

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02909
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 Fisherton Island, Salisbury, SP2 7TG
DEVELOPMENT DESCRIPTION:	Part Garage conversion, raise roof and upgraded Utility space and replace existing tile hanging with upvc cladding.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

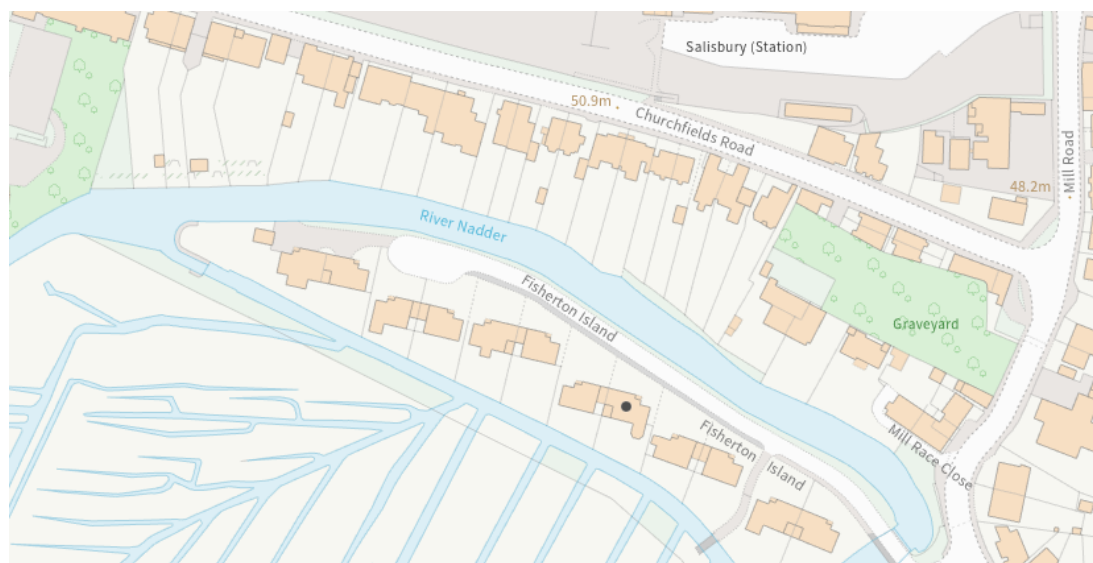
The proposal seeks planning permission for a part garage conversion with roof changes to the single storey UPVC roof and proposes to replace areas of the dwelling from tile hanging to white UPVC cladding.

SITE DESCRIPTION/CONTEXT

The site is situated within the principal settlement boundary of Salisbury as defined by WCS policies CP1, CP2 and CP20. The application site lies within the conservation area of Salisbury. However, the application site is not a listed building nor are there listed buildings which lie adjacent to the host dwelling. The application site is located within a private road and cul de sac of Fisherton Island where there are 12 semi- detached residential dwellings.

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 2 with groundwater levels at or very near within 0.025 metre of the ground surface. River Nadder is located to the north and south of the application site.



PLANNING HISTORY

There have not been any historical householder planning permission applications at this application site. However, there have been recent planning applications at the neighbouring dwellings which are as follows:

PL/2024/07214 - Remove existing tile hanging and replace with upvc - Approve with Conditions

PL/2023/02943 - Carry out alterations and erection of first floor extension and rear two storey extension - Refuse

PL/2023/09213 – Carry out alterations and erection of ground floor extensions - Approve with Conditions

PL/2021/06825 - Garage conversion into accommodation and general window and door changes and associated works. - Approve with Conditions

PL/2021/11935 - Garage conversion into accommodation, general windows and doors changes and associated works. - Approve with Conditions

20/01345/VAR - Variation of Condition 2 (Approved Plans) of Planning Permission 17/05747/FUL - Approve with Conditions

17/05747/FUL - Remove existing conservatory, convert internal garages into living space, new first floor extension above existing garages, new detached garage, new single storey rear extension & external and internal alterations - Approve with Conditions

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.

