

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00669
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 St Francis Crescent, Salisbury, SP1 3QT
DEVELOPMENT DESCRIPTION:	Proposed two storey extension and single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

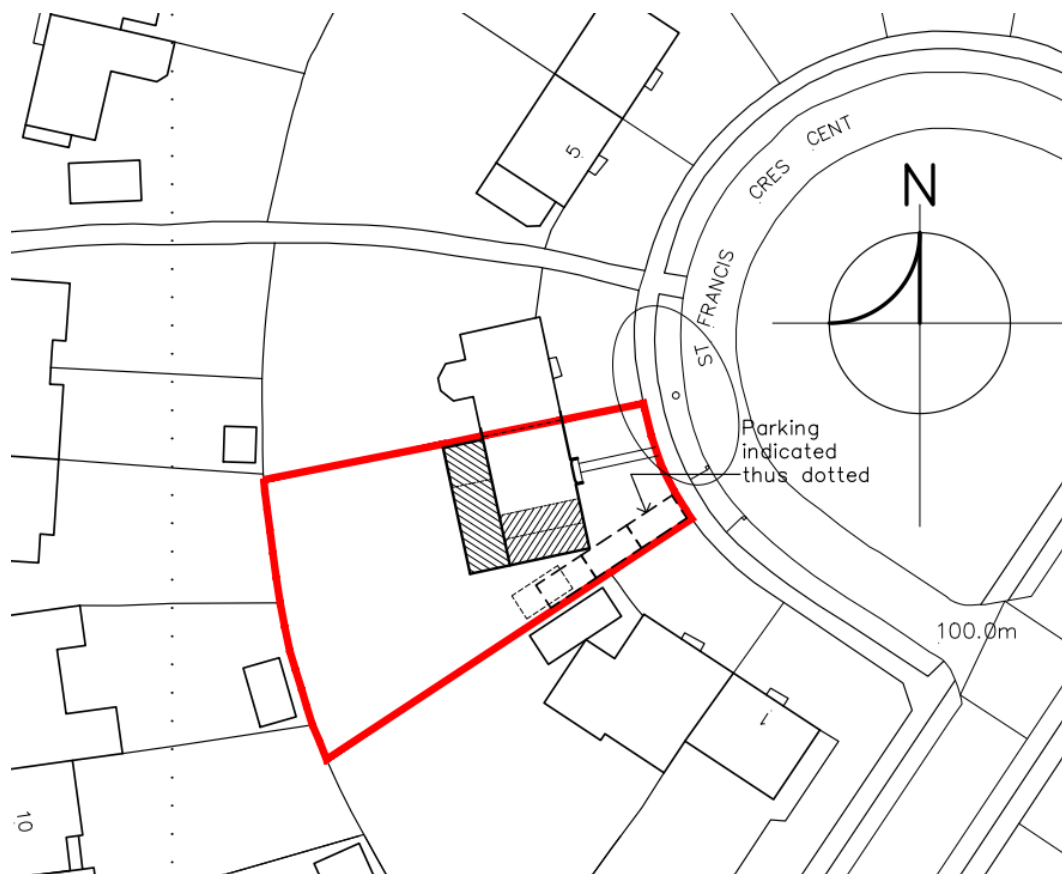
The application seeks planning permission for the erection of a two-storey side extension on the south-facing elevation and a single-storey rear extension on the west-facing elevation. The development would provide an additional bedroom with an en-suite, facilitate internal alterations, and create an open-plan kitchen and dining area.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey, semi-detached dwelling with a pitched roof, an open front garden, a private rear garden, and existing off-street parking provision.

The surrounding area within St Francis Crescent is characterised by similar semi-detached properties, many of which have been extended in a comparable manner, including two-storey side extensions and single-storey rear extensions.

Residential properties adjoin the site to the north, south and west. A large tree located on highway land is positioned to the front of the site, adjacent to the front gardens of Nos. 3 and 4 St Francis Crescent. The site lies within the Principal Settlement of Salisbury, as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.





PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury 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

Salisbury City Council: comment – with the following text received:

‘Salisbury City Council would like the neighbour’s concerns regarding the loss of their privacy and the Arboricultural officer’s comments regarding the protection of the tree to be taken into account.’

