

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02168
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	12 Wordsworth Road, Salisbury, SP1 3BH
DEVELOPMENT DESCRIPTION:	Proposed hip to gable roof conversion and enlarged replacement flat roof rear dormer.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a hip to gable roof conversion and a proposed rear flat roof dormer.

SITE DESCRIPTION/CONTEXT

The site is situated within the principal settlement boundary of Salisbury as defined by WCS policies CP1, CP2 and CP20. While the application site is located within the Hampshire River Avon Catchment and the New Forest Protected Sites these designations have no implication to the assessment of householder extensions to existing dwellings. The site is situated within Flood Zone 1 and is at not at risk of groundwater or surface water flooding. The application site is bordered by the highway to the west and residential dwellings on the north and south and the boundary of a school on the east.

PLANNING HISTORY

There have not been any planning permission applications at this application site.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Spatial Strategy: Salisbury 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

Salisbury Neighbourhood Development Plan 2020 to 2038

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

CONSULTATION RESPONSES

Salisbury City Council: No Comment.

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

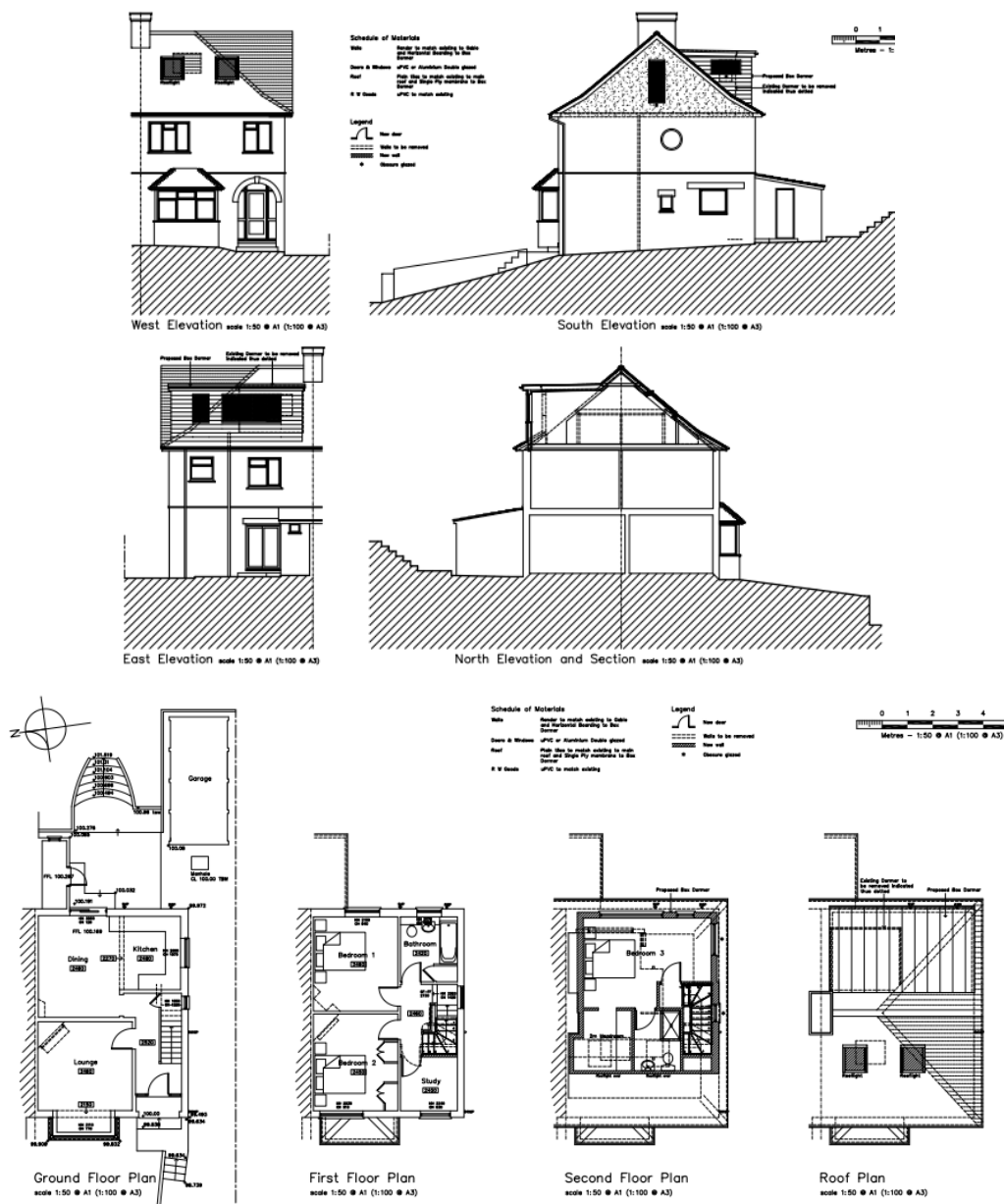
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The application site consists of a four-bedroom three-storey semi-detached dwelling with an existing flat roof rear dormer and a detached flat roof garage set back from the dwelling. The dwelling is located within the built-up residential area of Salisbury and is surrounded by similar dwellings. This application proposes to convert the existing hipped roof to a gable roof to allow for a larger flat roof rear dormer. The proposed works include 2 rooflights on the front elevation (west), a proposed window on proposed gable end on the south (side) elevation, and a new window on the proposed box dormer cheek facing the south (side elevation, and new windows on the dormer of the east elevation (rear). The proposed rear box dormer will measure approximately 0.8 metres wider than the existing dormer and 2.97 metres longer. The measurements of the proposed dormer are approximately therefore 3.21 metres in width from where the flat roof meets the pitched roof and 5.74 metres in length.

