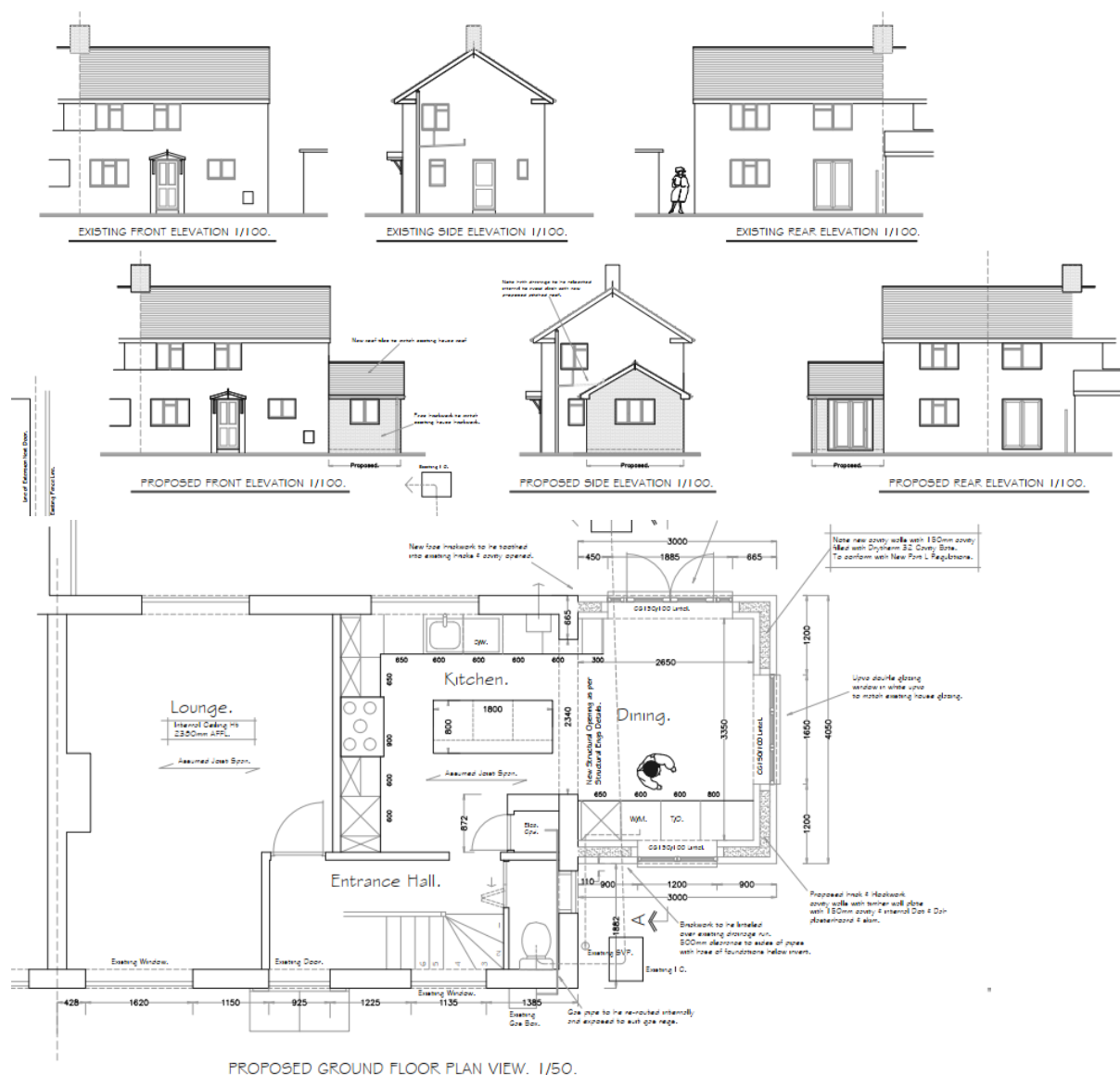


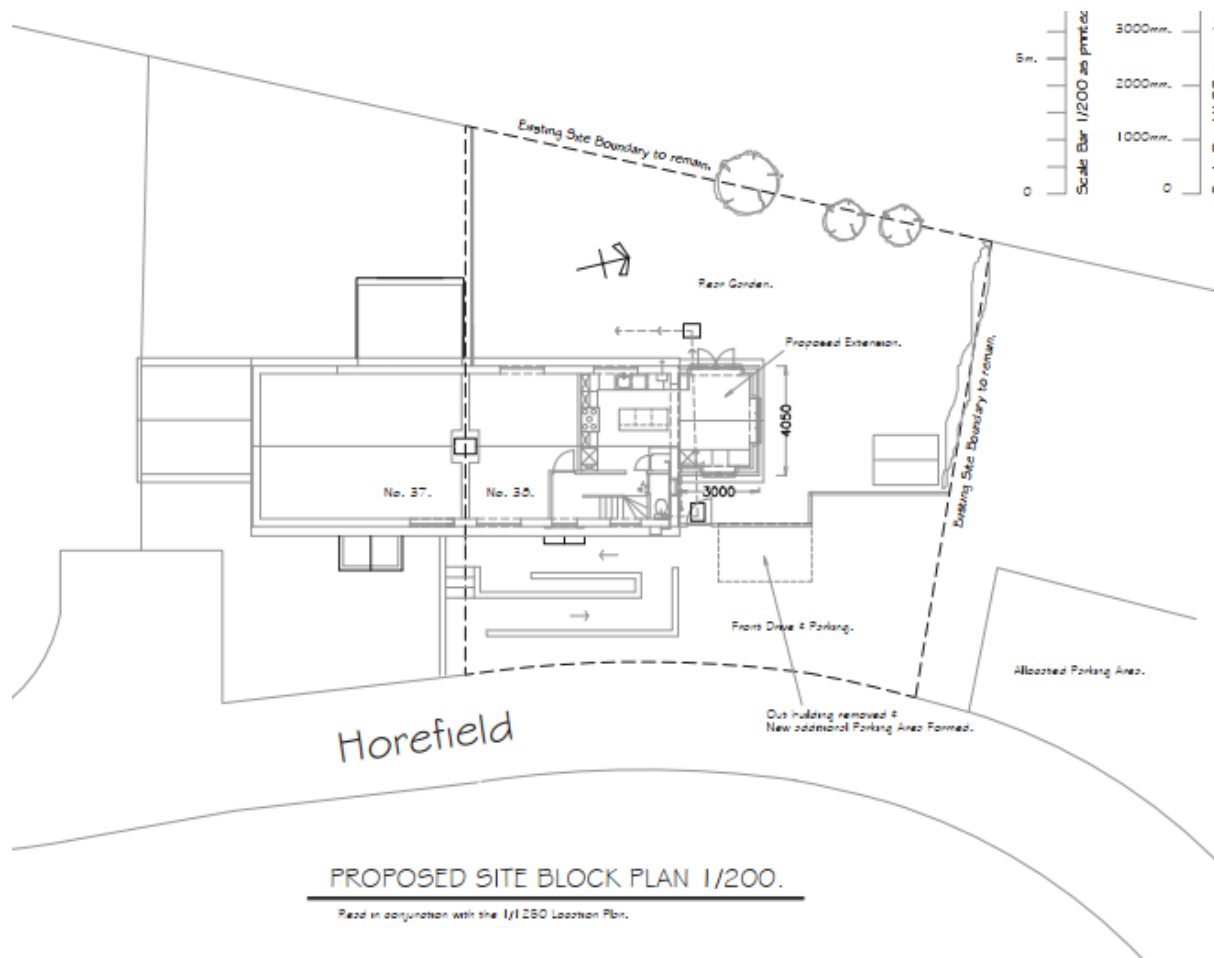
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03095
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	38 Horefield, Porton, Salisbury, SP4 0LE
DEVELOPMENT DESCRIPTION:	Proposed single storey side extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey side extension on the north elevation. It also includes for the demolition of an outbuilding and creation of an offroad parking area.





SITE DESCRIPTION/CONTEXT

The application site relates to a semi-detached, two storey dwelling located within the settlement boundary of the large village of Porton, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). It is part of a residential development that lies between Porton and Idmiston, north of St Nicholas Primary School.

This site is accessed via an unadopted road, there is a level change from east to west, with 38 Horefield at a lower level than the road. There are residential neighbours to the east and south, a communal parking area to the north and open fields to the west.



The application site is subject to the following planning policy constraints:

- Salisbury Plain Special Protection Area within 6.4km buffer
- River Avon Special Area of Conservation (Hampshire Catchment)
- Flood Zone 1



PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy for the Amesbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development

Idmiston Parish Council Neighbourhood Plan, made April 2014

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

Idmiston Parish Council: No objection

Highways Officer: No objection subject to condition

The proposal includes a new parking area to the front of the proposed extension, there is adequate space to provide perpendicular parking here so the proposal is acceptable.

I note however that the road in this location is not public highway, however it is owned by Wiltshire Council and therefore I assume that the vehicle crossing should be overseen by the Local Highway Area Office and implemented through a Vehicle Access Application. I will attach an informative for details of how to do this.

I raise no highway objection providing the following informative is attached to the decision notice.

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.

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.

This application is seeking planning permission to construct a single storey, kitchen extension on the north elevation. The elevation would measure 3m x 4.05m, with a pitched gable end. The proposed ridge height would be 3.8m and the eaves 2.4m. Materials are

