

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02428
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Fairfield, Winterbourne Earls, Salisbury, SP4 6HJ
DEVELOPMENT DESCRIPTION:	Construction of a single-storey extension adjoining the current ground-floor games room. Internal reconfiguration to improve circulation on all floors, formation of primary entrance to the side elevation. New dormer window to the rear of existing attic and glazed lantern.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a single-storey rear extension incorporating a balcony, the formation of a primary entrance with an open porch to the side elevation, and the insertion of a dormer window and glazed lantern to serve the existing attic. Further associated alterations and internal reconfiguration are also proposed.

SITE DESCRIPTION/CONTEXT

The application site comprises a large, detached dwelling set within an extensive residential curtilage. The plot backs onto open fields to the west, with neighbouring dwellings positioned to the north and south, and the A338 located to the east. Further dwellings to the west are separated by agricultural land. The property is well screened from public vantage points by established boundary treatments, including hedges and mature trees, some of which are protected by a Tree Preservation Order (TPO), although these are situated sufficiently distant from the proposed development so as not to be affected.

The site lies outside of any defined settlement boundary and is located to the south of the Large Village of the Winterbournes, as identified under Core Policies 1, 2 and 4 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
18/07696/FUL - Full planning permission Decision - Approve with Conditions Date: 4/10/2018 – Single storey timber orangery
S/77/0623 - Full planning permission Decision - Approve Date: 18/8/1977 – Demolition of existing lean-to and construction of double garage, car port and utility room
S/79/1346 - Full planning permission Decision - Refuse Date: 3/9/1980 – Removal of existing boundary hedge fronting A338 and erection of brick boundary wall

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

The Winterbournes 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

Winterbourne Parish Council: No response received.

WC Highways: No objection – with the following text received:

'I refer to the above planning application for the construction of a single storey extension adjoining the current ground floor games room. Internal reconfiguration to improve circulation on all floors, formation of primary entrance to the side elevation. New dormer window to the rear of existing attic and glazed lantern. The proposal will reduce the number of bedrooms in the property, however the parking arrangements and vehicle accesses are not proposed to be altered. I raise no highway objection.'

REPRESENTATIONS

No comments were received.

ASSESSMENT

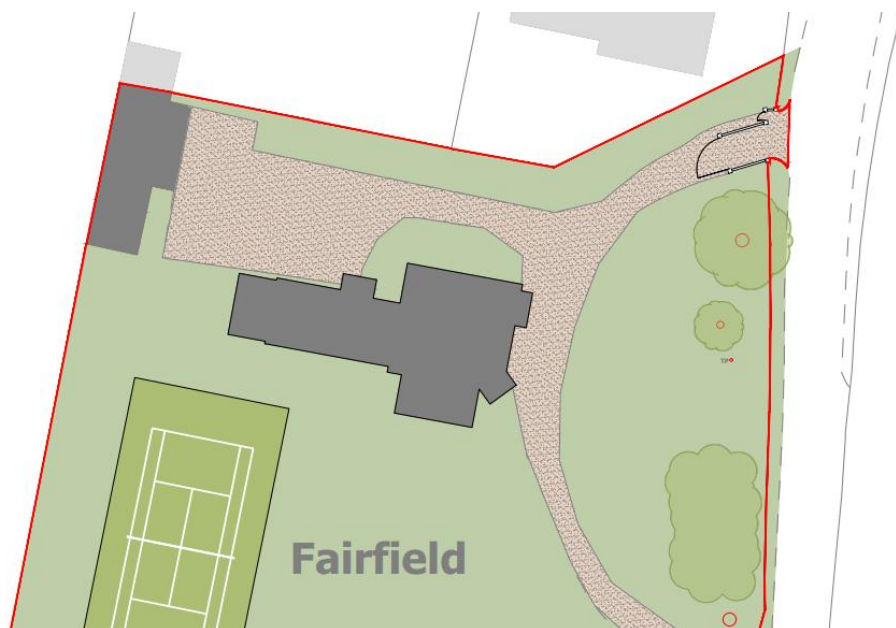
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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.



Existing and proposed site plans



Design and impact on the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all development achieves a high standard of design, responding positively to local context, character and distinctiveness, whilst integrating effectively with its surroundings.

In this case, the application site benefits from a high degree of screening from public vantage points, particularly from the A338 to the east, owing to its set-back position and established boundary treatments. Whilst some limited views may be possible from the Public Right of Way (WINT12) to the south, these are considered to be largely filtered by intervening boundary vegetation. As a result, the visibility of the proposed development within the wider landscape is limited, and its impact on the character and appearance of the area is therefore inherently low.