WC Highways: no objection – subject to condition – a summary of the response is copied below – the suggested condition has been added to the decision.

'These revisions are now acceptable, the property is now proposed to be a simple 4 bed dwelling with no annexe, this will require 3 off street parking spaces which are shown. The space between the property boundary on the south and the wall of the proposed extension is approximately 2.5m, which is tight for a large vehicle to drive through but manageable. The existing dropped kerb will not require extending for this proposal. I raise no highway objection providing the following condition is imposed:'

Arboricultural Officer: comment – with the following text received:

'It appears there may be a need to alter levels within the Root Protection Area (RPA) of the tree outside the property. If this is the case, or if new surfacing needs to be laid in the RPA, I will require an Impact Assessment and Method Statement, in order to assess impact.'

REPRESENTATIONS

One objection was raised by the owner/occupier of a dwelling on Pauls Dene Crescent to the rear of 3 St Francis Crescent to both the original, now superseded plans, and the revised proposed plans.

The initial objection raised concerns on the following:

- Loss of privacy from proposed rear windows
- Loss of light due to size of extension
- Over development of the dwelling given size of extension
- Concerns about the large tree on highway land at front of the property.

Following revised plans one ground of objection remains, this being loss of privacy created by the proposed bedroom window.

All amenity concerns raised in this objection are duly considered throughout this report.

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 on 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.

SUPERSEDED Proposed front elevation



East Elevation scale 1:50 • A1 (1:100 • A3)

REVISED Proposed front elevation



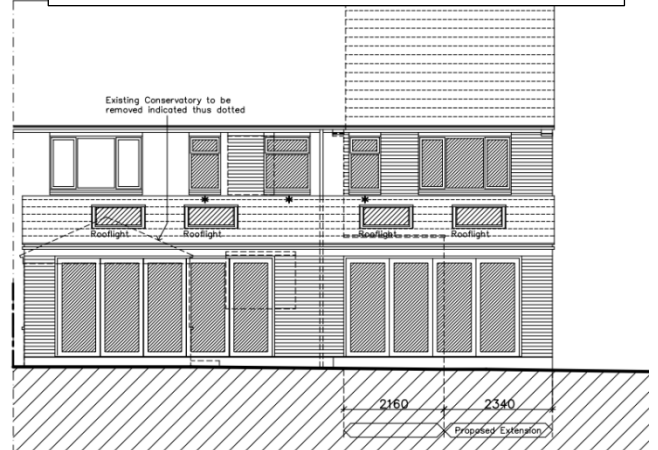
East Elevation scale 1:50 • A1 (1:100 • A3)

SUPERSEDED Proposed rear elevation



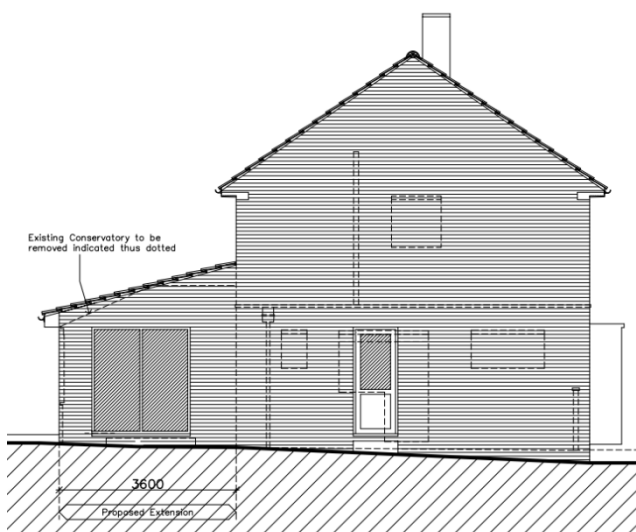
West Elevation scale 1:50 • A1 (1:100 • A3)

