

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02487
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Beech Close, Porton, Salisbury, SP4 0NP
DEVELOPMENT DESCRIPTION:	Proposed Single Storey Rear Extension and Alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension and alterations.

SITE DESCRIPTION/CONTEXT

The application site is a single storey detached bungalow located within a no through road/close with 10 dwellings. It is located within the settlement boundary of the large village of Porton as defined by Wiltshire Core Strategy (WCS) Policies CP1, CP2 and CP4.

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 Hampshire River Avon Catchment this designation does not have any bearing on this application type as it is for a householder extension to an existing dwelling. It is located within the and is situated within Flood Zone 1 (lowest risk of flooding). It is bordered by the highway on the north and residential dwellings on the south, east and west.

PLANNING HISTORY

There have not been any previous planning applications submitted for work at the application site.

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 4: Spatial Strategy: Amesbury Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring conservation of the historic environment

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

Saved Policy H31 and C24: Extensions to Dwellings in the Countryside

Saved Policy C6: Special Landscape Area (Annexe D of WCS)

The Planning Practice Guidance

National Design Guide

Idmiston Parish Council Neighbourhood Plan 2015 to 2026. Made 25 April 2017

CONSULTATION RESPONSES

Idmiston Parish Council: No objection

REPRESENTATIONS

No comments were received.

ASSESSMENT

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

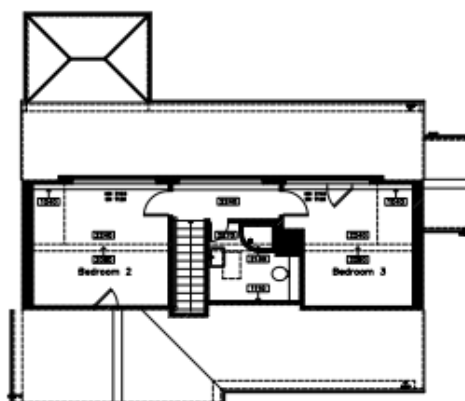
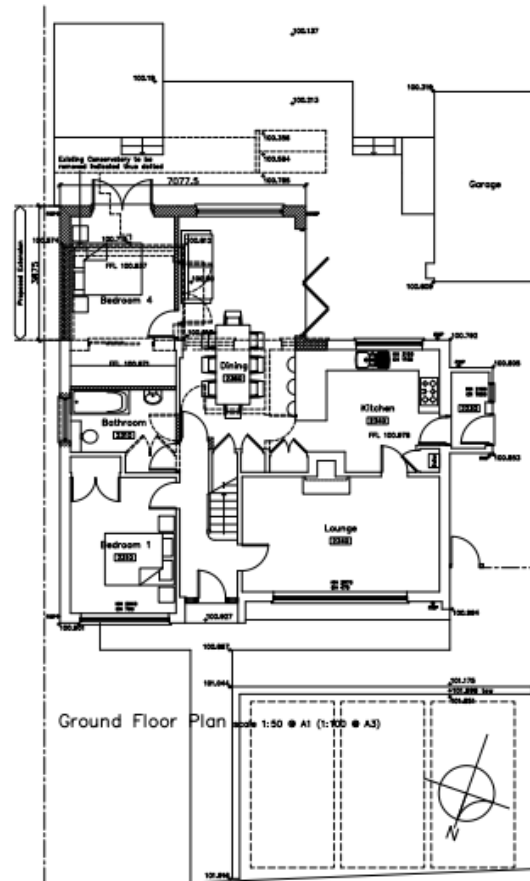
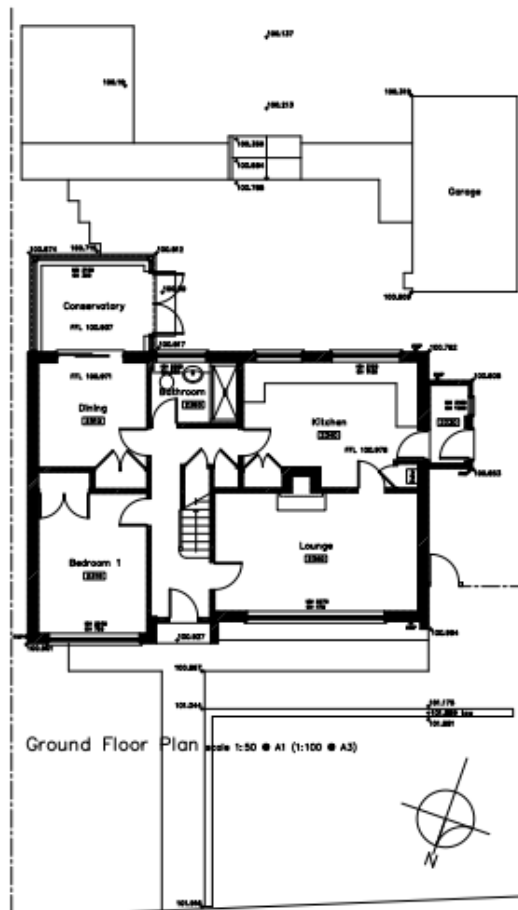
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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.