The agent has submitted revised plans with the rear dormer windows reduced in size and the sills taken up 0.9 metres to have windows with a height of approximately 1.16 metres. The reduced height of the windows from full height to 1.16 metres high allows for a more balanced visual relationship between the windows on the rear elevation.

Internally, the replacement dormer will have a reconfigured bedroom with an en-suite and walk in wardrobe. The materials of the works are proposed to be a rendered gable wall to match the host dwelling and horizontal boarding to the box dormer and plain tiles to match the existing roof of the host dwelling.

The massing and scale of the proposed rear dormer is subservient to the existing ridge height of the principal roof. While the hip to gable roof conversion could be considered similar to works under permitted development. Therefore, having regard to the above, the proposal is considered to comply 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 highway, Wordsworth Road, slopes down from north to south with the height of the semi-detached dwellings characterised by the sloping topography. The application site itself lies on higher ground than the highway.

In terms of overshadowing and overbearing impacts of the proposed hip to gable roof conversion and larger rear dormer, the orientation of the neighbouring dwelling and the application site means that the extension will be to the north of the neighbouring dwelling No.10. Thus, it is not considered that any overshadowing would occur as the sun travels from east to west. The existing rear flat roof dormer creates minimal overshadowing to the roof of the dwelling to the north of the application site, No. 14. The shadows on the map show that this misses the existing rooflight. The proposed larger rear dormer has the potential to increase this shadowing to the neighbouring dwelling's roof, however this is considered to be a marginal increase and would not be detrimental enough to warrant a refusal on these grounds with the sun light to the rooflights being from a higher angle than the proposed dormer's flat roof.

In terms of overlooking, the application proposes to replace 1 roof light on the front elevation (west) with 2 rooflights, this additional rooflight is not considered to create additional impact different from the existing singular rooflight.

The application also proposes side elevation windows (south) on the second-floor gable end wall serving a staircase and a side elevation window on the proposed dormer.

The proposed side windows have been conditioned to be fitted with obscure glass to protect the amenity of the neighbouring dwelling and to prevent any opportunity for overlooking. These windows are therefore deemed to be acceptable.

With regards to the proposed rear dormer, the proposed windows are full height and larger than the existing dormer windows. The windows are to face the rear garden of the application site and will obliquely look out onto the rear gardens of the neighbouring dwellings, allowing some opportunity for overlooking over their gardens from second storey height.

Full height windows raise greater concern in terms of overlooking than standard windows as the occupants are encouraged to stand against the window and enjoy the view. While there are existing windows along the rear elevations of the host and neighbouring dwellings, which

include the existing windows of the existing box dormer, which already allow for some mutual overlooking over each other's gardens, the installation of larger full height windows at a proposed second storey level will add additional potential when compared to the existing. In an established residential built-up area such as this, there is also a certain level of expected overlooking between dwellings that is deemed to be acceptable, especially at an oblique angle. It is not therefore considered that the potential harm that could be created from the proposed loft conversion and additional windows which would be substantially more or different to the existing situation and mutual overlooking that already exists between the dwelling's properties.

Highways

The application site consists of an existing 4-bedroom semi-detached dwelling. This application proposes the demolition of an existing rear dormer and proposes to replace this with a larger rear dormer. There are no proposed additional bedrooms as part of the proposed works, the dwelling remains as a 4-bedroom dwelling. Therefore, no additional parking space provision would be required to facilitate the proposed works.

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 or the amenities of neighbouring occupiers.

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 begin 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 and Block Plan Received: 01 April 2026

Existing and Proposed Site Plans Received: 01 April 2026

Proposed Floor Plans Drawing No. 26/0461/101 Rev A Received: 04 June 2026

Proposed Elevations Drawing No. 26/0461/102 Rev A Received: 04 June 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 and appearance of the area.

4. Before the development hereby permitted is first brought into use the proposed windows on the south elevation (staircase window and side dormer window) shall be glazed with obscure glass only to an obscurity level of no less than level 5 in accordance with the submitted plans with reference Proposed Floor Plans Drawing No. 26/0461/101 Rev A Received: 04 June 2026 & Proposed Elevations Drawing No. 26/0461/102 Rev A Received: 04 June 2026 and the windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans with reference Proposed Floor Plans Drawing No. 26/0461/101 Rev A Received: 04 June 2026 & Proposed Elevations Drawing No. 26/0461/102 Rev A Received: 04 June 2026, shall be inserted in the south elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.