

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02856
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	55 The Borough, Downton, Salisbury, SP5 3LX
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed single storey rear extension to a residential dwelling.

SITE DESCRIPTION/CONTEXT

The site is located within the settlement of Downton, a Local Service Centre defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. It is located within the conservation area of Downton and a Special Landscape Area according to C6 of the saved Salisbury district local plan. The site lies in Flood Zone 1 (lowest risk) with Flood Zone 2 and 3 around the application site. It also lies within an area where there is a risk of groundwater flooding to surface and subsurface assets with a possibility of groundwater emerging at the surface locally.



While it is situated within the Hampshire River Avon Catchment and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA), these designations do not have a bearing on this householder planning application.

The site is located in a cul de sac location with the highway to the east and surrounding dwellings on the north, south, and west.

PLANNING HISTORY

There are no relevant historical planning applications for works 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 23: Spatial Strategy: Southern Wiltshire Community Area
- Core Policy 41: Sustainable construction and low carbon energy
- Core Policy 42: Standalone Renewable Energy Installations (CP42)
- Core Policy 50: Biodiversity and Geodiversity
- 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 69: Protection of the River Avon SAC

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area (SLA)

Downton Parish Neighbourhood Plan 2016 to 2026 (Made)

Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy Council

CONSULTATION RESPONSES

Downton Parish Council: Support

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.

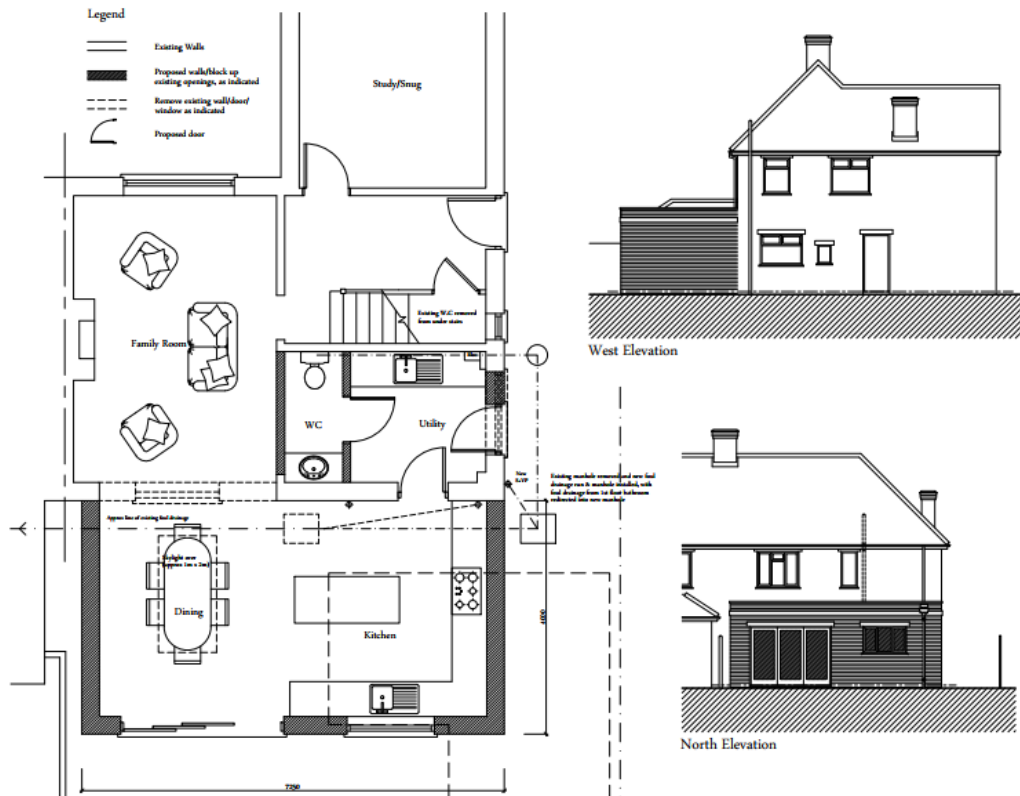
Design and Impact upon the character and context of the conservation area

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.

Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

The existing dwelling is a two-storey semi-detached dwelling with a detached outbuilding/garage set back from the dwelling. This application proposes to demolish the existing detached outbuilding and erect a single storey rear extension which will measure approximately 4 metres in length, 7.25 metres in width and 3 metres in height to the top of the parapet of the proposed flat roof. The proposed extension reconfigures the internal spaces to create a larger kitchen and dining area in the extension. The application site would maintain a substantial rear garden even with the proposed single storey rear extension. The materials are proposed to be brickwork to match the host dwelling. The rear extension is minimal in scale and remains subservient to the host dwelling. The extension would not be visible from the street scene and from public vantage points within the conservation area. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 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.

Loss of Light / Overshadowing

The host dwelling is bounded by residential dwellings on the east and northwest and a restaurant/take away on the west. The single storey rear extension is adjacent to the existing single storey extension of the neighbouring attached dwelling on the east and follows the same footprint in length. As such, it is not considered that any overshadowing would be generated by the rear extension to the neighbouring dwelling on the east. As the sun travels from east to west, the neighbouring dwellings on the west would not be shadowed.

Loss of Privacy

The application site lies adjacent to the semi-detached dwelling No. 57 on the east with a low brick wall boundary between the two. The neighbouring dwelling has an existing single storey L shaped extension with fenestrations facing the application site both from oblique and direct angles. The extension proposes windows on the (rear) north elevation which faces the rear



residential garden of the application site. As there is an established overlooking relationship between the two dwellings this is not considered to be detrimental and different from the existing relationship between the dwellings. This application does not propose any windows on the side (east and west) elevations. However, as the proposed rear extension lies near the boundary, a condition has been included in the recommendation to remove permitted development rights to insert windows on the side elevations due to their close proximity to the boundary.

Overbearing Impact

The proposed single storey rear extension is minimal in scale; it is lower in height than the neighbouring dwelling and does not impact the amenity of the 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.



Flood Risk

The NPPF and PPG require the LPA to consider the risk of flooding to the development from all sources, including groundwater and surface water and to ensure that the development would not exacerbate any existing flood risk in the area. River Avon lies approximately 26 metres to the west of the application site. The application site is surrounded by flood zone 2 and 3 and is susceptible to groundwater flooding. However, the application site does not lie within the flood zone.

No site-specific flood risk assessment has been produced as part of this application. The location of the proposed single storey rear extension is in an area currently occupied by an existing outbuilding which is proposed to be demolished and, in an area, where there is an existing patio and hardstanding. The application proposes to demolish an existing outbuilding/garage with an area of approximately 26 square metres and proposes to erect a rear extension with an area of approximately 28.5 square metres. As the proposed development would increase the footprint of the residential dwelling by approximately 2.5

square metres more than existing, it is not considered that this would exacerbate flooding to the application site and the surrounding area.

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.

The application includes the demolition of an existing single storey detached outbuilding and garage. The application site benefits from a large front garden with a long driveway. While the application would require the existing outbuilding/garage to be demolished, the extensions would not reduce the capacity of parked vehicles on the front driveway, and the application does not propose to increase the number of bedrooms to the property. As such, it is not considered that parking provision at the site would be impacted by the proposed application. 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, heritage, 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:

Proposed Plan and Elevations Ref: 1028-PL-01 Received: 04 May 2026

Location Plan and Block Plan Ref: 1028-Ex-01 Received: 04 May 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 ref: Proposed Plan and Elevations Ref: 1028-PL-01, shall be inserted in the east and west elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.