

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02875
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	102a Portway, Warminster, BA12 8QF
DEVELOPMENT DESCRIPTION:	Single Storey Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension on the rear elevation of the host dwelling.

SITE DESCRIPTION/CONTEXT

The proposal relates to a detached bungalow located off Portway in Warminster, set to the rear of a semi-detached pair of properties. The property does not benefit from any vehicular access, but benefits from an off-road parking space to the front of the semi-detached properties. The application site lies within the conservation area and within the buffer zone of the Salisbury Plain Special Protection Area and within the Hampshire catchment area of the River Avon Special Area of Conservation.

PLANNING HISTORY

Proposal / Summary
17/01806/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 25/4/2017 – Detached retirement bungalow
17/09162/FUL - Full planning permission Decision - Approved with Conditions Date: 15/11/2017 – Erection of detached bungalow

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 2 Delivery Strategy

Core Policy 31 Spatial Strategy for the Warminster Community Area

Core Policy 50 Biodiversity and Geodiversity

Core Policy 57 Ensuring High Quality Design and Place Shaping

Core Policy 58 Ensuring the Conservation of the Historic Environment

Core Policy 60 Sustainable Transport

Core Policy 61 Transport and Development

Core Policy 64 – Demand Management

Core Policy 69 – Protection of the River Avon SAC

Emerging Policy – Wiltshire Local Plan Review

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The said Plan has no material weight for the purposes of the application.

Warminster Neighbourhood Plan 2015- 2026 Made November 2016

Wiltshire Local Transport Plan 2011 – 2026 (March 2015)

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

National Design Guide

CONSULTATION RESPONSES

Warminster Town Council: No 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.

Heritage, Design and Impact upon the character and context of the area

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

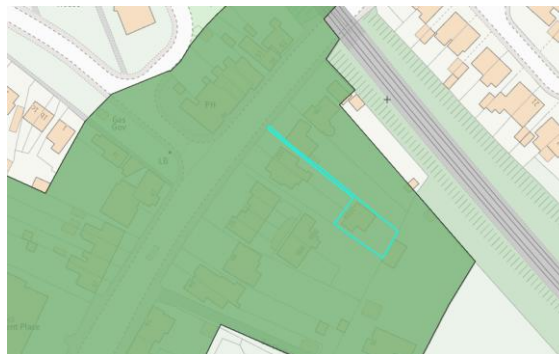
The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP57: Ensuring high quality design requires a high quality of design in all new development. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building

line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The property lies within the Warminster Conservation Area which envelopes the historic core of the town. As views in and out of the conservation area are important, the proposal has to be assessed mindful of Section 72 of the abovementioned Act as well as CP58 of the Wiltshire Core Strategy and the relevant paragraphs of the NPPF.



The work to be carried is to the rear of a single storey detached bungalow built around 2018 constructed of brickwork under a slate roof. Although a modern bungalow any work carried within this area should be carried sensitively due to the architectural importance of the Conservation Area.

In terms of applying Historic England guidance, care has been taken to design the extension as a modest infill extension to the southwest corner of the building. The roof of the proposed extension along with the roof of a previous single storey extension would be flat with roof lanterns incorporated into the structure. The single storey rear extension would sit at a height of 2.7m with a parapet wall. Although the eaves would be raised slightly compared to the existing arrangement, there would be less bulk overall given the proposed flat roof would replace two hips.



Existing (left) and proposed (right) rear elevation

The applicant seeks to use matching brick elevations on the side elevations and timber cladding on the rear with UPVC fenestration to match existing. The use of natural sustainable materials is supported and given the limited works proposed, that would be set within the built

envelope of the application site, it is considered that there would be nominal harm to the conservation area.

Officers raise no objections as the proposal, by virtue of its scale, would preserve the character and appearance of the conservation area and would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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.

All windows proposed would overlook the applicant's private residential curtilage to the rear elevation, therefore no overlooking concerns are raised.

The proposal relates to a single storey extension that would be positioned on a detached bungalow. The host dwelling maintains good separation distances to any neighbouring occupiers therefore no concerns are raised in relation to any adverse overbearing or overshadowing impacts or loss of light to neighbouring properties.

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 property doesn't not benefit from any vehicular access, but benefits from an off-road parking space to the front of the semi-detached properties, No's 100 and 102 to the northwest of the host dwelling agreed under the original permission for the bungalow (17/09162/FUL).

The host dwelling currently benefits from two bedrooms and the rear extension would introduce a third bedroom. In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) two on-site car parking spaces would be required for a 3-bed dwelling (standard min. size 2.4m x 4.8m), which is the same criteria for a two bed roomed dwelling.

The existing arrangement is deficient of a single space to meet the criteria for two on-site car parking spaces, and this proposal whilst introducing an additional bedroom would also only require two off road parking spaces to be provided. Therefore, the proposal would not exacerbate the off-road parking pressure over and above that which is already existing.

Paragraph 116 of the NPPF states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'

Given that a space is provided and that the proposal is only deficient by a single space, in reasonably close proximity to the town centre, it is submitted that this proposal is acceptable in highway terms.

In terms of Para.116 of the NPPF, any displaced parking in the locality would not cause such harm that refusing permission on these grounds would be reasonable or justified. As such, the proposal would comply with the policy highlighted above.

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.

Salisbury Plain SPA

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds. Therefore, potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed. However, given that this proposal relates to an extension to existing accommodation only, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

River Avon SAC

The site is located within the Hampshire catchment area of the River Avon SAC where phosphates and nutrients are carefully controlled and monitored. However, given that this proposal relates to an extension to existing accommodation only, without the creation of

separate independent living accommodation, it is considered that there would not be any adverse impacts on the phosphates/nutrient discharge.

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

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, heritage, 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.