

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02444
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Bonham Lodge, Warminster Road, South Newton, Salisbury, SP2 0QW
DEVELOPMENT DESCRIPTION:	Rear single storey extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

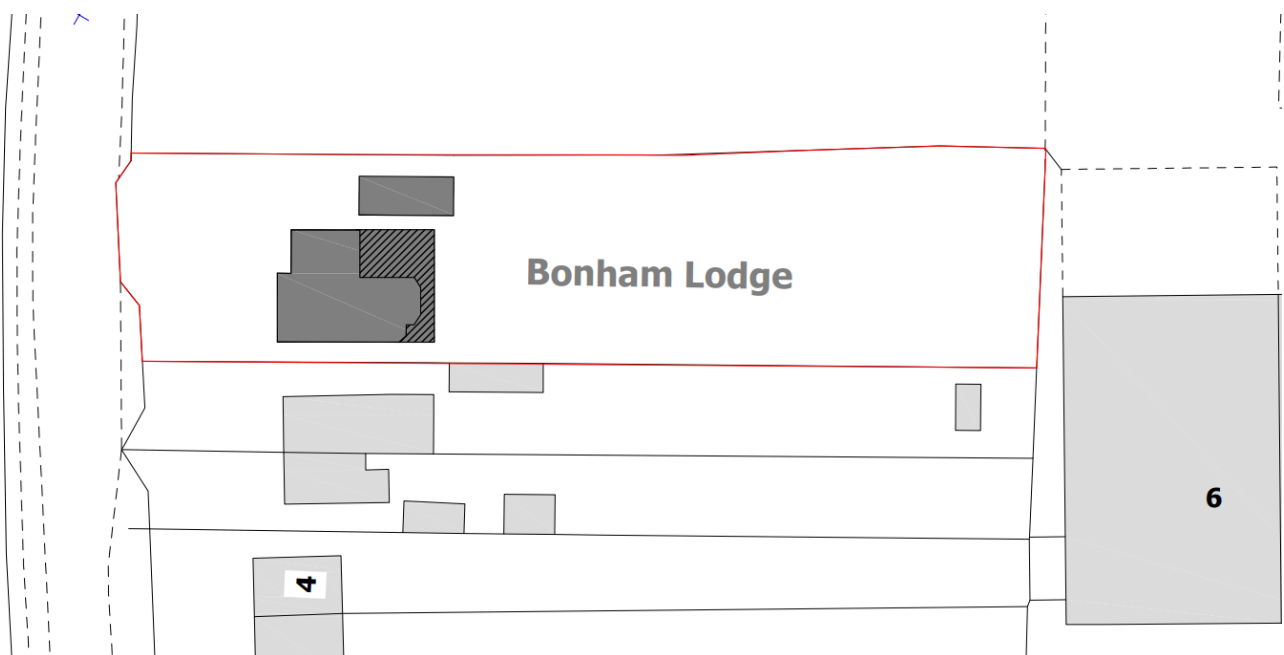
The proposal seeks planning permission for a single storey rear extension on the east facing rear elevation. This is to provide additional open plan living space and a larger kitchen. A solar panel array is also proposed on the roof of the extension.

SITE DESCRIPTION/CONTEXT

Bonham Lodge is a 2.5-storey detached dwelling located on the north-eastern side of Warminster Road, within the northern part of South Newton. The site is bounded to the south by residential properties and to the north and east by the South Newton Industrial Estate. To the west, on the opposite side of Warminster Road, the surrounding land is predominantly in agricultural use.

The dwelling is set back approximately 20 metres from the highway and is served by a large gravelled parking area. It benefits from a substantial rear garden, which is enclosed and screened by mature hedging.

The site lies within the built-up area of the Small Village of South Newton, as defined by Core Policies 1, 2 and 33 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
PL/2022/02172 - Lawful development: Proposed use Decision - Approve Date: 12/4/2022 – Proposed loft conversion
S/2007/2155 - Full planning permission Decision - Approve with Conditions Date: 5/12/2007 – REPLACEMENT CONSERVATORY TO REAR
16/05058/FUL - Full planning permission Decision - Approve with Conditions Date: 26/7/2016 – Two storey rear extension, loft conversion and alterations
19/03281/FUL - Full planning permission Decision - Approve with Conditions Date: 23/5/2019 – Two storey rear extension, loft conversion and alterations (resubmission of previously approved scheme 16/05058/FUL with no alterations)
PL/2022/05158 - Lawful development: Proposed use Decision - Approve Date: 22/8/2022 – Certificate of lawfulness for proposed loft conversion with addition of box dormer (amendment to PL/2022/02172)
PL/2024/03041 - Householder planning permission Decision - Approve with Conditions Date: 22/5/2024 – Proposed two storey rear extension, to provide open plan kitchen/living/dining with bi-fold doors to rear. Addition of bedrooms to first floor.
PL/2025/08433 - Householder planning permission – Swimming Pool to the rear and office extension above garage.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 33: Spatial Strategy for the Wilton Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

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

South Newton Parish Council: No representation received.