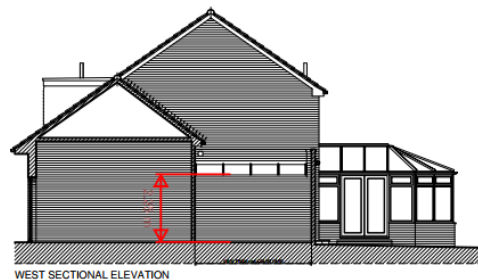
Design and Impact upon the character and context of the area

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 two-storey semi-detached dwelling with an integrated double garage. This application proposes to re-roof two existing single storey areas, a felt flat roof and a polycarbonate mono pitched roof. The felt flat roof is proposed to have an EPDM roof covering with part of the parapet slightly reconfigured. The polycarbonate mono pitched roof is proposed to be replaced by a flat roof with a rooflight over. The party wall adjacent to this is proposed to be raised from approximately 2.25 metres to 3 metres with brickwork to match the existing with a new concrete parapet coping. The proposed works to the roof are minimal in nature and are subservient in scale. The works are considered to be in keeping with the character of the host dwelling and other development in the local vicinity. 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.



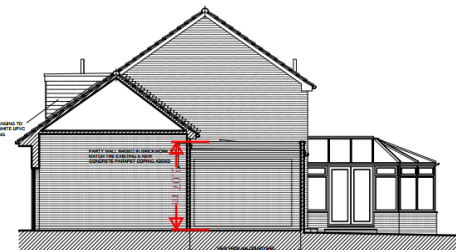
SOUTH ELEVATION



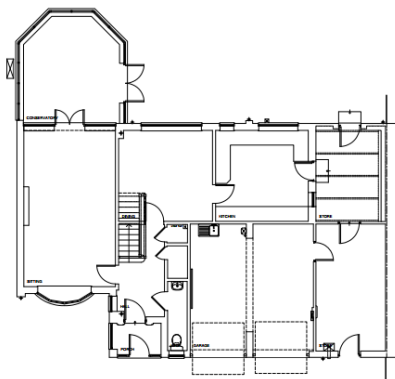
WEST SECTIONAL ELEVATION



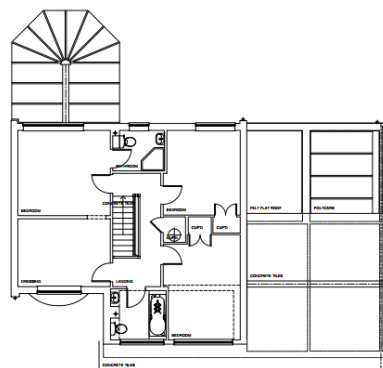
SOUTH ELEVATION



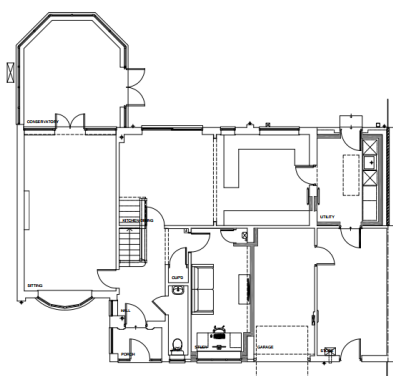
WEST SECTIONAL ELEVATION



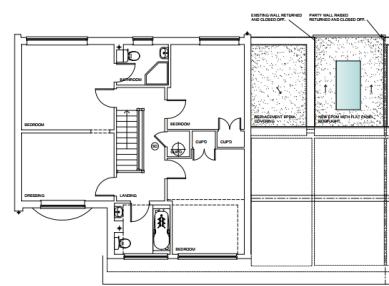
GROUND FLOOR PLAN



FIRST FLOOR & GROUND FLOOR ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR & GROUND FLOOR ROOF PLAN

This application also includes works to replace all existing tile hanging to white UPVC horizontal cladding. White UPVC cladding has been used on other dwellings on Fisherton Island. As such, this material is considered to be in keeping with the character of the wider area.

Lastly, the application proposes to infill one of the existing garage doors to have a window and proposes to use this area as a study. In terms of design, the proposed window is proposed to line up with the lintel of the adjacent window. The window detailing is proposed to have an area matching the host dwelling with no detailing on the other areas. This proposed change is minimal in nature and is not considered to detract from the character of the host dwelling.