REVISED Proposed rear elevation



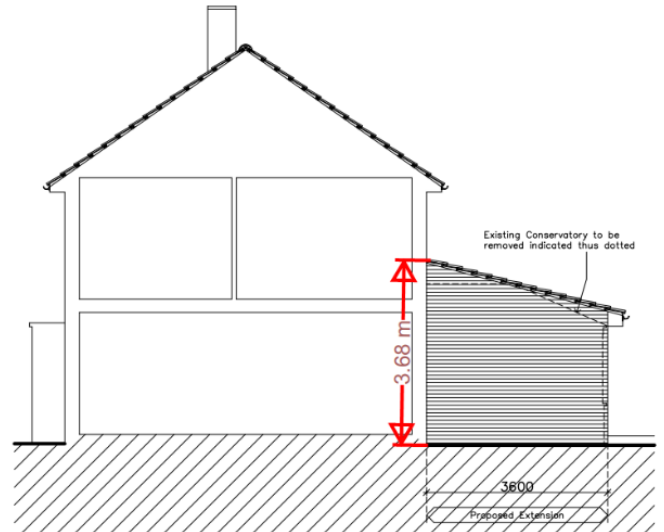
West Elevation scale 1:50 • A1 (1:100 • A3)

REVISED Proposed side elevation



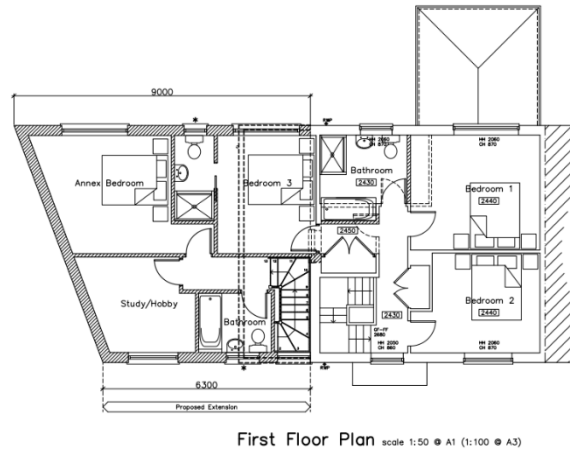
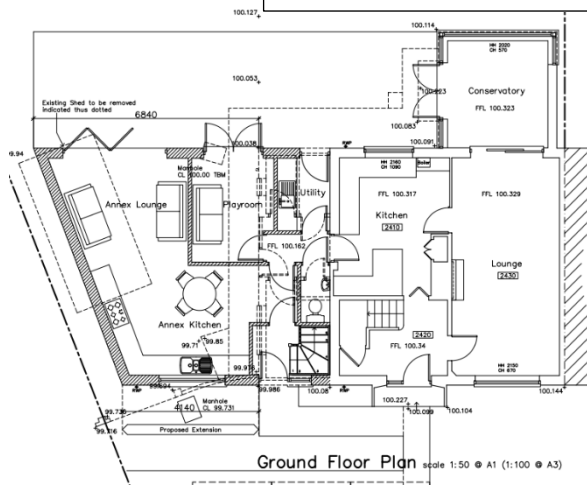
South Elevation scale 1:50 • A1 (1:100 • A3)

REVISED Proposed side elevation

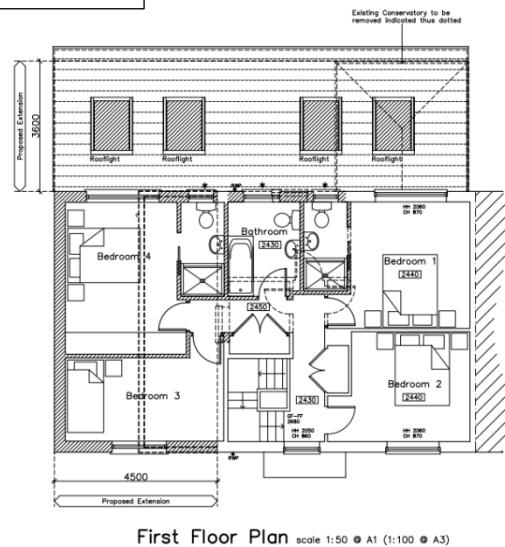
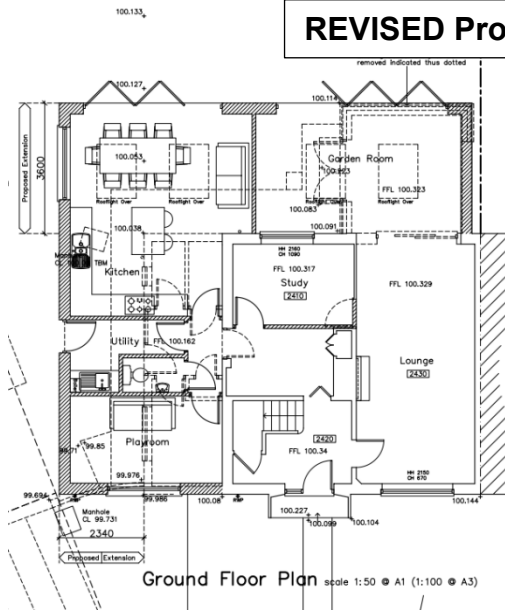


