

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02187
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	77 Firs Road, Firsdown, Salisbury, SP5 1SW
DEVELOPMENT DESCRIPTION:	Single storey front extension to form enclosed porch/entrance
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey front extension to create an enclosed entrance porch to a residential dwelling.

SITE DESCRIPTION/CONTEXT

The site is not situated within a settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. However, it is located along an established residential street, Firs Road. Firs Road is characterized by detached dwellings with large front gardens and driveways with long rear gardens.

The application site is located within a special landscape area according to the Saved Salisbury District Local Plan Policy C6. While it is located within the River Test Catchment area and New Forest Protected Site 13.8km Recreation zone of influence these designations do not have any bearing on this application type as it is for a householder extension to an existing dwelling. It is located within a special landscape area as per saved Salisbury district local plan and situated within Flood Zone 1. The site is bordered by the highway to the north, residential dwellings on the east and west and the open countryside on the south.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
PL/2026/02242	Certificate of lawfulness for proposed replacement of a roof on an established lawful structure with lantern.	Permitted Development
S/2006/0880	Single Storey Extension & car port	Approve with Conditions
S/2010/1749	Single storey front extension	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

2. Achieving sustainable development
4. Decision-making
12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

Appendix D: Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

Saved Policy C24: Extensions to Buildings

CONSULTATION RESPONSES

Firsdown Parish Council: No objection

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.

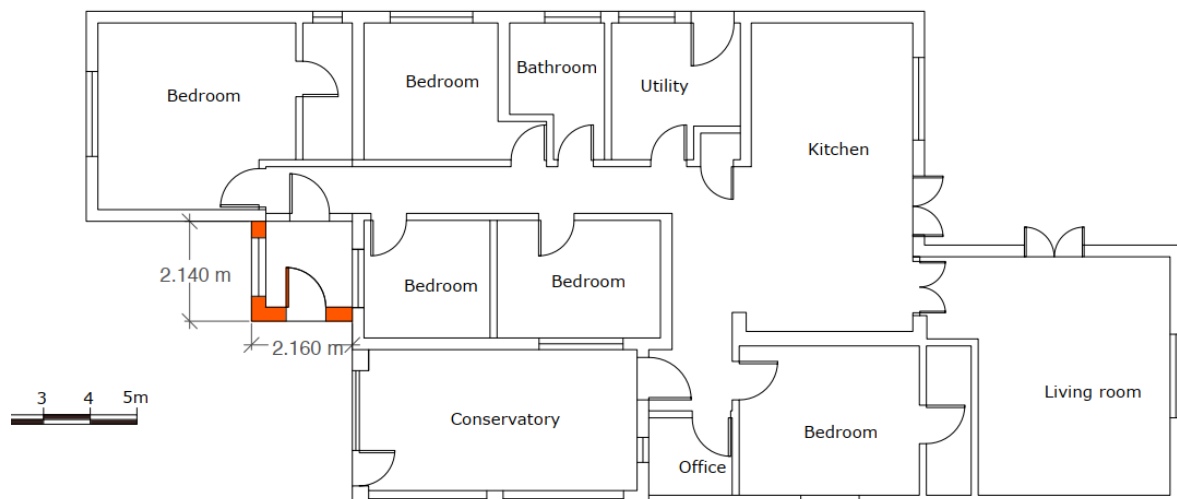
The application site lies within the Special Landscape Area defined by Saved Policy C6 of the Salisbury Local Plan 2011. Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria; (i) the siting and scale of development

to be sympathetic with the landscape; and (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

Saved Policy C24 states that extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings and fall within the existing curtilage.

The application site is an existing bungalow with a front driveway and a rear garden. This application proposes the construction of a single storey front porch measuring approximately 2 metres by 2 metres and a height of 2.4 metres with a flat roof. The materials are proposed to be brickwork to match the host dwelling with uPVC windows.

The increase in footprint is minimal and has been designed to be in keeping with the host dwelling. The proposed works are considered to be subservient in scale, utilises suitable materials, has been designed to complement the existing style of the dwelling, and would not be of harm to the visual amenity of the streetscape. The proposed alterations would not cause any significant impact on the wider area and are acceptable accordingly. 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.

Due to the minimal scale of the proposed extension, it is not considered that this proposed porch would detrimentally impact the existing residential amenity of the neighbouring dwellings with regard to loss of light/overshadowing, loss of privacy or would it have an overbearing impact. 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 the interests of highway safety, 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:

Location Plan Received: 14 April 2026

Site Plan Received: 1 April 2026

Proposed Floor Plan Received: 1 April 2026

Proposed Elevations Received: 1 April 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of visual amenity and the character