

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02563
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Alford Rise, Salisbury, SP2 9FH
DEVELOPMENT DESCRIPTION:	Single storey extension to rear elevation
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension to the rear of a residential dwelling located within a recently constructed housing development.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwelling located within a recent housing development in Fugglestone Red in Salisbury. It is situated within the defined settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP20. The site is located in Flood Zone 1 which has the lowest level of flood risk.

The application site is located within the Hampshire River Avon Catchment Area however, this ecological designation has no implication to this householder planning permission due to the nature of the proposed work.

The site is bordered by the highway on the east and residential dwellings on the north, south and west.

PLANNING HISTORY

The application site is located within a recently constructed housing development, the site has a history of planning permissions in connection with the wider housing development, but no planning applications specific to the application site have been received as the dwelling has only recently been constructed.

Proposal / Summary
15/05120/REM - Reserved Matters Decision - Approve with Conditions Date: 11/9/2015 – Reserved matters application for phase A1 of outline approval S/2012/0814 for the erection of 141 residential units, associated landscape and infrastructure and demolition of existing house of Ramleaze Drive
17/01045/REM - Reserved Matters Decision - Approve with Conditions Date: 30/8/2017 – Reserved Matters Approval for Layout and Scale for part of the internal road network. Outline application was subject to an EIA which was submitted with the outline application (S/2012/0814)
17/03168/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 14/7/2017 – Variation of Condition for Planning Application 15/05120/REM relating

to Condition 5 (Particulars of Development: - Reserved matters application for phase A1 of outline approval S/2012/0814 for the erection of 141 residential units, associated landscape a
17/03580/REM - Reserved Matters Decision - Approve with Conditions Date: 30/10/2017 – Reserved Matters application relating to appearance, landscaping, layout, and scale for Phase B1 of approved outline application S/2012/0814 for the erection of 188 dwellings
17/03838/ADV - Consent to display an advertisement – Erection of 2 no. Non Illuminated Adverts and Erection of 4 no. Flags.
18/06032/REM - Reserved Matters Decision - Approve with Conditions Date: 19/12/2018 – Reserved matters application for appearance, landscaping, layout and scale in relation to Phase E of outline application S/2012/0814 for the erection of 345 dwellings.
19/00468/DOC - Approval of details reserved by a condition Decision - Approved Date: 19/6/2020 – Discharge of conditions 6, 7, 8, 10, 11, 13,16,19, 24 ,27 and 34 (Reserved matters application for appearance, landscaping, layout and scale in relation to Phase E of outline application S/2012/0814 for the erection of 345 dwellings)
PL/2021/04340 - Approval of details reserved by a condition Decision - Approve Date: 25/11/2022 – Discharge of conditions 6, 7, 8, 10, 11, 13, 16, 19, 24, 27 and 34 for Phase A3E attached to outline consent S/2012/0814
PL/2021/07714 - Approval of details reserved by a condition – Discharge of Condition 10 of planning permission S/2012/0814
PL/2023/03851 - Approval of details reserved by a condition Decision - Approve Date: 3/2/2025 – Discharge of Condition no 6, 7, 8, 10, 11, 13, 16, 19, 24, & 34 on planning application S/2012/0814 (Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community
PL/2023/04890 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 5/12/2024 – Discharge of Condition 27 on S/2012/0814 (Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and as
PL/2023/08082 - Non-Material Amendment Decision - Approve with Conditions Date: 24/10/2023 – Non Material Amendment to S/2012/0814 - reverted to the original design for the doors opening outwards and to cement render
PL/2024/04214 - Non-Material Amendment Decision - Refuse Date: 24/5/2024 – Non-Material Amendment proposing specific additional employment-generating use classes to be allowed within Condition 30 and 31 of Outline Planning Permission S/2012/0814.
PL/2024/08758 - Removal/variation of conditions Decision - Withdrawn by Applicant Date: 17/12/2024 – Variation of condition 8 (Details of boundary treatment), condition 9 (Archaeology), condition 11 (Earthworks), condition 12 (Tree Protection Details), condition 13 (CEMP), condition 15 (public open space details), condition 16 (Bio-diversity gains (phase
PL/2025/00795 - Approval of reserved matters Decision - Approve with Conditions Date: 27/11/2025 – Reserved Matters application for the western public open space and relates to the provision, layout, appearance, scale and landscaping. (pursuant to outline consent S/2012/0814)

