

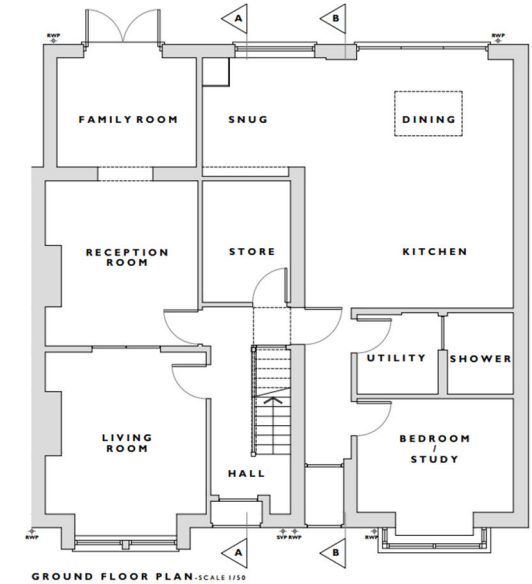
# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                          |                                     |
|--------------------------|-------------------------------------|
| APPLICATION REFERENCE:   | PL/2026/03213                       |
| APPLICATION TYPE:        | Householder planning permission     |
| SITE ADDRESS:            | 43 Empire Road, Salisbury, SP2 9DE  |
| DEVELOPMENT DESCRIPTION: | Proposed first floor extension.     |
| RECOMMENDATION:          | That Planning Permission be GRANTED |

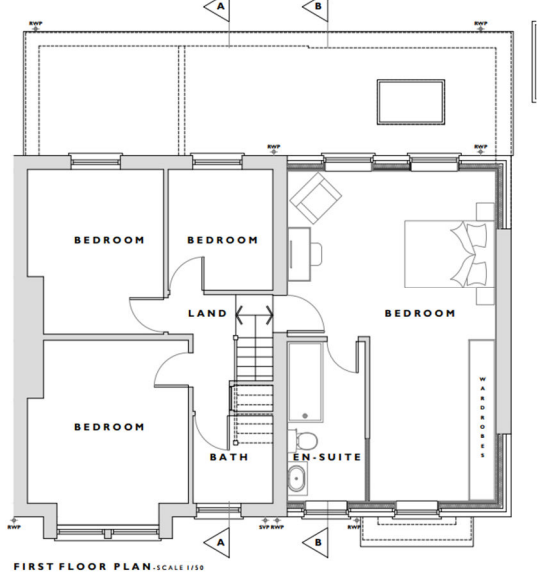
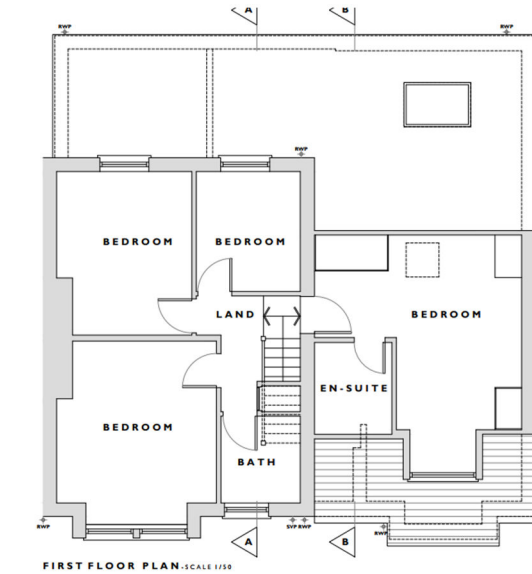
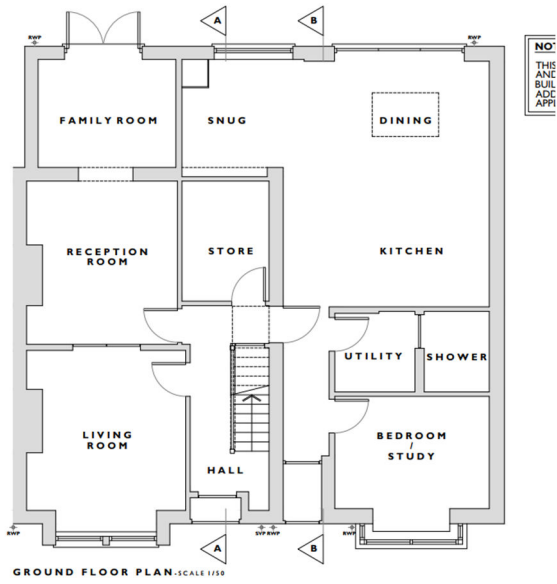
## PROPOSAL

