

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

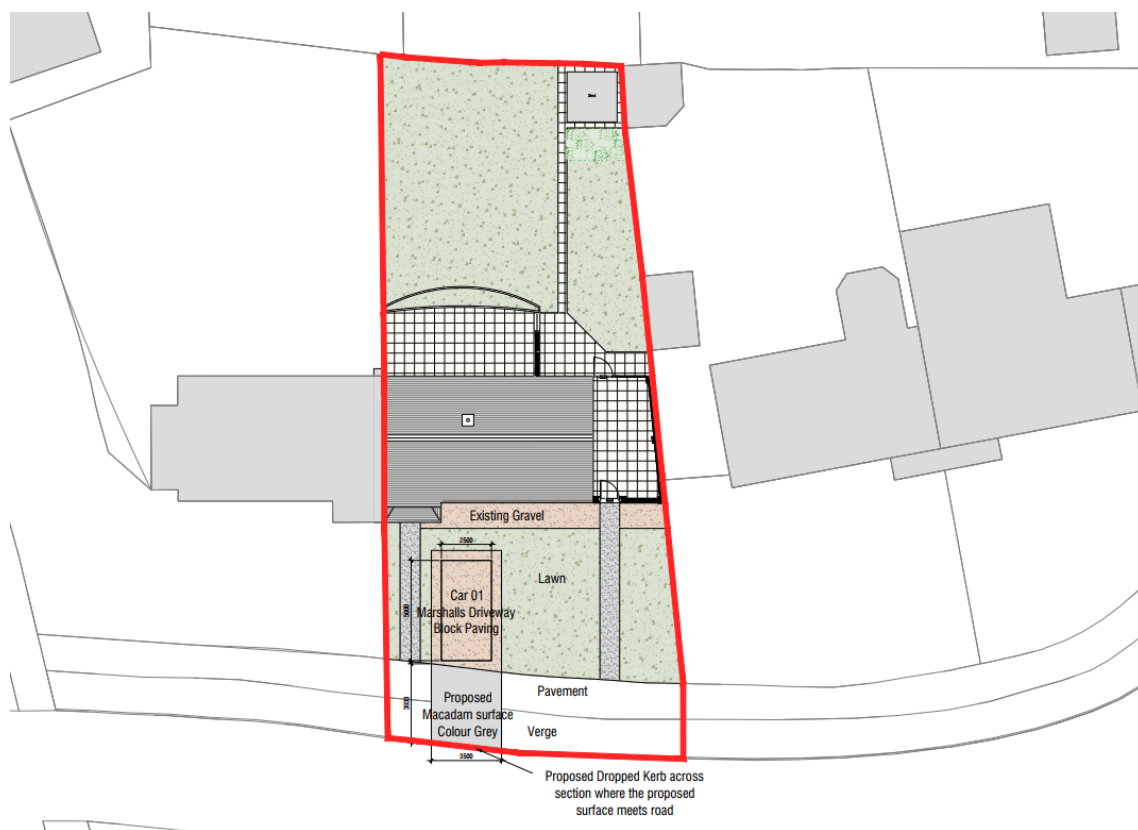
APPLICATION REFERENCE:	PL/2026/00629
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	23 Pauls Dene Crescent, Salisbury, SP1 3QU
DEVELOPMENT DESCRIPTION:	First floor side extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first-floor side extension on the north-facing elevation, constructed above the existing utility and kitchen area. The development would provide an additional bedroom and bathroom at first-floor level, with internal alterations at ground floor level to form an open-plan kitchen and dining space.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey semi-detached dwelling with a front porch, an open front garden, and no existing off-street parking provision. The surrounding area is characterised by similar semi-detached properties, many of which have been extended, including a variety of first-floor side extensions comparable to that proposed. Neighbouring residential properties adjoin the site to the north, west and south, with dwellings also located to the east beyond the highway. The site is situated within the Principal Settlement of Salisbury, as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.



PLANNING HISTORY

There is no relevant planning history.

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 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury Neighbourhood Plan

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

Salisbury City Council - No comment – with the following text received:

‘SCC has no comment to make on this application.’

