

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

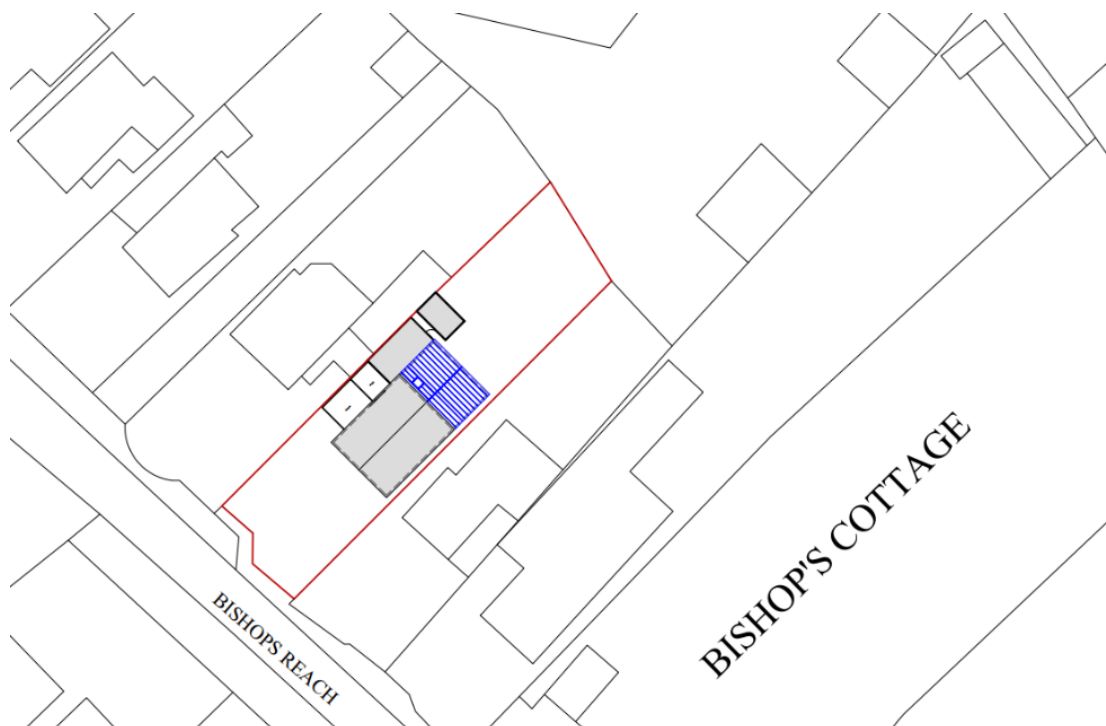
APPLICATION REFERENCE:	PL/2026/00598
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Cherries, Wyndham Lane, Allington, Salisbury, SP4 0BY
DEVELOPMENT DESCRIPTION:	Erection of a two-storey rear extension with addition of one roof light
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two-storey rear extension on the north-east elevation to provide an open-plan kitchen/dining area at ground floor and an additional bedroom at first floor, increasing the dwelling from three to four bedrooms. The scheme has been revised during the course of the application, to remove a rear Juliet balcony.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached dwelling located within the main built-up area of the small village of Allington, as defined by Core Policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Amesbury Community Area) of the Wiltshire Core Strategy. The property is surrounded by residential development, with associated amenity space and parking to the front and sides, and paddock/agricultural land to the rear. Several neighbouring properties have been altered or extended over time, notably Selworthy, the immediate neighbour to the south, and Pages Farm further along Wyndham Lane, both of which have been subject to comparable two-storey rear extensions.



PLANNING HISTORY

Proposal / Summary
S/1991/0178 - Full planning permission Decision - Approve with Conditions Date: 8/4/1991 – EXTENSION
21/00038/FUL – Pages Farm - Full planning permission – Approve with conditions date: 22/04/2021 - Replace existing conservatory with a two storey rear extension.
S/1996/0546 – Selworthy - Full planning permission – Approve with conditions date: 05/06/1996 - Two storey and garage extension.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

- C6: Special Landscape Area

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

Allington Parish Council: No objection – with the following text received:

WC Highways: No objection – with the following text received:

'The proposal will increase the property from a 3 to a 4 bed dwelling and as such 3 off street parking spaces are required to meet Wiltshire's current parking standards. the existing driveway is able to accommodate 3 vehicles. The existing vehicle access is not proposed to be altered. I raise no highway objection.'

