

HOUSEHOLDER PLANNING APPLICATION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02776
APPLICATION TYPE:	Householder
SITE ADDRESS:	9 Bradley Close, Warminster, BA12 8BW
DEVELOPMENT DESCRIPTION:	Single storey rear extension and small two-storey extension at entrance
RECOMMENDATION:	Approve with Conditions.

PROPOSAL

The proposal seeks householder planning permission for the construction of a single storey rear extension and a small gable front extension that would serve the stairs and landing at first floor level.

SITE DESCRIPTION/CONTEXT

The site is an area of established residential development, where there is a mix of bungalows, the site consists of a semi-detached bungalow which currently has three bedrooms, the proposal would see the gable offering natural daylight to the at first floor level, with the scheme not increasing the number of bedrooms. The property is in a corner location within a cul de sac.

The site is located within the Salisbury Plain SPA 6400m buffer zone and is not within any bat zones. Likewise, the site is not with a Conservation Area.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/A

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 31 Spatial Strategy for Warminster.
- Core Policy 57 Ensuring High Quality Design and Place Shaping.
- Core Policy 50: Biodiversity and Geodiversity.
- Core Policy 51: Landscape.
- Core Policy 58: Ensuring the Conservation of the Historic Environment.
- Core Policy 61: Transport and New Development.
- Core Policy 64: Demand Management.
- Core Policy 67: Flood Risk.

Warminster Made 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

Emerging Wiltshire Local Plan:

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of this application.

CONSULTATION RESPONSES

Warminster Town Council: No objections.

REPRESENTATIONS

No third-party comments were received.

PRINCIPLE OF THE PROPOSAL.

The principle of the proposed scheme is acceptable for the reasons as discussed below.

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 the Warminster 'made' Neighbourhood Plan for.

Design and Impact upon the 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 proposals can be viewed within the following plan snippets taken from the submitted plans:





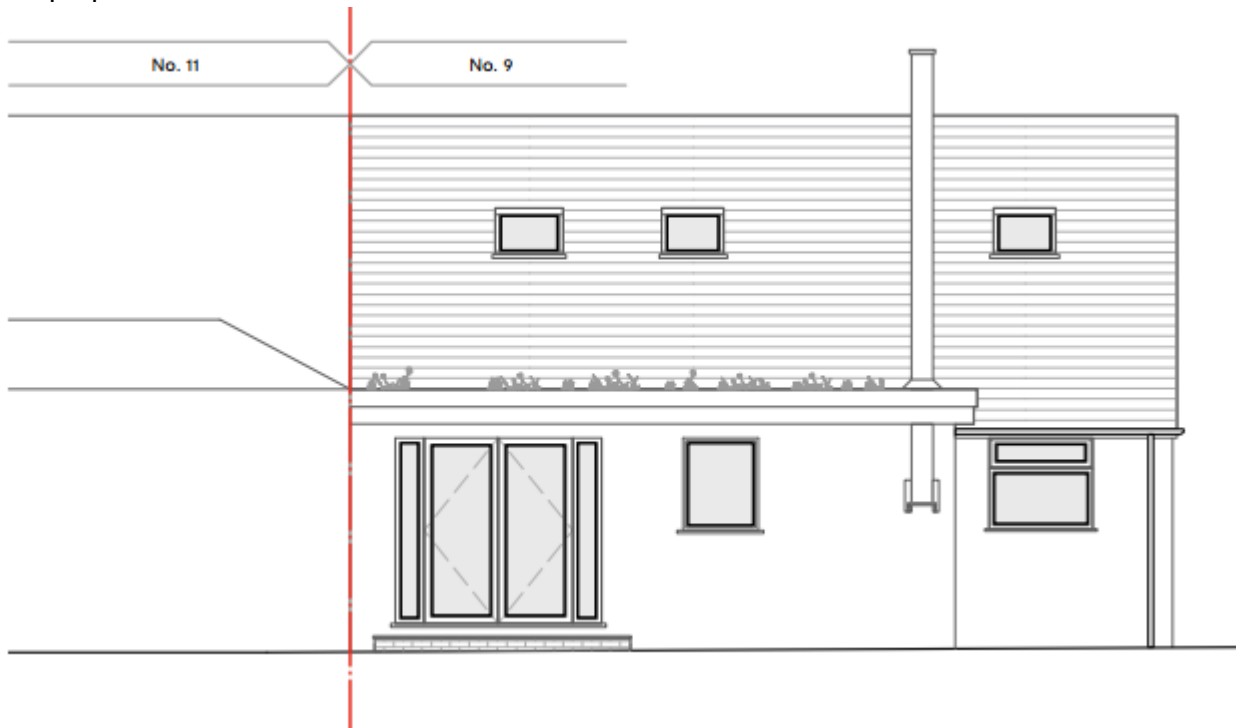
Existing & Proposed Rear Elevations.