PL/2025/03835 - Approval of details reserved by a condition Decision - Approve Date: 1/7/2025 – Discharge of conditions 6 (lighting); 7 (schedule of materials); 8 (boundary treatment); 10 (landscaping); 11 (earthworks); 13 & 24 (CEMP); 19 (internal road layout and spec); 25 (surface water management); 26 (surface water drainage strategy); 27 (detail)
PL/2025/03842 - Approval of details reserved by a condition Decision - Approve with Conditions Date: 16/9/2025 – Discharge of conditions 6 (Lighting), 7 (External Materials), 8 (Boundary Treatment), 11 (Earthworks), 12 (Tree Retention), 13 (CMP), 16 (Biodiversity), 19 (Internal Road Layout), 24 (CEMP), 25, 26 (Surface Water Drainage Strategy), 27 (Sustainable Draina
PL/2025/06905 - Approval of details reserved by a condition – Discharge of conditions 6 Details of lighting, 7 Schedule of materials, 8 Details of boundary treatment, 10 Landscaping, 11 Earthworks, 13 & 24 CEMP, 16 Bio-diversity gains, 19 Internal road layout, and spec, 25 Suds Management, 26 Surface water drainage
PL/2025/07537 - Approval of details reserved by a condition Decision - Approve Date: 30/9/2025 – Discharge of condition 10 (Full details of hard & soft landscaping) of S/2012/0814 - Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary sc
PL/2026/01635 - Approval of details reserved by a condition – Discharge of conditions 4 (CEMP) and 5 (LEMP) relating to application PL/2025/00795
PL/2026/01801 - Approval of details reserved by a condition – Discharge of conditions 6 (Details of lighting), 7 (Schedule of materials), 8 (Details of boundary treatment), 10 (Landscaping), 11 (Earthworks), 12 (Tree protection), 13&24 (CEMP), 16 (Bio-diversity gains), and 27 (Detailed drainage design) of S/2012/08
S/2012/0814 - Outline Planning Decision - Approve with Conditions Date: 2/4/2015 – Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 20: Salisbury Community Area

Core Policy 41: Sustainable Construction and Low Carbon Energy

Core Policy 57 Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Salisbury Neighbourhood Development Plan 2020 to 2038

Wiltshire Local Transport Plan 2011-2026

CONSULTATION RESPONSES

Salisbury City Council: No comment.

REPRESENTATIONS

No comments were received.

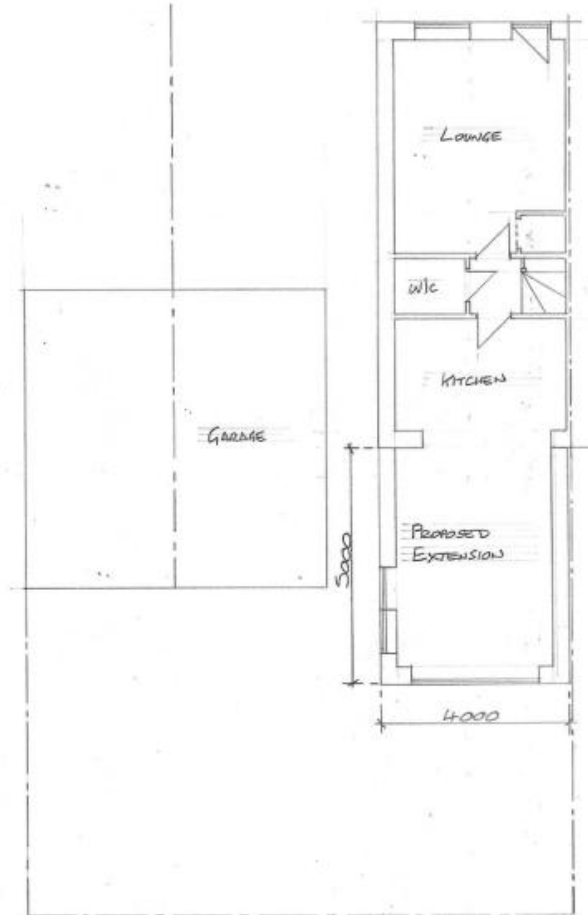
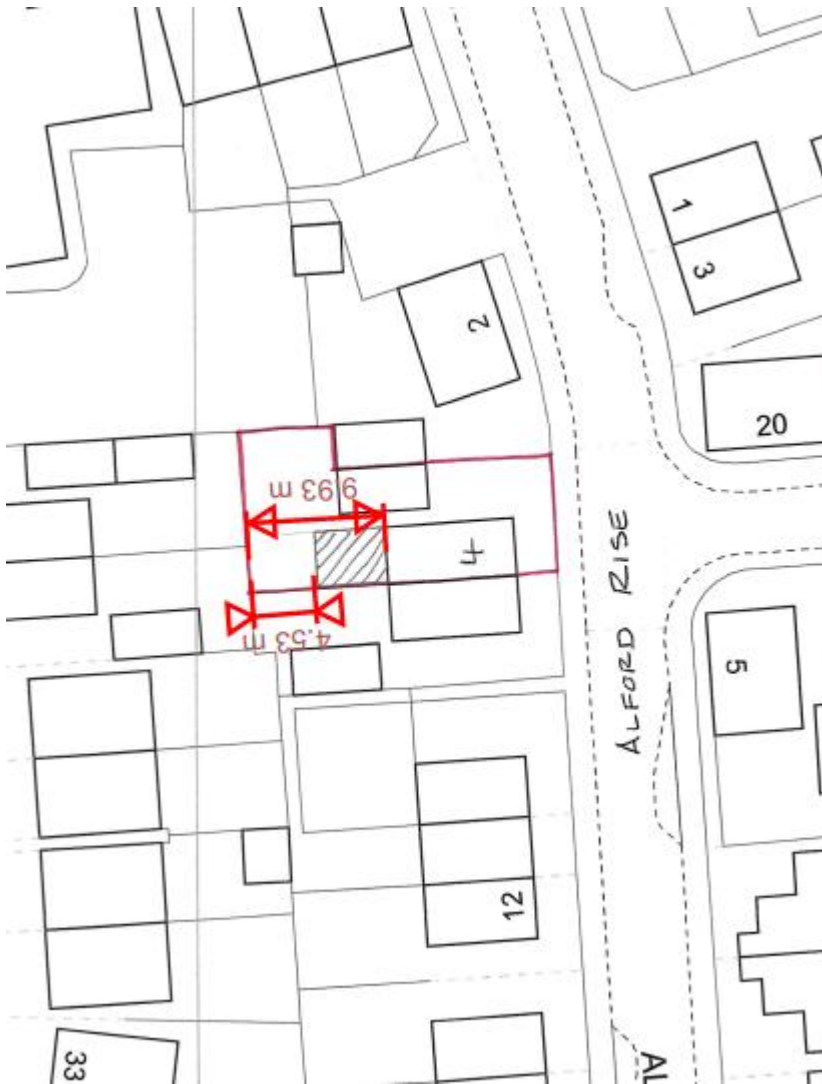
ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