North Elevation and Section scale 1:50 • A1 (1:100 • A3)

SUPERSEDED Proposed floor plans



REVISED Proposed floor plans



Two storey side extension

The proposed two storey side extension forms part of the principal east-facing front elevation and, as such, has the potential to significantly influence the appearance of the dwelling within the street scene and, by extension, the character of the wider area. The case officer has therefore given careful consideration to the design, scale and visual impact of the proposal.

Firstly, the established context of St Francis Crescent is an important consideration. Over the past 20+ years, the Local Planning Authority has granted permission for a number of similar two storey side extensions within the crescent, notably including the attached neighbouring property at No. 4. This demonstrates that the principle of such extensions is well established and, in turn, creates a clear expectation in terms of their design, form and proportions.

The previously approved extensions broadly follow a consistent pattern. They typically represent an approximate 40% increase in footprint and massing to the principal elevation, incorporate a pitched roof with the ridge aligned to that of the host dwelling, and run flush with the front, rear and side elevations. Materials are generally matched closely to the host dwelling, recognising natural variation due to weathering over time. Proportionate and well-balanced glazing is also a defining characteristic of these extensions. Collectively, these consistent design features have ensured that the incremental extension of dwellings has not

eroded the coherence of the street scene over time. This established pattern therefore provides a clear and relevant benchmark for assessing the current proposal.

The initial submission proposed a substantially larger two storey side extension which sought to significantly increase the footprint and massing of the dwelling to a level well beyond that seen elsewhere in the crescent. This included the introduction of an annexe within the extended element and an irregular, angled south-facing side elevation. Concerns were raised by the case officer regarding the excessive scale and its harmful impact on the character and appearance of the dwelling and street scene, as well as associated implications for parking provision, discussed later in this report.

A subsequent revised scheme did not adequately address these concerns and was not progressed to consultation as it retained the excessive footprint, massing and awkward side elevation. The applicant was advised that an acceptable form of development would need to closely follow the established pattern within the crescent, particularly in terms of footprint, scale and form.

Following this advice, a further revised scheme was submitted. This removed the annexe element and reduced the scale of the extension to align with the approximately 40% increase seen elsewhere. The side elevation was simplified to a straight form, consistent with the established character of similar extensions in the street. These plans also introduced a rear extension element. A full reconsultation was carried out on the proposals.

The concern raised by a neighbouring occupier in relation to overdevelopment is acknowledged. It is agreed that the original submission represented an excessive and over-intensive form of development that would have been harmful to the character of the host dwelling and wider area. However, the revised scheme has addressed these concerns through a significant reduction in scale and massing and now reflects the pattern of development established within St Francis Crescent. It is also noted that this concern was not repeated in the representation submitted in response to the revised plans, which further indicates that the amended proposal has overcome this issue.

The final revised scheme achieves a form of development that is proportionate and consistent with the prevailing pattern of extensions within the crescent. The proposed extension incorporates appropriate proportions, a matching roof form, and glazing that is in keeping with the host dwelling. Whilst the resulting dwelling will be larger than its original form, when viewed alongside No. 4, the pair will appear more balanced and symmetrical due to the comparable two storey additions.

It is acknowledged that the rear elevation at first floor level includes a number of separate window openings. Whilst this is not an ideal design outcome in purely visual terms, it reflects the internal layout required to serve multiple rooms, including bedrooms and bathrooms. Given that this elevation is located to the rear and not visible from the public realm, it is not considered to result in any material harm to the character or appearance of the dwelling or wider area.