The proposal seeks planning permission for a first floor extension to create a larger bedroom and ensuite. The extension would replace an existing ‘room in the roof’ side extension, with a full first floor and raise the ridge and eaves to match that of the two storey part of the dwelling. The property would retain four bedrooms.

Existing



Proposed



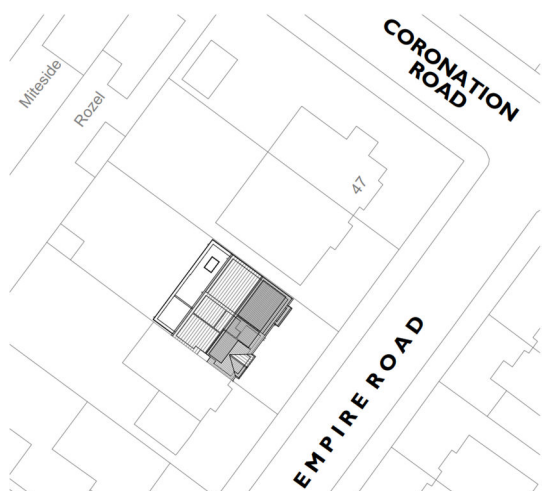


## SITE DESCRIPTION/CONTEXT



The application relates to 43 Empire Road, a semi-detached, two storey dwelling in an established residential area of the principal settlement of Salisbury as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area).

The site is surrounded by residential properties, with an enclosed front and rear gardens. The property has had a single storey rear extension and a 1.5 storey side extension.



The application site is situated within the catchment of the River Avon Special Area for Conservation (SAC). It is also within the 13.8km recreational zone of influence for New Forest Protected Sites. The site is within Flood Zone 1.

## **PLANNING HISTORY**

| <b>Proposal / Summary</b>                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S/2000/0065 - Full planning permission Decision - Approve with Conditions Date: 14/3/2000 – TWO STOREY EXTENSION TO SIDE INCLUDING PART SELF CONTAINED ACCOMMODATION FOR DISABLED PARENT |
| 19/07224/FUL - Full planning permission Decision - Approve with Conditions Date: 6/9/2019 – Proposed single storey rear flat roof extension                                              |

## **RELEVANT POLICIES AND GUIDANCE**

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Spatial Strategy for the Salisbury 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
- Core Policy 67: Flood Risk

Salisbury Neighbourhood Development Plan 2020 to 2038. Made March 2025

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 Council: No comment

## **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.

The application is seeking planning permission to replace and extend the existing first floor, in-roof, side extension with a full first floor, with a ridge height to match the main dwelling. The first floor extension would extend one of the bedrooms and ensuite. Two windows are proposed on the east, street facing elevation, in place of an existing dormer window and two windows are proposed on the rear elevation, in place of a roof light. The proposals reflect the character of the existing dwelling in proportion and style. The materials are proposed to be facing brick, with a slate roof to match the existing.

Appendix D of the Wiltshire Design Guide advises that a well-designed extension respects the original building and the neighbouring properties by being subservient, supporting additions and by seeking to fit into the general street scene. The proposed extension would extend the ridge and eaves height of the existing dwelling and not include for any step-in in plan, it can therefore not be considered subservient. It also introduces a two storey element, close to the boundary with the neighbour no 45 Empire Road. However, many properties along Empire Road have been extended in this way, including the immediate neighbour to the north, no 45 Empire Road and opposite, no 48 Empire Road. It is therefore considered in this instance, to be acceptable.

