

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02116
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	410 Devizes Road, Salisbury, SP2 9LY
DEVELOPMENT DESCRIPTION:	Removal of conservatory and construction of two storey extension to North East elevation together with associated works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two-storey rear extension on the north-east elevation. The sloping nature of the site means the extension will sit at basement level and extend upwards to just below the first-floor windows. The extension will provide a garden room at basement level and additional living space at ground floor level.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey semi-detached dwelling with a basement level. The land slopes down towards the north-east, with the ground floor set below street level. As defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy, the site lies within the Principal Settlement of the Salisbury Community Area. A two-storey front extension was approved in 2004 and has since been constructed.

The site is accessed from the A360, known as Devizes Road. The surrounding built form is characterised by a mix of two storey semi-detached and detached dwellings, many of which have been extended over time with both single and two storey additions to the front, side and rear. The adjoining dwelling at no. 412 Devizes Road was granted planning permission at appeal for a two-storey rear extension of a similar scale and massing to that proposed under this application.



PLANNING HISTORY

Proposal / Summary
S/2004/1362 - Full planning permission Decision - Approve with Conditions Date: 20/7/2004 – DEMOLISH PORCH AND ERECT TWO STOREY FRONT EXTENSION
S/2002/0357 – 412 Devizes Road - Full planning permission Decision - Refused Date: 8/5/2002 – TWO STOREY REAR EXTENSION – allowed at appeal

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Area Strategy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury Neighbourhood Plan

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: no comment – with the following text received:

‘Salisbury City Council has no comment.’

WC Highways: no objection – a summary of the response is copied below:

‘On the basis that the accommodation would not generate a requirement for additional car parking to accord with current standards, the proposal would have no adverse highway impact. It is therefore recommended that no highway objection is raised.’

WC Drainage – comment – with the following text received:

‘The drainage team do not need to be consulted on this application, we have no comment to make. The applicant must comply with Buildings Regs – 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.



North East Elevation



South East Elevation



North East Elevation



South East Elevation
Fencing omitted

Design and impact upon the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all development achieves a high standard of design that responds positively to local context, character and distinctiveness.

The proposed extension to no. 410 Devizes Road is located to the rear of the dwelling, meaning its visibility from the public realm is limited. Views from Devizes Road are restricted to oblique glimpses of the south-east elevation when passing on foot, and the extension is unlikely to be readily perceptible to passing vehicle users. More distant views are available from Public Right of Way SALS9, approximately 400 metres to the north-east, however the existing dwelling and surrounding built form are already visible from this vantage point. At this distance, the extension will be read as part of the host dwelling and will not result in any adverse impact on the wider character of the area.

The sloping nature of the site reduces the visual impact of the development. At no. 410 Devizes Road, the rear of the dwelling includes a basement level, with the proposed extension set down accordingly. As a result, the eaves of the extension will sit well below the first floor windows of the existing dwelling, with the hipped roof form remaining well contained within the overall height of the host. This results in a subservient and non-dominant addition.

The relationship with the adjoining property at no. 412 Devizes Road has also been taken into account. That property benefits from an existing two storey rear extension, constructed following a successful appeal, which is of comparable scale and massing. The proposed extension at no. 410 will project approximately 1 metre beyond the rear projection at no. 412, however the eaves height will align and the overall ridge height will remain marginally lower. The use of a shallow hipped roof further reduces its perceived bulk. When viewed from the rear, particularly within the garden environment, the pair of dwellings will continue to appear proportionate and balanced.

The proposed materials comprise white render at lower level, slate grey vertical cladding at ground floor level, and a Redland Cambrian slate roof. These materials will introduce a contemporary but sympathetic contrast to the existing brickwork at the rear of no. 410 Devizes Road, and are considered appropriate in this context.

The glazing proposed on the north-east elevation is proportionate to the scale and function of the extension. At basement level, French doors will provide direct access to the rear garden, reflecting the intended use of the space. At ground floor level, a four-panel glazed arrangement will serve the main living area, allowing views across the site towards Old Sarum. The overall extent of glazing is considered appropriate and will not appear excessive or out of keeping with the host dwelling.