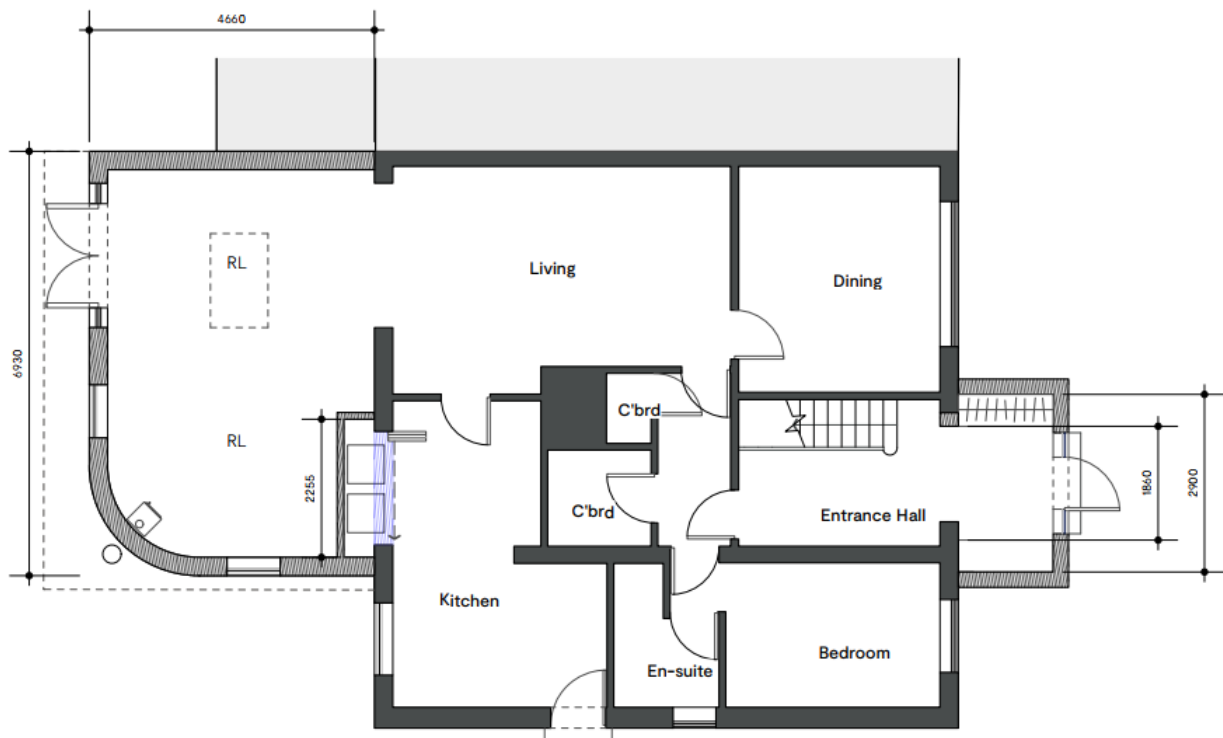
The proposal would see the construction of a single storey rear extension that would provide additional space or accommodation for the living room, it would have bi-fold doors that would open out onto the rear garden area.

In addition, a front facing pitched gable extension is also proposed, which would have a picture window incorporated within it; which in design terms would serve to break up the solid visual mass of the existing roof tiles. This window would serve to offer natural day light and headroom for the stairs and landing, the existing first floor accommodation within the building would remain unaltered. In terms of materials, the gable proposal would have matching materials with roof tiles and also hanging wall tiles, together with matching render.