REPRESENTATIONS

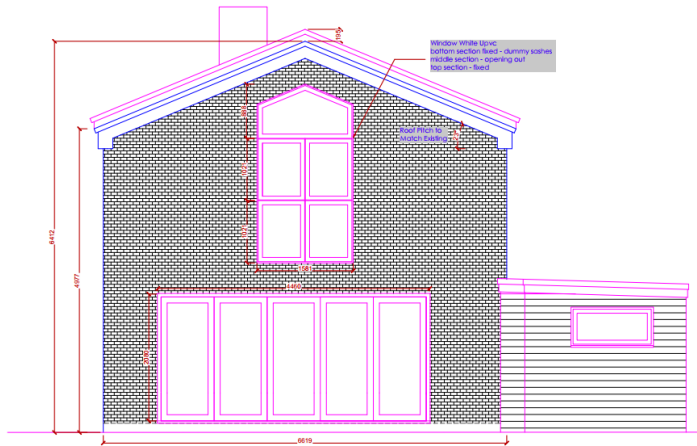
No comments were received.

ASSESSMENT

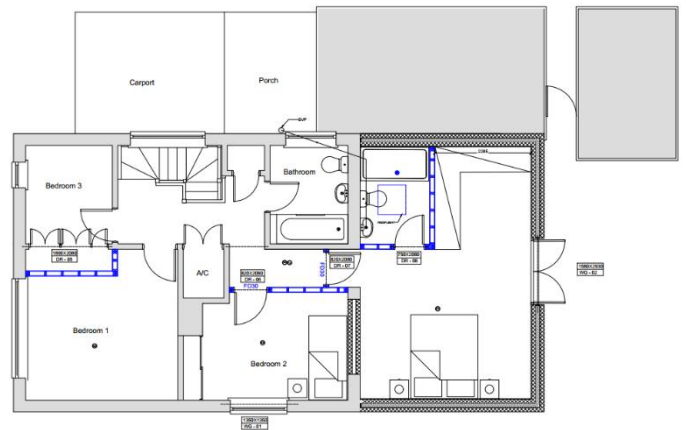
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

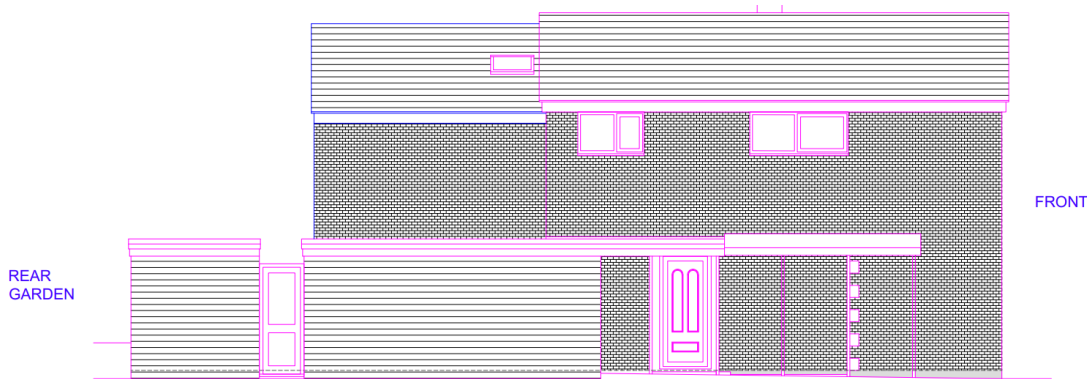
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