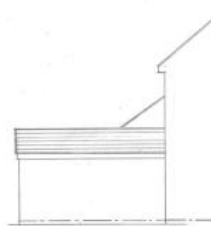
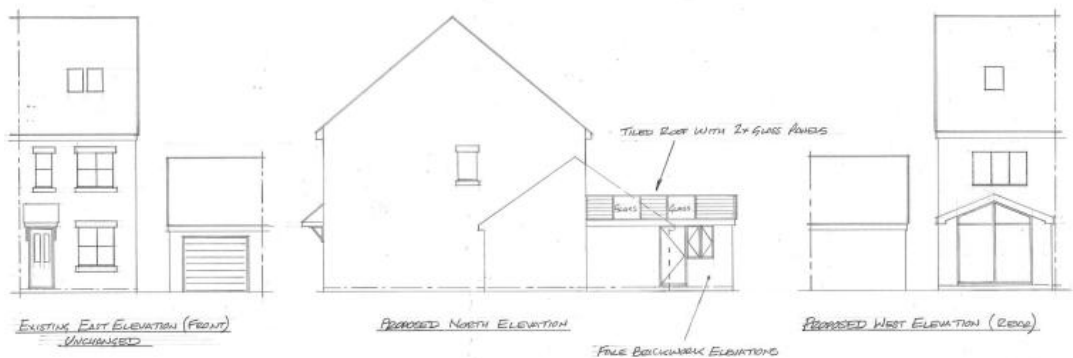
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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.





PROPOSED GROUND FLOOR LAYOUT



PROPOSED SOUTH ELEVATION

CLIENT	MRS CLARE
DATE	14 ALFORD RISE, SAMSBOURY SP2 9FH

Design and Impact upon the 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 semi-detached dwelling with a single garage set back from the dwelling and detached from the host dwelling but attached to the neighbouring dwelling no.2. The application proposes to construct a single storey rear extension measuring approximately 4 metres in width, 5 metres in length and 3.27 in height. An approximately 4.5-metre-long rear garden is retained. The extension will have a pitched roof and will use brickwork to match the house with a grey tile roof. There will be two glazed rooflights on the north elevation (side) and an external door and window. On the west elevation (rear) there will be a full height triangular gable window.

The proposed extension will not be visible from the street scene, the proposed extension is single storey in height, it is minimal in scale and remains subservient to the host dwelling. The extension would not detract from the visual integrity of the existing building; the proposed materials and design of the extensions are not considered to be detrimental to the host dwelling nor the surrounding area. Lastly, the application site would retain a rear garden measuring approximately 4.5 metres long and a width of 7.35 metres. 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.

In terms of overlooking, the proposed extension is single storey, therefore it is not considered that the proposed windows on the west (facing the rear garden) and proposed north (side and also facing the garden) would create additional overlooking to the neighbouring dwellings as existing boundary fences and walls are higher in height than the proposed development and in a location such as this, there is an established overlooking relationship between dwellings which single storey fenestrations would not detrimentally impact. The south elevation faces the neighbouring dwelling, no.6. The application does not propose any fenestrations on this elevation. A condition which removes permitted development rights to insert fenestrations on this elevation has been included in the recommendation.

In terms of overshadowing, the proposed extension is located north of the neighbouring dwelling no.6. As such, any shading from the rear extension would fall onto the residential garden of the host dwelling and not on neighbouring dwellings. 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 and documents:

Location Plan Received: 30 April 2026

Site Plan Received: 30 April 2026

Proposed Floor Plans Drawing No. 003 Received: 30 April 2026

Proposed Elevations Drawing No. 004 Received: 30 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 and appearance of the area.

4. 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. 003 Received: 30 April 2026 and Proposed Elevations Drawing No. 004 Received: 30 April 2026, shall be inserted in the south elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.