve the functionality of the existing home.

The proposal includes the conversion of the existing garage into habitable accommodation. This element does not, in itself, require planning permission; however, it forms part of the wider design approach and is shown within the submitted drawings for completeness. The application also proposes the union between the existing garage and the main body of the dwelling, together with a rear infill extension to create a more practical and usable kitchen, dining and living space. The development also includes solar panels to the side and rear roof pitch.

The purpose of the development is to meet the genuine needs of a growing family by improving the internal layout and providing additional bedroom and bathroom accommodation at first floor level to function more effectively as a family home.

Planning History

The property benefits from a previous planning approval for a broadly similar form of development under planning reference **S/1989/1655**. This earlier approval is a material consideration in the assessment of the current proposal, as it establishes that an extension of comparable scale and general arrangement has previously been considered acceptable in principle at the site.

The main difference between the previously approved scheme and the current proposal is that the proposed ground and first floor side extension would align more closely with the existing front elevation wall. This adjustment allows for a more efficient and usable internal layout, particularly at first floor level, where the additional space is required to provide a family bathroom and a small front bedroom.

The proposed changes are therefore functional and proportionate. They are not intended to create an over-dominant addition, but rather to allow the extended dwelling to operate as a coherent family home while maintaining a design language that respects the host property.

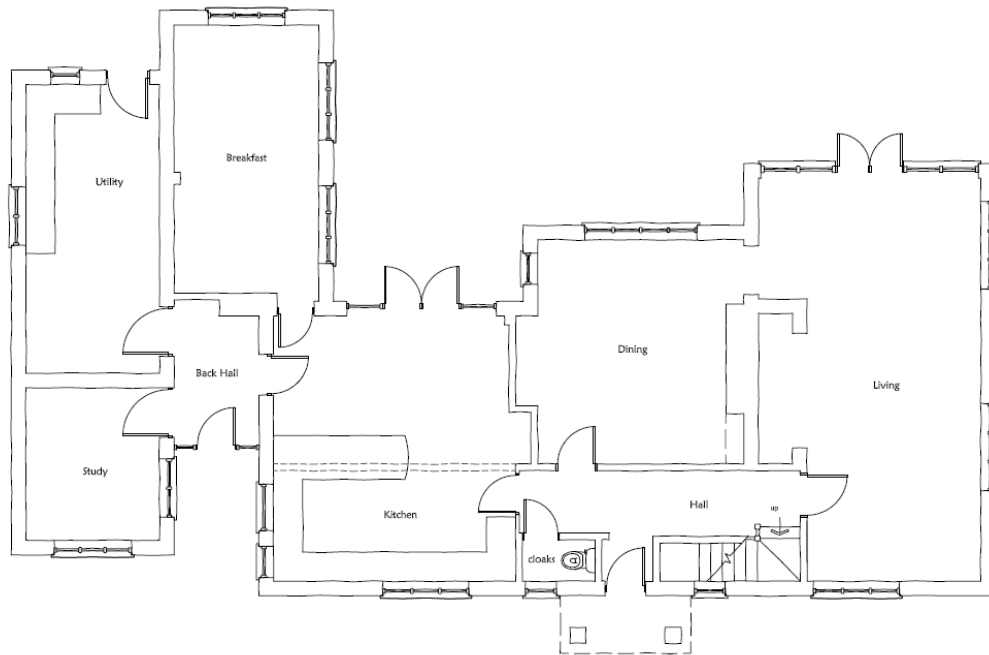
Design, Scale and Appearance

The proposed extension has been carefully designed to complement the character and appearance of the existing dwelling. The new roof forms have been designed to reflect the existing architectural language of the property, including the use of pitched and gabled roof forms. This ensures that the extension reads as a natural continuation of the original dwelling rather than an incongruous addition.

The proposal would maintain a visually balanced appearance through the use of sympathetic proportions, matching materials and roof forms that relate positively to the existing house. The extension would not appear as a flat-roofed or visually lightweight addition, but as a considered continuation of the existing building form.