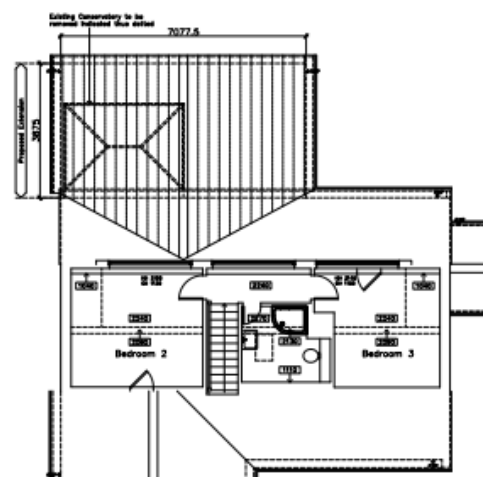
Design and Impact upon the character and context of the area

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.



First Floor Plan scale 1:50 ● A1 (1:100 ● A3)



First Floor Plan scale 1:50 ● A1 (1:100 ● A3)

metres in length and 7.077 metres in width and 4 metres in height. The proposed works include changes to the existing patio area, the existing external steps are proposed to be replaced with new external steps and the patio area is proposed to be extended. The existing detached garage is proposed to remain in place. The proposed rear extension will have a pitched roof subservient to the host dwelling's principal roof and the eaves are proposed to be in line with the eaves of the existing roof. The materials proposed are facing brickwork and concrete tiles to match the existing host dwelling. Internally, the extension will create a 4th bedroom with the kitchen and dining room reconfigured.

The proposed extension remains subservient to the host dwelling and the proposed scale would not detract from the visual integrity of the existing building. The proposed footprint is minimal and would allow for the rear garden to be retained. A side access to the rear is via a proposed garden gate perpendicular to the extension. The extension is located at the rear of the property and would not be visible from public vantage points. Its design, form and materials preserve the character and appearance of the area. 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.