REPRESENTATIONS

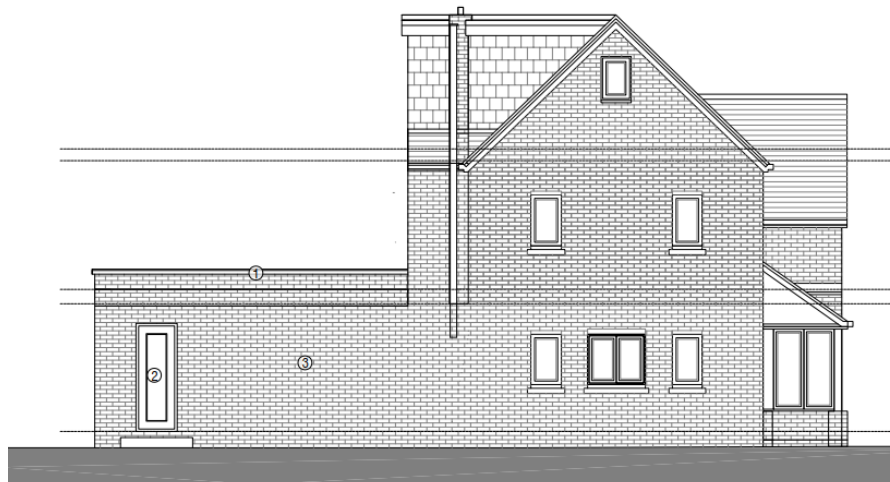
No comments were received.

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 - Proposed Side Elevation



14 - Proposed Side Elevation



14 - Proposed Side Elevation

Design and impact on the character and context of the area

Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy requires new development to achieve a high standard of design, responding positively to local context, character and the existing built form. In addition, Appendix D of the Wiltshire Design Guide provides guidance for householder extensions in terms of scale, siting, form and materials.

The proposed development comprises a single-storey rear extension positioned on the east-facing rear elevation. By virtue of its rearward siting and limited height, the extension would be largely screened from public vantage points and would not be readily visible within the street scene. As such, it would have a negligible impact on the character and appearance of the wider area.

In terms of scale and form, the extension is modest in its proportions and remains clearly subservient to the host dwelling. Its single-storey nature ensures it reads as a secondary addition and does not compete with the original building, despite a modest increase in footprint. The proposal replaces an existing conservatory and, following a site visit, it is considered that the development would result in a more coherent and unified rear elevation, regularising what is currently a disjointed building line.

The materials proposed, including facing brickwork and uPVC windows to match the existing dwelling, would ensure a satisfactory level of integration with the host property in terms of appearance and detailing. Solar panels are also proposed on the roof of the extension, these would not give rise to any harm to the character or visual appearance of the building or surrounding area. It is likely these fall under permitted development.

It is also a material consideration that planning permission was granted in 2024 for a larger two-storey rear extension in broadly the same location. The current proposal represents a reduction in that previously approved scheme, removing the first-floor element and therefore resulting in a less visually prominent and more subordinate form of development.

Having regard to the above, the proposal is considered to accord 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 development does not have an unacceptable adverse impact on the amenities of neighbouring occupiers. In addition, paragraph 135(f) of the National Planning Policy Framework (NPPF) requires that planning decisions secure a high standard of amenity for existing and future users.

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

The extension is limited to a single-storey form and is located to the rear of the dwelling. By virtue of its height, scale and siting, it would not give rise to any significant loss of daylight or

sunlight to neighbouring properties, nor would it result in any material increase in overshadowing when compared to the existing situation.

The relationship with the nearest neighbouring property, Fairview, has been specifically considered. The application site and Fairview are both detached dwellings and benefit from a reasonable degree of separation. The proposed extension does not project beyond the existing southern building line towards Fairview and is therefore not considered to introduce any additional overbearing impact or unacceptable sense of enclosure. Given this is a single storey extension there would be no material increase in overlooking or loss of privacy to neighbouring occupiers.

Overall, having regard to the scale, form and siting of the extension, the proposal is considered to result in a low level of amenity impact and would not give rise to any unacceptable harm to the living conditions of neighbouring residents. The development therefore accords with the requirements of Core Policy 57 (vii) of the Wiltshire Core Strategy and the relevant guidance contained within Appendix D of the Wiltshire Design Guide.

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:

- Location plan – (ref: 00-001-P2) – date received: 15/04/2026
- Proposed elevations – (ref: FR-10-200-P4) – date received: 24/04/2026
- Proposed roof plan – (ref: FR-10-103-P2) – date received: 05/05/2026
- Proposed site plan – (ref: FR-10-001-P1) – date received: 24/04/2026

- Proposed ground floor plan – (ref: 10-100-P3) – date received: 24/04/2026

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 'proposed elevations' plan.

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