proposed to be facing brickwork and roof tiles to match the existing dwelling. Windows are proposed in the north and east elevations and a pair of glazed doors in the west elevation.

An existing single storey outbuilding will be demolished and landscaping is proposed to create off-road parking.

The proposed single-storey extension reflects the existing dwelling's character in terms of materials and detailing. It would remain subservient and would not detract from the visual integrity of the existing building. The proposed extension would be visible from public vantage points as it is located on the north elevation, however, it is modest in scale, and the design and materials preserve the character and appearance of the area.

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.

The proposed extension is located on the north elevation, there are no immediate neighbouring properties that will be affected by the proposed development. It is concluded that the proposed development would not materially impact upon the occupiers of the neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy and 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.

The proposals include for the creation of an off-road parking space to the front of the dwelling. The Highways Officer has confirmed that there is sufficient space. It is noted that Horefield is

not a public highway and owned by Wiltshire Council, a Vehicle Access Application will be required and an informative will be included within the decision notice to confirm this.

No details regarding the surface of the parking area have been provided. A condition requiring this to be a consolidated surface will be included. The proposed parking area is lower than the road level so there is no need to secure drainage via condition as the proposals will not result in additional water entering the road.

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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to a single-storey extension to a dwelling with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The site lies within Flood Zone 1 and is not in an area identified as being at risk of surface water flooding. The proposal would not increase the risk of flooding to the site or surrounding land.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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 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:

Location Plan MPMBW-01272665, received 13.05.2026

01/MACEY/26 Proposed & Existing Layout Plans & Elevations, received 13.05.2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, 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.

Informative

1. 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.