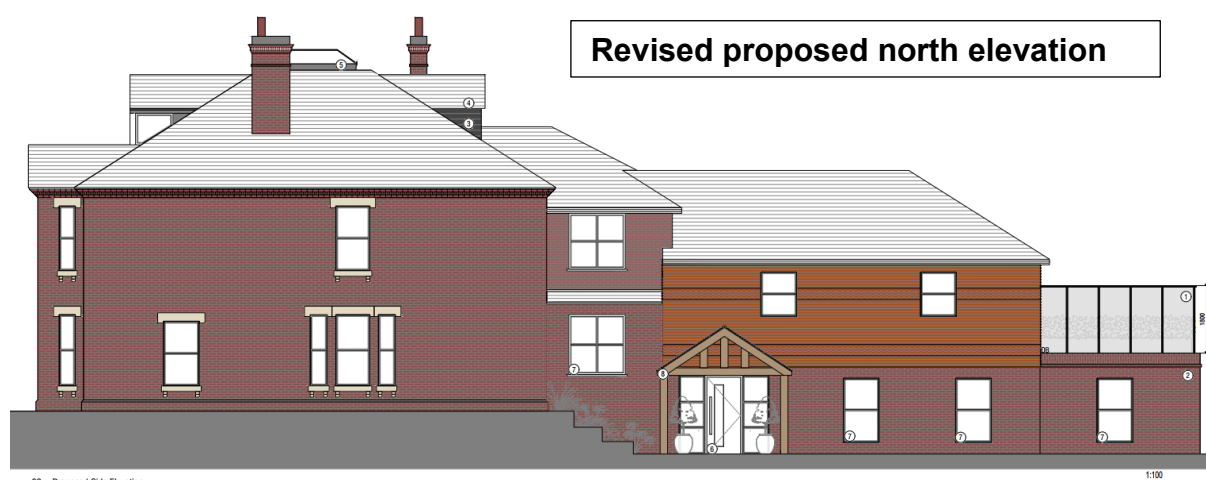
In design terms, the proposed alterations are modest and proportionate in scale relative to the host dwelling and are not considered to result in any fundamental change to its overall appearance. The rear extension remains subservient, and the incorporation of a balcony on the west elevation reflects the site's sloping topography, appearing as a logical and well-integrated feature that does not appear incongruous when viewed in context. The proposed dormer window and roof lantern are limited in scale and are primarily intended to improve the usability and natural light provision within the existing attic space, without materially altering the roof form.

The formation of a new primary entrance on the side elevation is considered to represent an improvement to the overall legibility and functionality of the dwelling. This element rationalises what is currently a somewhat cluttered and incoherent elevation, replacing it with a more cohesive and purposeful design approach.

Having regard to the scale, siting and design of the proposed works, it is considered that the development would respect the character and appearance of both the host dwelling and its surroundings. The proposal is therefore in accordance with the design objectives of Core Policy 57 of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy requires that development should not result in unacceptable harm to the amenities of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework (NPPF) further emphasises that planning decisions should secure a high standard of amenity for existing and future users. In this context, the proposal has been carefully assessed in relation to its potential impacts on neighbouring properties, with particular regard to loss of light, overshadowing, overbearing impact and loss of privacy.



No third-party representations were received during the consultation period. Notwithstanding this, the assessment has been undertaken on its planning merits. Given the scale and nature of the proposed works, together with the relationship between the application site and neighbouring properties, it is considered that the development would not give rise to any material loss of light, overshadowing, or overbearing impacts. The extension remains modest in scale and is positioned at a sufficient distance from neighbouring dwellings to ensure that these aspects of residential amenity are preserved.

In respect of privacy, particular consideration has been given to the proposed rear balcony and its relationship with Cedar Lodge to the north. During the course of the application, concerns were raised by the case officer regarding the potential for overlooking arising from the balcony, given its orientation and the opportunity for direct views northwards. In response,

amended plans were submitted incorporating increased screening to the northern edge of the balcony, including the raising of the height of the north-facing glazing. In addition, all glazing associated with the balcony has been confirmed as obscure glazed to Pilkington level 3 or equivalent. Dwellings to the south and west are sufficiently separated however the glazed balcony glass further reduces and sense of overlooking toward these dwellings.

It is also of note that the application site is set across sloping ground, with the proposed balcony located at the lower (western) end of the site. As a result, when viewed from the northern side elevation and from neighbouring land, the balcony sits at a comparatively lower level within the overall built form of the dwelling. This, combined with the screening measures, reduces the potential for direct overlooking and further limits any perceived loss of privacy. Taking these factors into account, it is considered that the revised scheme would not result in unacceptable overlooking or loss of privacy to neighbouring occupiers.

This mitigation is secured by condition, which requires the balcony glazing and screening to be installed and retained as obscure glazed (Pilkington Level 3 or equivalent) for the lifetime of the development, thereby ensuring that neighbouring amenity is adequately protected.

The development therefore accords with point vii of Core Policy 57 of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.

Highways

Wiltshire Council Highways has been consulted on the application and has raised no objection. It is noted that the proposal would not alter the existing access or parking arrangements, and would in fact result in a reduction in the number of bedrooms within the dwelling. In the absence of any identified highway safety concerns, the proposal is considered acceptable in this regard.

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 or the amenities of neighbouring occupiers.

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 site plan – (ref: 10-002-B) – 24/04/2026
- Location plan – (ref: 00-001-A) - date received: 23/04/2026
- Proposed attic plan – (ref: 10-102-D) – date received: 23/04/2026
- Proposed first floor plan – (ref: 10-101-F) – date received: 16/06/2026
- Proposed front and side elevations – (ref: 10-200-C) – date received: 16/06/2026
- Proposed ground floor plan – (ref: 10-100-D) – date received: 23/04/2026
- Proposed rear and side elevations – (ref: 10-201-C) – date received: 16/06/2026
- Proposed roof plan – (ref: 10-103-D) – date received: 23/04/2026

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 plans.

REASON: In the interest of the visual amenity and character of the area.

4. The balcony hereby approved shall not be first brought into use until the privacy screening and obscure glazing details shown on the approved plans have been installed. The obscure glazing shall be Pilkington Level 3 or equivalent and shall thereafter be permanently retained as such for the lifetime of the development.

REASON: In the interests of safeguarding the privacy and amenities of neighbouring occupiers, in accordance with Core Policy 57 of the Wiltshire Core Strategy.