

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01846
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	119 Netherhampton Road, Salisbury,, SP2 8NA
DEVELOPMENT DESCRIPTION:	Loft conversion to create a 4th bedroom as per the neighbouring property
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of the existing loft space to provide a fourth bedroom. This would be achieved through the alteration of the existing hipped roof to a pitched roof. The development would also include the installation of three rooflights on the front (north-facing) elevation and the construction of a box dormer on the rear (south-facing) elevation. The proposed works are similar in form and scale to those implemented at the attached dwelling, 117 Netherhampton Road, which were granted a Certificate of Lawfulness under application reference 13/06128/CLP in 2013 and have since been carried out.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey semi-detached dwellinghouse with a hipped roof, set within a residential plot with a rear garden and off-street parking to the front. Vehicular access is taken directly from the A3094 Netherhampton Road. The property is located within the suburb of Harnham, specifically the West Harnham area, and lies within the Principal Settlement of Salisbury as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
13/06128/CLP - Lawful development: Proposed use Decision - Approved Date: 10/12/2013 – Certificate of lawfulness for hip to gable and rear box dormer to create second floor bedroom/bathroom accommodation

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 response received.

WC Highways: No objection – a summary of their response is copied below:

‘The proposed development would result in an additional bedroom within the property, for which three car parking spaces would be the recognised parking requirement. The frontage to the property is laid out for parking and the dimensions are such that it is considered that three cars could be adequately accommodated to satisfy the parking requirement. It is therefore recommended that no highway objection is raised.’

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

The dwelling is set slightly back from Netherhampton Road and it is acknowledged that the alteration of the roof form from hipped to gable would represent a visible change when viewed from the street. As such, the proposal has been carefully considered in terms of its impact on the character and appearance of the host dwelling and the surrounding area.

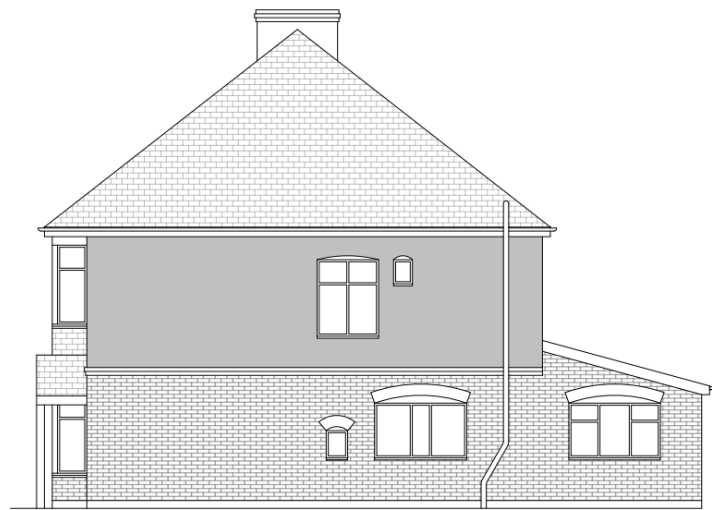
The proposed roof alterations would not increase the maximum ridge height of the building, although there would be a modest increase in overall roof massing. However, similar roof alterations have been undertaken along Netherhampton Road to facilitate additional accommodation, including at the attached dwelling, 117 Netherhampton Road, which has implemented comparable works. In this context, the proposed development is not considered to appear incongruous or visually intrusive within the street scene.

The rear box dormer would be located on the south-facing elevation and would not be visible from the public realm, although it would be visible to neighbouring properties. When viewed in conjunction with the adjoining property, the proposal would result in a coherent and balanced appearance between the pair of semi-detached dwellings, with the rooflights and rear dormer forming a near mirror image.