WC Highways - no objection subject to conditions – a summary of the response is copied below:

‘The location of the vehicle crossover and surfacing material is accepted. The dropped kerb will require risers kerbs either side of the dropped kerbs, however this can be agreed at the vehicle access application stage with the Area Highway Office Engineer. I will attach an informative with details of how to apply for a Vehicle Access Application.’

5 highway related conditions and an informative were recommended by WC Highways, all have been included on the decision notice.

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.



1 - Existing Front Elevation (North-West)



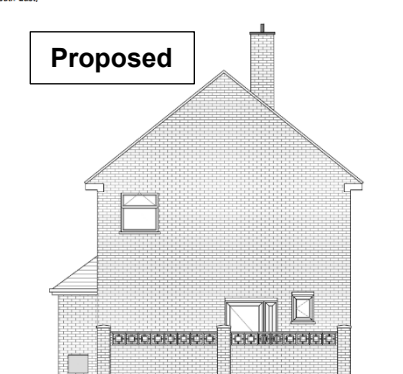
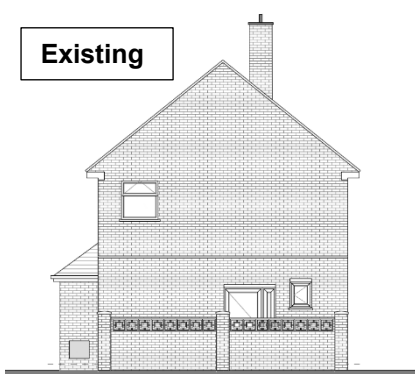
- Front Elevation (North-West)



- Existing Rear Elevation (South-East)



2 - Rear Elevation (South-East)



Design and impact on the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development achieves a high standard of design, responding positively to local character, context, and distinctiveness.

The proposal for a first-floor side extension would alter the principal elevation of the dwelling and its relationship with the street scene. As such, careful consideration has been given to the impact of the development on both the host dwelling and the wider character of the area.

The properties along Pauls Dene Crescent are characterised by semi-detached dwellings originally constructed with a single-storey, flat-roofed side projection, typically used as a utility or kitchen space. Over time, many of these properties have been adapted to meet modern living requirements, often through the enlargement of this side projection or the addition of first-floor accommodation above it. As a result, the street exhibits a varied pattern of extensions, including flat, pitched and hipped roof forms, alongside differing scales of development ranging from single-storey to full two-storey additions. A mix of fenestration styles, including rooflights and dormer features, further contributes to this varied and evolving townscape.

In this context, the proposed extension would sit within an established pattern of alterations and additions, where no single uniform design approach prevails. Whilst the extension would change the appearance of the host dwelling the presence of numerous comparable side extensions within the street means that such a form of development is not uncommon and does not appear incongruous within the wider setting.

In terms of design, the extension would incorporate a pitched roof form that aligns with the ridge height of the existing dwelling, ensuring visual continuity. The use of matching materials, including facing brick and roof tiles, would further integrate the extension with the host property, allowing it to read as a cohesive addition rather than a visually discordant element. Importantly, as the development is proposed above the existing ground floor projection, the overall building footprint would remain unchanged, limiting its impact on the spatial characteristics of the plot.

Having regard to the established character of the area, the varied precedent of similar extensions, and the sympathetic design approach proposed, the development is considered to respect the scale, form and appearance of both the host dwelling and the surrounding street scene.

Accordingly, 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, and is therefore acceptable in design terms.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable harm to the residential amenity of neighbouring occupiers. The National Planning Policy Framework (NPPF), particularly paragraph 135(f), similarly requires that planning decisions secure a high standard of amenity for both existing and future users.

The proposed development has been carefully assessed in relation to its potential effects on neighbouring residential amenity, with particular regard to overlooking, loss of privacy, loss of light, overshadowing, and any overbearing impact.

Given the position of the extension and the relationship with surrounding properties, the neighbouring dwelling most likely to experience any impact is No. 25 Pauls Dene Crescent, located to the north. However, the proposed extension is to be constructed above the existing single-storey side projection, meaning that the established spatial relationship between the properties at ground level would remain unchanged. The separation distance between the dwellings is therefore maintained to a degree that avoids the extension appearing unduly dominant or overbearing when viewed from No. 25.

In terms of outlook and light, the extension does not project beyond the primary rear elevation and is limited to the existing side footprint, reducing the potential for additional overshadowing or loss of daylight. The scale and position of the development are such that any additional impact beyond the existing built form would be minimal and not materially harmful.