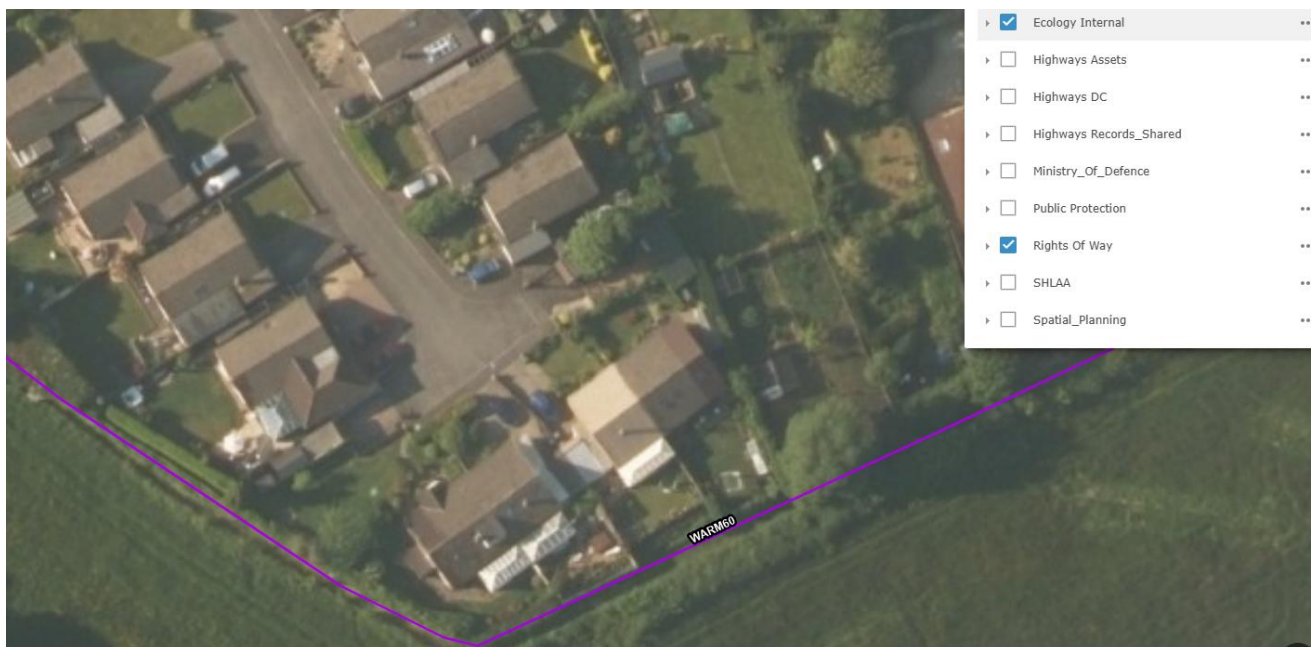
Likewise, the rear extension would also have matching render. The scheme is seen as a modest proposal which is supported as it would enhance the host building.

The proposal also includes the installation of a flue to serve a wood burner as shown below





The flue would be 3.9m high and would be finished in matt black and would be visible from the WARM60 PRoW Footpath located to the south of the property as shown below. The flue would however be seen in the context of the rest of the dwellinghouse and the neighbouring properties and would not appear visually harmful, although it would be a noted feature at the property.



Therefore, in summary, 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.

Neighbouring Amenity Effects

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 front facing extension would face and look onto the south facing end garage elevation and roof plane of the neighbour at No.7. These two elevations do not have any fenestration and an outbuilding belonging to the host dwelling serves to visually intersect this distance, consequently it is concluded that the amenities of No.7 would not be significantly impacted upon by this proposal. The following photograph taken from Street View shows the neighbour relationship:



Likewise, due to the location and orientation of the proposal, there would not be any significant overshadowing or loss of light to the most immediate neighbours at No.11 and No.7. The proposal therefore accords with Core Policy 57 point vii. in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highway Matters.

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 proposed development would not have an increase in bedroom numbers and would also continue to use the established site access, which would not be altered and would not have any adverse impact on highway safety. Adequate parking and turning provision is provided within the site and such access arrangements are acceptable.

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 CP50 requires no net loss of biodiversity on site. The site is located within the Salisbury Plain SPA 6400m buffer zone, however, the proposed development because of its minor nature and established urban location is considered unlikely to result in harmful ecological impacts. There is no mechanism for significant effects from recreational pressure since it does not result in the creation of a new dwelling. Accordingly, the proposal is acceptable in this regard. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain. This application is 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, because the proposal is a householder extension.

CONCLUSION

The proposed development is 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 and 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: Planning Permission be GRANTED subject to conditions.