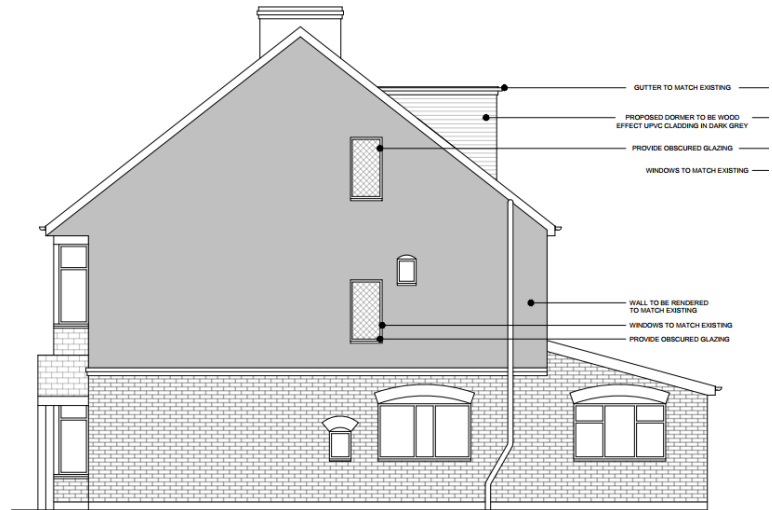
The proposed windows, rainwater goods and roof tiles would match those of the existing dwelling. The rear dormer would be finished in a dark grey cladding, which would contrast with the brown roof tiles. During the course of the application, the case officer raised concerns regarding the potential visual impact of this contrasting finish and explored whether a colour more closely matching the existing roof tiles could be used. Revised materials were not forthcoming with the applicant/agent noting the intention was for a more contemporary look.

Notwithstanding this, it is considered that the proposed finish would not result in unacceptable design harm. The dormer would be located on the rear elevation and would have no visibility from the public realm, thereby limiting its wider visual impact. It is also noted that dormers and cladding of a similar grey finish are present elsewhere within the locality. In this context, and given the contained and subordinate nature of the dormer, the proposed material finish is considered acceptable and would not adversely affect the character or appearance of the host dwelling or surrounding area.

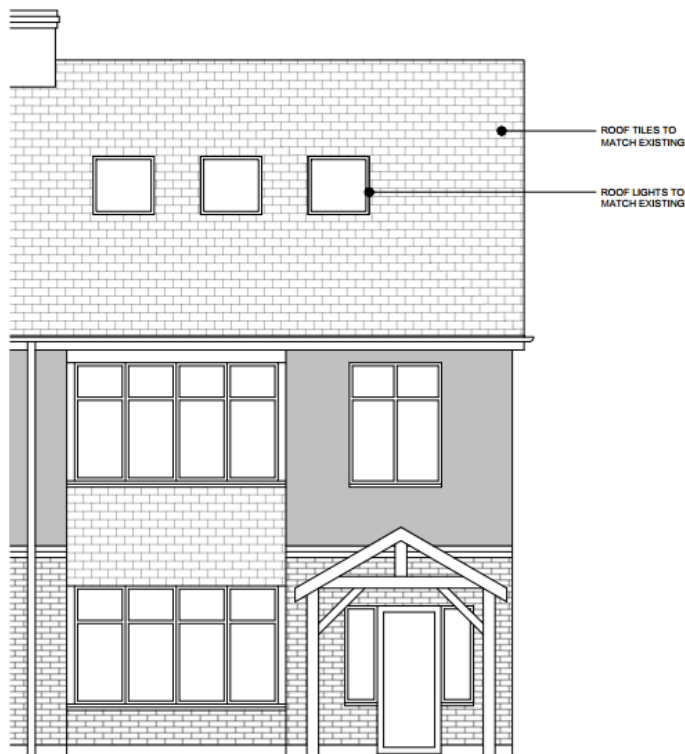
Having regard to the above, the development complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and the guidance contained within Appendix D of the Wiltshire Design Guide.



EXISTING SIDE (WESTERN) ELEVATION
(SCALE 1:50)



PROPOSED SIDE (WESTERN) ELEVATION
(SCALE 1:50)



PROPOSED FRONT (NORTHERN) ELEVATION
(SCALE 1:50)



PROPOSED REAR (SOUTHERN) ELEVATION
(SCALE 1:50)

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in an unacceptable impact on the amenities of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework similarly requires that development provides a high standard of amenity for existing and future users. The proposal has been assessed in terms of its potential impact on neighbouring residential amenity, with

particular regard to issues of overlooking, loss of privacy, overbearing impact, overshadowing and loss of light.

The alteration to the roof would result in a modest increase in overall roof massing; however, the proposal would not increase the maximum ridge height of the dwelling. As such, it is not considered that the development would give rise to any unacceptable overbearing impact, loss of light or overshadowing to neighbouring properties.