Having regard to the above, the proposed extension to no. 410 Devizes Road is of an appropriate scale, form and design, taking account of the sloping site and its relationship with neighbouring development. It will read as a subservient and non-dominant addition that does not result in any adverse impact on the character or appearance of the dwelling or the wider area. The proposal therefore accords with the design principles set out within Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy requires that development does not result in unacceptable harm to the residential amenity of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework similarly seeks to ensure that a high standard of amenity is secured for existing and future users.

The proposed development has therefore been assessed with particular regard to the potential for loss of light, overshadowing, overbearing impact and loss of privacy, with specific consideration given to the adjacent properties at nos. 408 and 412 Devizes Road.

Loss of light, overshadowing and overbearing impact

In respect of no. 408 Devizes Road to the south-east, the proposed extension does not project towards the shared boundary and is instead limited to the rear of the dwelling. Given this relationship and the level of separation between the properties, the development will not result in any unacceptable loss of light, overshadowing or overbearing impact beyond that already experienced from the existing dwelling at no. 410.

In respect of no. 412 Devizes Road to the north-west, the presence of an existing two storey rear extension is a key consideration. The proposed extension at no. 410 will broadly align in scale and height, with matching eaves and a marginally lower ridge height. Whilst the extension will project approximately 1 metre further to the rear than that at no. 412, this limited increase in depth will not give rise to an unacceptable overbearing impact or loss of light, particularly when read alongside the existing built form at no. 412. Both extensions retain a gap of approximately 1 metre from the shared boundary, avoiding a continuous built form across the rear of the plots. Overall, the proposal will not result in any adverse amenity impact in this regard.

Loss of privacy

The most sensitive relationship in terms of overlooking arises with no. 412 Devizes Road. However, no windows are proposed within the north-west facing elevation of the extension at no. 410, which reflects the arrangement at no. 412, and therefore no new direct overlooking will occur between the properties.

Limited side-facing windows are proposed within the south-east elevation at basement and ground floor levels. These openings are modest in scale and are positioned to provide light into the extension, particularly during the morning hours in winter months.

The proposed windows serving the family room are positioned at a relatively elevated level and, as such, have the potential to afford oblique views towards no. 408 Devizes Road. Whilst these windows are limited in size, it is considered appropriate and consistent with established practice to require them to be obscure glazed in order to safeguard the privacy of the neighbouring occupier. Subject to such a condition, any potential for harmful overlooking will be appropriately mitigated.

The remaining side-facing windows serving the garden room at basement level are positioned such that views will primarily be limited to the driveway, partially screened by existing boundary treatments, and are unlikely to differ materially from those currently experienced from the existing single storey conservatory. As such, it is not considered necessary to require these windows to be obscure glazed.

Notwithstanding the above, it is considered reasonable and necessary to impose a condition removing permitted development rights for additional windows or openings within the side elevations, in order to safeguard the residential amenity of neighbouring occupiers in the future.

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

Highways impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan. The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Wiltshire Council Highways have been consulted on the application and raise no objection. It is noted that the proposal does not result in the creation of any additional bedrooms and therefore does not generate a requirement for increased parking provision. On this basis, the existing parking and access arrangements at the site are considered sufficient to serve the development.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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.

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 and proposed elevations and floor plans – including location and block plan – ref (02126-1) – date received: 08/04/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved plans *‘Existing and proposed elevations and floor plans – including location and block plan – ref (02126-1)’*.

REASON: In the interest of the visual amenity and character of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors, or other form of openings other than those shown on the approved plans, shall be inserted in the side elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. Before the development hereby permitted is first brought into use the windows in the ground floor (as labelled on the floor plan) of the south east elevation serving the ‘family room’ only, as shown on approved plans ref (02126-1) shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing for the life time of the development.

REASON: In the interests of residential amenity and privacy.