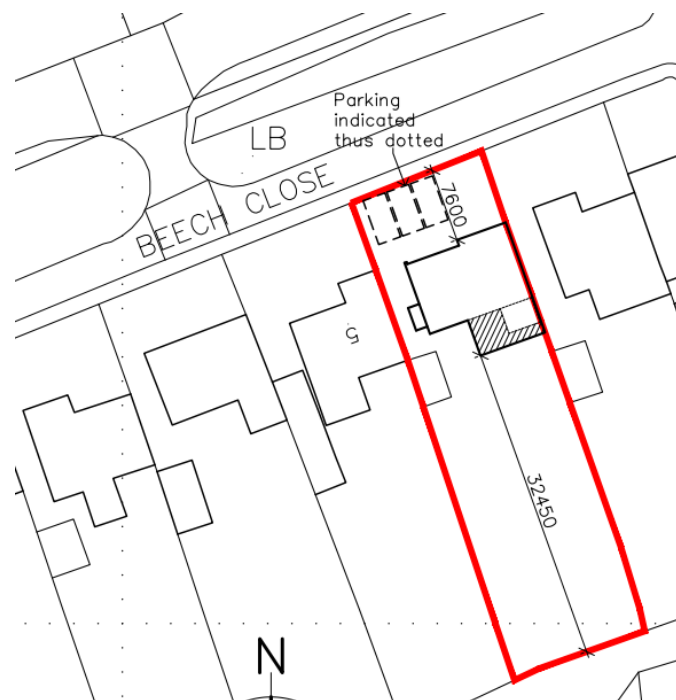
In terms of neighbouring amenity impacts to the neighbouring dwellings, the application site is bordered by residential dwellings on the east and west. The proposed extension will be erected on the eastern side of the host dwelling. In terms of overshadowing and overbearing effects, the proposed extension is single storey and minimal in scale. The proposed rear extension has partly been erected where an existing conservatory is located albeit the extension would be wider and taller than the existing conservatory. The impacts of overshadowing would be minimally increased from the existing conservatory, however not enough to warrant a refusal on these grounds. In terms of overlooking, on the east elevation, there is 1 proposed bathroom window, this window has been conditioned to be obscure glazed so as not to create any undue overlooking between the application site and no. 3. A condition which removes permitted development rights to insert another window on this east elevation has also been included in the recommendation. On the west elevation, there are proposed bi-folding doors. These windows are approximately 6 metres from the boundary of the application site on the west. The existing detached garage provides a level of separation between the host dwelling and the neighbouring dwelling on the west. On the south, there are proposed windows serving the proposed bedroom and kitchen area. These face the rear garden of the



host dwelling. As the application site is on sloping topography, the rear extension would be located on an elevated patio area with the rear garden sloping downwards. The neighbouring dwellings have similar topography to the host dwelling. There might be oblique views from the south elevation windows to the neighbouring dwellings, however this is similar to the existing relationship between the dwellings in this location which have windows facing the rear garden on both the ground floor and first floor. As such, there are no concerns that the proposed extension will create any undue overlooking to the neighbouring dwellings both east, west and south of the application site.

Highways

The site currently benefits from a single detached garage building set back from the host dwelling similar to other garage outbuildings of neighbouring dwellings. This application does not propose any changes to the garage. However, since it was originally built, the front area of the host dwelling has been regraded to contain three car parking spaces on a level driveway to the highway. The original garage is now no longer accessible from the highway. Nonetheless, the proposed extension will create a 4-bedroom residential dwelling, which is an increase from the existing 3-bedroom dwelling that exists on the site. The adopted parking standards within the adopted Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy confirm that a maximum of 3 parking spaces are required to serve a 4+ bedroom property. The application site has an existing driveway which allows for three car parking spaces. It is therefore considered sufficient to serve the dwelling as extended.



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 the following 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: 17 April 2026

Existing and Proposed Site Plans Drawing No. 26/0460/100 Received: 17 April 2026

Proposed Plans Drawing No. 26/0460/101 Rev A Received: 07May 2026

Proposed Elevations Drawing No. 26/0460/102 Rev A Received: 07May 2026

Existing and Proposed Roof Plans Drawing No. 26/0460/103 Received: 17 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.

4. Before the development hereby permitted is first brought into use the proposed bathroom on the east elevation shall be glazed with obscure glass only to an obscurity level of no less than level 5 and the window 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 Plans Drawing No. 26/0460/101 Rev A Received: 07May 2026 and Proposed Elevations Drawing No. 26/0460/102 Rev A Received: 07May 2026 shall be inserted in the east elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.