With regard to privacy, a single window is proposed within the north-east side elevation facing towards No. 25. This replaces an existing window serving a bathroom in broadly the same position. Given the proximity to the neighbouring property and its use for a bathroom, it is considered both reasonable and necessary to secure obscure glazing to an appropriate level. This is imposed by condition and will ensure that no undue overlooking or loss of privacy arises. A further first-floor window is proposed to the rear elevation serving the new bedroom; however, this would afford views consistent with those already experienced from existing rear-facing windows and would not introduce any additional overlooking beyond the established baseline.

On the front elevation, a small top-hung window is proposed at first floor level to serve the smaller of the two bathrooms, identified as the 'shower room' on the submitted plans. As the window serves a bathroom, it is appropriate for it to be obscure glazed, which has been secured by condition. Earlier plans indicated a fixed, narrow horizontal strip window; however, this form was not practical for ventilation and did not reflect the typical bathroom windows found on the front elevations of other dwellings along Pauls Dene Crescent. Following discussions with the case officer, the design was amended to a more conventional bathroom window. As revised, the front elevation will appear in keeping with surrounding dwellings that have been extended in a similar manner, thereby maintaining the character of the area.

Taking all of the above into account, the proposal is not considered to give rise to any unacceptable impacts in terms of overlooking, loss of light, overshadowing, or overbearing effect. The development therefore accords with Core Policy 57 (vii) of the Wiltshire Core Strategy and the residential amenity guidance set out in Appendix D of the Wiltshire Design Guide, and is considered acceptable in terms of its impact on neighbouring amenity.

Highways impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61, which seeks to ensure proposals are served by safe and suitable access to the highway network. Core Policy 64 further requires compliance with the

parking standards set out in the Wiltshire Local Transport Plan. The National Planning Policy Framework (NPPF), particularly paragraphs 115 and 116, emphasises that development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.

During the course of the application, amended plans were submitted to address parking provision in light of the proposed increase in the number of bedrooms from three to four. The revised site layout demonstrates the provision of one off-street parking space within the front garden, reflecting the applicable requirements of the Wiltshire Parking Standards. Further amended plans clarified the proposed surfacing materials, indicating the use of Marshalls block paving within the parking area and a grey macadam finish between the parking space and the public highway, across the footway and verge.

These revisions were subject to formal consultation with Wiltshire Council Highways, who reviewed the amended arrangements and confirmed that the proposed access and parking provision are acceptable, subject to the imposition of conditions. These conditions secure matters including the construction of the access, surfacing details, visibility splays, and the retention of the parking space for its intended use. An informative is also required in relation to the separate licence needed for the formation of a vehicle crossover.

Overall, the proposal would not result in an unacceptable impact on highway safety. The level of parking provision is considered appropriate for the scale of development, and the access arrangements are safe and suitable, subject to the recommended conditions. Accordingly, the proposal is considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan, and the requirements of the NPPF, and is therefore acceptable in highways terms.

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 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 – ref (00-001-P1) – date received: 30/01/2026
- Application form – date received: 30/01/2026
- Proposed elevations – ref (10-200-P3) – date received: 17/06/2026
- Proposed ground and first floor plans – ref (10-100-P4) – date received: 17/06/2026
- Proposed roof plan – ref (10-101-P2) – date received: 02/04/2026
- Proposed site plan – ref (10-002-P5) – date received: 28/05/2026

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. Before the development hereby permitted is first brought into use, the window in the first floor of the north-east elevation, as shown on approved plan ref (10-200-P3), and the window in the first floor of the north-west elevation serving the shower room, as shown on approved floor plan ref (10-100-P4), shall be glazed with obscure glass only [to an obscurity level of no less than level 5]. The windows 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 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 above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

6. The development hereby permitted shall not be first brought into use until the area between the back edge of the footway and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

7. The development hereby permitted shall not be first brought into use until the whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

8. The proposed development shall not be first brought into use until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

9. The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

10. No part of the development hereby permitted shall be first brought into use until the access & parking space have been completed in accordance with the details shown on the approved 'proposed site plan' (ref: 10-002-P5). The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

Informatives

Vehicle access

The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.