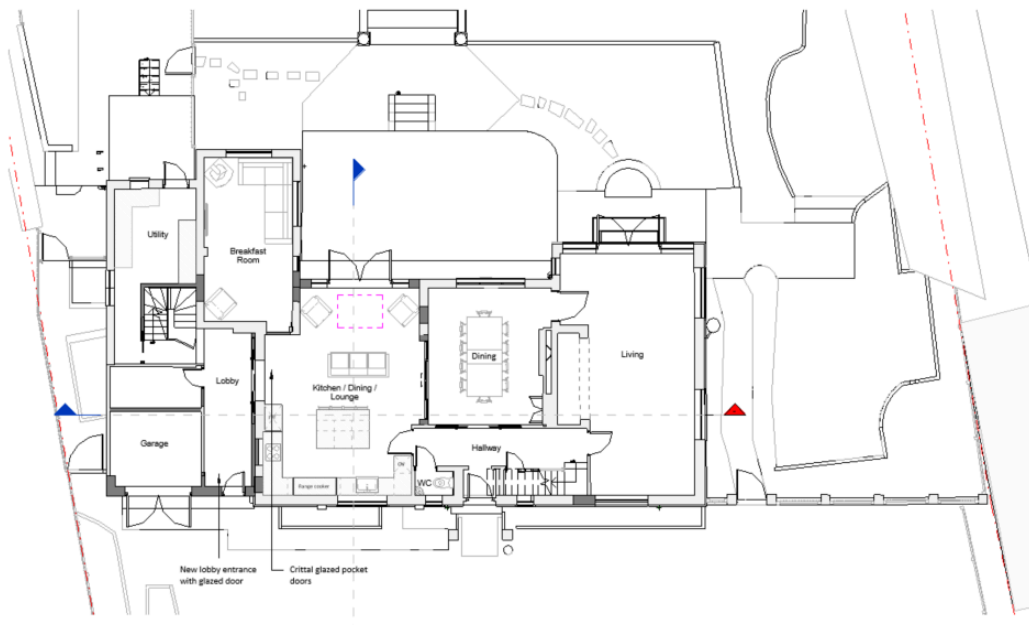
The proposed materials are to match the existing dwelling, including external wall finishes, roof tiles, fenestration details and rainwater goods where applicable. This will ensure that the extension integrates successfully with the host property and appears as part of the original composition rather than a later, unrelated addition.

Although the proposal involves an increase in bulk at the side of the property, the design has sought to minimise visual harm by adopting a traditional roof form, matching materials, and architectural detailing that reflects the existing dwelling. The overall appearance would remain domestic in scale and appropriate to the character of the property.



PROPOSED GROUND FLOOR PLAN

Previously approved Ground floor plan under planning reference S/1989/1655



Proposed Ground floor plan

Impact on the Character of the Area

The surrounding area contains a varied pattern of development, including a number of properties that have been significantly extended. As such, the proposal would not be unusual or out of keeping within the wider street scene.

There are several examples of nearby properties that have been extended at side, rear and first floor level. These demonstrate that the local area is not characterised solely by unaltered dwellings and that substantial domestic extensions can be accommodated where appropriately designed.

The proposal would therefore sit within an established context of extended residential properties. While each application must be assessed on its own merits, the nearby precedents are relevant in demonstrating that the principle of enlarged family dwellings is already present within the surrounding area.

The proposed development would not result in an unacceptable visual impact on the street scene. The extension would be read in conjunction with the existing dwelling and would retain a residential scale, form and appearance. The use of matching materials and complementary roof forms would further reduce any sense of visual prominence.

There are a number of highly extended properties within the surrounding streets which should be taken into consideration when assessing the proposal. These demonstrate that extensions of notable scale are present within the local context and form part of the established character of the area.

Relevant examples include:

- **PL/2023/07248** - 120 BOUVERIE AVENUE SOUTH, SALISBURY, SP2 8EA, Proposed two storey side extension to dwelling
- **S/2012/0804** - 125 Bouverie Avenue South, Salisbury, SP2 8EA Loft conversion including dormer windows and velux windows, single storey rear extension and new front porch.

In the interests of working collaboratively and proactively with the LPA, if you have any queries in relation to the content of our proposal, please do not hesitate to contact us.