In terms of privacy, the principal consideration relates to potential overlooking. The proposed front-facing rooflights would be oriented towards the public highway and would not give rise to direct overlooking of neighbouring dwellings. The rear dormer would afford views over rear gardens broadly comparable to those already available from existing first-floor windows, albeit from a slightly higher level. Such relationships form part of the established pattern of development along Netherhampton Road, including at the adjoining property, No.117, and are not considered to result in unacceptable amenity harm. Furthermore, the window serving the en-suite at second-floor level would be obscure glazed, as shown on the approved plans and secured by condition, as is common practice with bathroom windows.

Turning to the west-facing side elevation, two new stairwell windows are proposed at first- and second-floor levels. The first-floor window replaces an existing obscure-glazed window and would likewise be obscure glazed, as requested by the case officer and secured by condition.

The second-floor window is a new opening; given its side-facing position, height and proximity to neighbouring properties, the case officer required this window to be obscure glazed. This approach reflects common practice for side-elevation windows and is consistent with the treatment of similar windows within the locality. These measures ensure that no unacceptable overlooking or loss of privacy would arise and that the existing relationship between neighbouring properties would be maintained.

For these reasons, the proposal is considered to accord with Core Policy 57 (vii) of the Wiltshire Core Strategy and the guidance contained within Appendix D of the Wiltshire Design Guide in respect of safeguarding residential amenity.

Highways impact

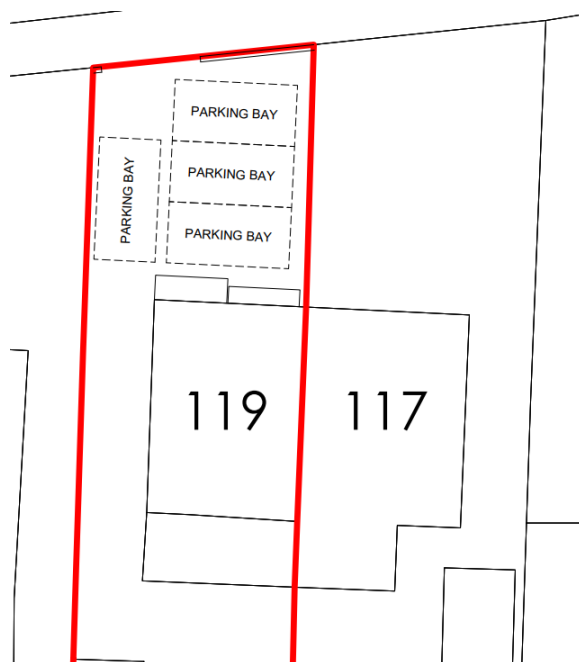
Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61, which seeks to ensure that proposals are capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure that development complies with adopted parking standards as set out in the Wiltshire Local Transport Plan. The National Planning Policy Framework (NPPF), in particular paragraphs 115 and 116, requires that development proposals do not result in an unacceptable impact on highway safety and that safe and suitable access can be achieved for all users.

The proposal would result in the creation of an additional bedroom within the existing dwelling. Wiltshire Council Highways has been consulted on the application and has raised no objection to the proposal.

The property is accessed directly from Netherhampton Road and benefits from a paved frontage used for off-street parking. In accordance with the Council's adopted and emerging residential parking standards, a four-bedroom dwelling is required to provide a minimum of three off-street parking spaces. The submitted block plan demonstrates that the site frontage is capable of accommodating the required number of spaces within the curtilage of the property.

While the orientation of the parking spaces would require vehicles to reverse onto or off Netherhampton Road, this arrangement reflects the established pattern of parking and access along this stretch of the road and is not considered to give rise to an unacceptable highway safety concern. The dimensions of the frontage are sufficient to accommodate three vehicles and the proposal would not materially increase risk to highway users.

Having regard to the above, it is concluded that the proposal would not result in an unacceptable impact on highway safety. Adequate parking provision would be retained in accordance with Wiltshire's adopted standards and access arrangements are acceptable. The development therefore complies 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.

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:

- Existing and proposed elevations – (ref: 00737/02-P3) – date received: 12/05/2026
- Location plan – date received: 18/03/2026
- Proposed block plan – (ref: 00737/03-P1) – date received: 18/03/2026
- Existing and proposed floor plans – (ref: 00737/01-P2) – date received: 18/03/2026

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 approved '*existing and proposed elevations*' (ref: 00737/02-P3).

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 windows in the first and second floors of the west elevation and the window on the rear dormer serving the ensuite bathroom, as shown on approved elevations (ref: 00737/02-P3), shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.