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 proposed works replace areas of the wall from tile hanging to UPVC cladding, this change would not impact the amenity of the neighbouring dwellings. The application also includes changes to the single storey rear sections of the host dwelling. A new rooflight and changes to the party wall between No. 5 and 6 are proposed. Works to party wall is a civil matter controlled by the Party Wall Act 1996 and the council has no enforcement power to intervene. Planning permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also

advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

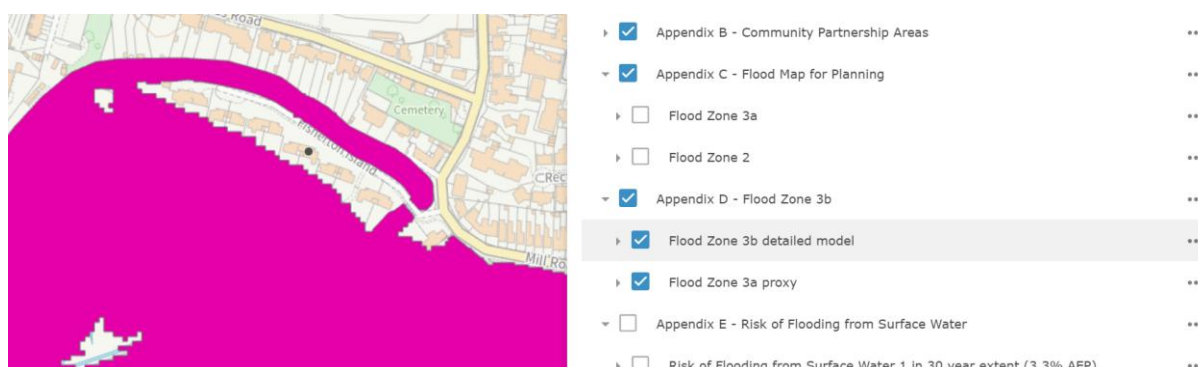
However, with regards to planning matters, the proposed changes to the single storey rear elements of the dwelling does not introduce new overlooking instances as the rooflight faces upwards towards the sky and replaces a polycarbonate roof in the same area. On the front elevation, the garage door is proposed to be replaced with a window. This window faces the highway, there are no additional instances of overlooking from this proposed window.



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 Nadder lies across the highway on the north and lies directly adjacent to the rear garden of the application site on the south. The application site is surrounded by flood zone 2 and 3 and is susceptible to groundwater flooding. No site-specific flood risk assessment has been produced as part of this application.

However, this application is for proposed changes to the single storey roof material, changes some parts of the wall from tile hanging to UPVC and the conversion of one integral garage to a home office room. There is no additional footprint proposed as part of this application. As such, it is not considered that the proposed works would exacerbate flooding to the application site or the surrounding area.



Highways

Policies CP60 to CP64 set the transport and accessibility framework for development in Wiltshire. Proposals must provide safe and suitable access for all users and should not have a severe impact on the transport network. Adequate parking, turning space, cycle storage, and accessibility for waste collection should be incorporated in line with Wiltshire's adopted car parking strategy.

Current parking policy, and the terms and conditions for Wiltshire's resident parking permit schemes, are presented in 'LTP3', which is the third evolution of the Wiltshire Local Transport Plan. LTP3 sets out the Council's objectives, implementation plans and targets for transport in Wiltshire for the period from March 2011 to March 2026. At the time of writing, there is no known new parking policy, therefore the current Wiltshire Local Transport Plan remains as the reference.

The standards follow:

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

The application site consists of an existing 4-bedroom semi-detached dwelling with an integrated double garage. This application proposes to convert one of the garages to a study. One garage is proposed to be retained. For a 4-bedroom dwelling such as this, three car parking spaces are the minimum standard. While the application proposes to remove the use of one garage space into a habitable room, the application proposes to retain one garage space, the application site also has an existing driveway with space for three car parking

spaces. Therefore, as there will be 4 car parking spaces retained at the site, the proposed works are not considered to have reduced the amount of car parking provision at the application site to a detrimental amount.

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 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 Plan Received: 06 May 2026

Proposed Block Plan Received: 06 May 2026

Proposed Plans Ref: 1625-02 Rev D Received: 06 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.