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.

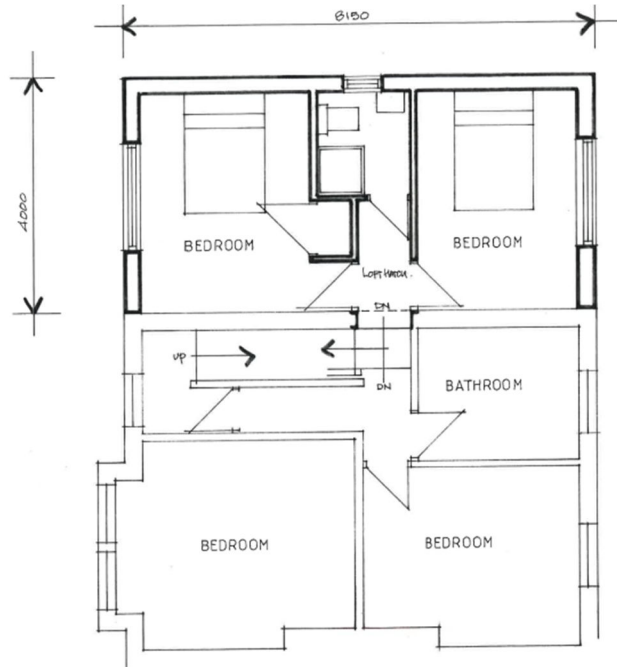
The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The application site has other residential properties on all sides. As is generally expected and accepted in built up areas such as this there is a high degree of inter-visibility between neighbouring dwellings. New windows are proposed on the front and rear facing elevations, these replicate existing windows in the original dwelling and are not considered to significantly increase levels of overlooking.

The increase in ridge height, from 1.5 storey, to full two storey, with a gable end does have the potential to impact adjoining neighbour no 45 Empire Road due to the proximity. There is a window on the gable end of this property, facing towards no 43 Empire Road. Planning records (18/06508/FUL) show that this window serves a bathroom (non-habitable) and condition 3 of the planning permission requires this window to be obscure glazed and fix with a ventilation stay:

- 3 The window in the south west elevation shall be glazed with obscure glass only to an obscurity level of no less than level 5 and fixed with a ventilation stay restricting the opening of the window] prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.



It is considered that the existing side extension already partially restricts the light available to this bathroom window. Furthermore, Condition 3 of permission 18/06508/FUL prevents the window from having any outlook. It is also recognised that the obscure glazing further limits the level of natural light received. As such, it is considered that whilst the increased height of the proposed gable end would potentially result in some reduction in light levels reaching the

window, this would not result in an unacceptable loss of daylight that would warrant refusal of the scheme in the circumstances. No new windows are proposed in the northeast elevation, and a condition will be imposed to ensure that none are introduced. No representations have been received from this neighbour.

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.

No increase in bedrooms are proposed.

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 New Forest Protection Sites 13.8km Recreation zone of influence and Hampshire River Avon Catchment 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. The development complies with Core Policy 50 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, 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:

495-PR-106 Proposed Site Plan, received 19.05.2026  
495-EX-106 Site and Location Plan, received 19.05.2026  
495-PR-002 Proposed First Floor Plan, received 19.05.2026  
495-PR-006 Proposed Front Elevation, received 19.05.2026  
495-PR-001 Proposed Ground Floor Plan, received 19.05.2026  
495-PR-008 Proposed Rear Elevation, received 19.05.2026  
495-PR-003 Proposed Roof Plan, received 19.05.2026  
495-PR-005 Proposed Section, received 19.05.2026  
495-PR-004 Proposed Section, received 19.05.2026  
495-PR-007 Proposed Side Elevation, received 19.05.2026

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts, amends (with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the north east elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.