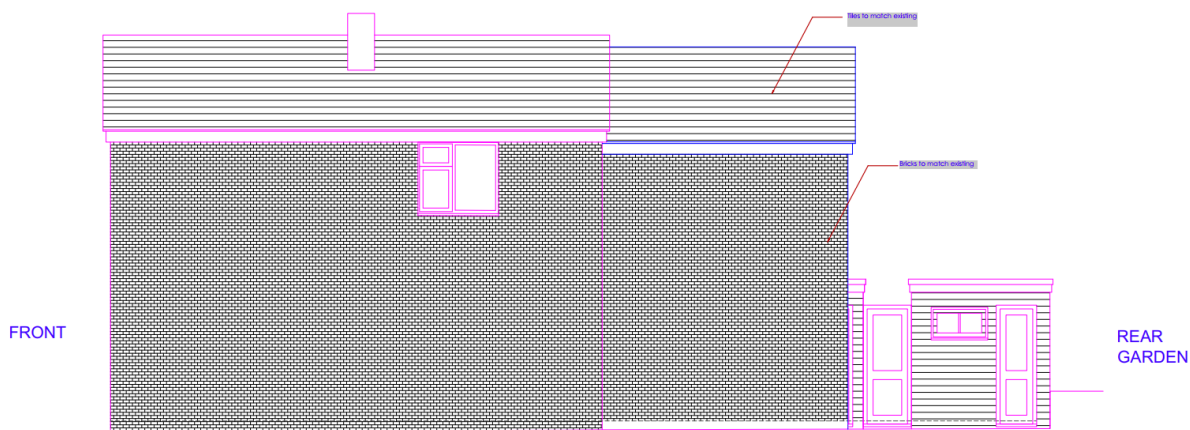
North East Elevation



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



North West Elevation



South East Elevation

Design and impact on 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.

In this instance, the proposed two-storey rear extension would be sited to the rear of the dwelling and would therefore have limited visibility from the public realm, resulting in a low impact on the character and appearance of the street scene. The extension would feature a pitched roof form that reflects that of the host dwelling, with a ridge height set below that of the main house, ensuring the development appears subservient and as a subordinate addition.

The proposed materials, including tiles, brickwork, windows and doors, would match those of the existing dwelling, ensuring a cohesive and sympathetic appearance. Furthermore, the scale and massing of the extension are such that, once constructed, it would represent less than half of the overall built form of the dwelling, reinforcing its subordinate role.

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 siting of the proposed extension to the rear of the dwelling, and having regard to the arrangement of surrounding built form, it is considered that the development would not result in a harmful overbearing impact or unacceptable loss of outlook to neighbouring occupiers. The relationship with the adjoining property to the south, Selworthy, has been carefully assessed. This property benefits from an existing two-storey rear extension with a projection only approximately 0.5 metres less than that proposed. Having regard to this relationship, the additional depth proposed is not considered sufficient to give rise to materially greater impacts in terms of loss of light, overshadowing, or overbearing effect beyond that already established in the immediate context.

In terms of privacy, the originally proposed Juliet balcony has been removed and replaced with a large glazed opening, with only the central section opening outward. This arrangement reflects the amendments secured during the determination of the similar scheme at Pages Farm, where such changes were made to address amenity concerns. Whilst the glazing arrangement is substantial in scale, it affords views primarily toward agricultural/paddock land to the north-east and does not result in direct overlooking of neighbouring habitable room windows. As such, the proposal would not give rise to materially harmful loss of privacy, and

the absence of any external balcony form further reduces the potential for overlooking and perceived loss of amenity.

In addition, a new first-floor window is proposed within the south-east side elevation of the main dwelling. This is required to serve Bedroom 2, which would otherwise lose its existing window as a result of the rear extension. Whilst this introduces a new opening on an elevation that is currently devoid of windows, and would provide views toward the neighbouring dwelling at Selworthy, this relationship must be considered in the context of the existing pattern of development. Selworthy currently benefits from three first-floor windows within its side elevation which directly face toward The Cherries and its garden area. The introduction of a corresponding window at The Cherries would therefore serve to equalise this established relationship, rather than introduce a materially new or harmful overlooking arrangement.

Furthermore, it is noted that similar side-facing window relationships exist within the immediate locality, including between The Cherries and Pages Mead on the opposite side of the dwelling, as observed during the site visit. In addition, planning permission granted under reference 21/00038/FUL at Pages Farm also approved an identical first-floor side window on the south-east elevation, establishing a comparable relationship with the neighbouring property at Pages Mead. Having regard to this established pattern of development and local precedent, the introduction of this window is not considered to result in any unacceptable impact on neighbouring residential amenity.

It is also material that no third-party representations have been received in respect of the application. In addition, a comparable two-storey rear extension at Pages Farm was assessed and found to result in no unacceptable impact on neighbouring amenity. Whilst the current proposal projects approximately 1 metre further, when considered alongside the very similar relationship at Selworthy and the established pattern of development within the immediate locality, this modest increase in depth is not considered to result in materially greater harm.

Having regard to the above, the proposed two-storey extension is considered proportionate and acceptable in the context of what the Local Planning Authority has approved within the immediate vicinity, and would not give rise to unacceptable impacts on neighbouring amenity. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 would increase the dwelling from three to four bedrooms, which requires the provision of three off-street parking spaces in accordance with Wiltshire's adopted

parking standards. The existing driveway is capable of accommodating three vehicles and the existing vehicular access is to remain unaltered.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

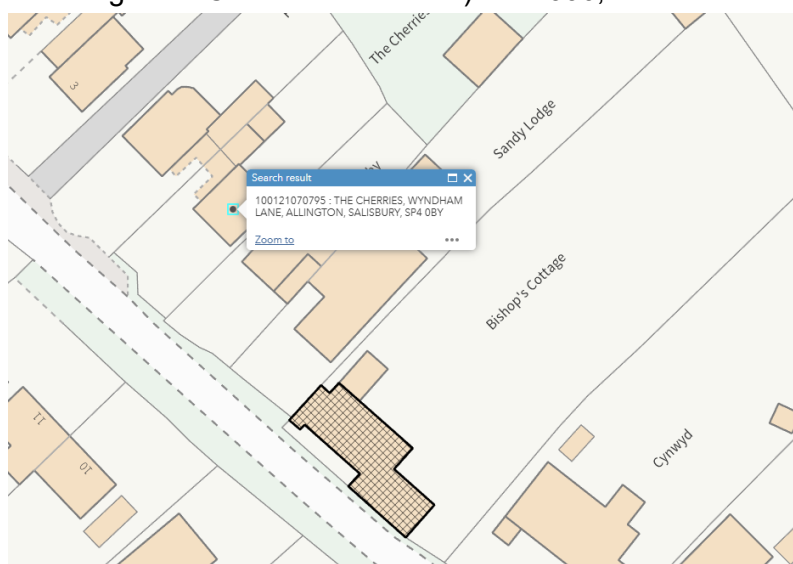
The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Heritage impact

The statutory duty in respect of heritage assets is set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving listed buildings and their settings. The National Planning Policy Framework (NPPF), particularly Chapter 16, and Core Policy 58 of the Wiltshire Core Strategy seek to ensure that heritage assets and their settings are conserved in a manner appropriate to their significance.

Grade II listed Bishop's Cottage is located approximately 30 metres to the south-east of the site. However, given the rearward position of the proposed extension and the presence of intervening built form, intervisibility between the extension and the listed building is limited. As such, the proposal would not materially affect the setting of Bishop's Cottage beyond the existing relationship established by the host dwelling and surrounding development.

By virtue of its scale, design and use of matching materials, the proposal is considered to preserve the character and appearance of the setting of the listed building and would result in no harm to the significance of any heritage assets. The proposal is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant provisions of the NPPF.



Listed building shown in black hatched box.

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 heritage.

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:

- Application form – date received: 16/02/2026
- Location plan, existing and proposed block plans – ref (5425-05) – date received: 28/01/2026
- Revised proposed elevations – ref (5425-04) – date received: 01/06/2026
- Proposed roof and floor plans – ref: (5425-03) – date received: 28/01/2026

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 application form.

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.