Single storey rear extension

The proposed single storey rear extension is located to the rear of the dwelling and is not visible from the public street scene. As such, its impact on the character and appearance of the wider area is negligible. Notwithstanding this, its design, scale and relationship with the host dwelling have still been carefully considered.

There is a clear and realistic fall-back position in this case, as the dwelling retains its permitted development rights. Under these provisions, a single storey rear extension of up to 3 metres in depth and 3 metres in height could be constructed across the rear elevation without the need for planning permission. The proposed extension exceeds these parameters to a limited degree, with an approximate height of 3.7 metres and depth of 3.6 metres, as well as extending across part of the new side extension.

In addition, it is evident from aerial imagery and the established character of the area that similar single storey rear extensions are a common feature within St Francis Crescent, including at Nos. 6 and 10. This further reinforces the acceptability of such additions within the local context.

Taking into account the limited increase beyond permitted development rights, the established pattern of development in the area, and the contained rearward position of the extension, the proposal is considered to represent an appropriate and proportionate addition to the host dwelling. It would not result in any material harm to the character or appearance of the dwelling or surrounding area.

Conclusion

Having regard to the above, the proposed development is considered to respond appropriately to the established character, form and pattern of development within St Francis Crescent. The two storey side extension has been carefully designed to align with the scale, proportions and detailing of similar approved extensions, thereby maintaining the coherence of the street scene. The single storey rear extension, by virtue of its siting and modest scale, would have a negligible visual impact.

Overall, the proposal would not result in harm to the character or appearance of the host dwelling or wider area. The development is therefore 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 impact on the residential amenity of neighbouring properties. The National Planning Policy Framework (NPPF), particularly paragraph 135(f), requires that planning decisions secure 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. One objection has been received from a neighbouring property to the west of the site. This representation has been carefully

considered, and the case officer has undertaken a thorough assessment of the amenity impacts, including a site visit.

Firstly, before undertaking a detailed assessment, it is important to understand the spatial relationship between the application site and neighbouring dwellings in order to identify those most likely to be affected. The immediate neighbouring dwelling to the north is the attached property at No. 4 St Francis Crescent. To the south, at a slight south-easterly angle, is No. 2 St Francis Crescent, which is detached from the application site. The separation distance between the proposed two storey side extension and habitable rooms at No. 2 is approximately 15 metres. To the west are the rear gardens and dwellings on Pauls Dene Crescent, namely Nos. 10, 12, 14 and 16, which are located at a distance of approximately 30–40 metres from the proposed extensions to the neighbouring dwellings. These properties represent the primary receptors for assessment. All have been consulted as part of the application and revised plans, with one objection received.



3D Google Streetview of site and surrounding area

Overbearing, overshadowing and loss of light

The potential for overbearing impact, overshadowing and loss of light has been considered in relation to each neighbouring property.

With regard to the two storey side extension, this addition sits flush with the existing building line and is positioned on the southern side of the dwelling. As a result, it would not be visible from within No. 4 St Francis Crescent when viewed from habitable rooms, and only limited views would be possible from the rear garden. Given its location to the south of No. 4 and its alignment with the existing built form, the extension would not give rise to any material increase in overbearing impact or loss of light beyond that already experienced from the existing dwelling.

In relation to No. 2 St Francis Crescent, this property would have the most direct view of the side extension. However, due to the angled relationship between the properties and a

separation distance of approximately 12–15 metres, together with the presence of the detached garage at No. 2, the proposal would not result in an unacceptable overbearing effect or material loss of light or overshadowing. The scale and siting of the extension are such that it would not appear unduly dominant when viewed from this property.

Turning to the properties on Pauls Dene Crescent to the west, it is noted that this is the origin of the objection. The separation distance between the rear elevations of the application site and these properties is approximately 30–40 metres. This significant distance is a key factor in preventing adverse amenity impacts. The single storey rear extension, while extending slightly closer to these properties, remains of limited height and would not result in any material loss of light, overshadowing or overbearing impact.

The two storey side extension increases the width of the dwelling but does so laterally rather than projecting towards Pauls Dene Crescent. As such, it does not materially reduce the separation distance between opposing dwellings, nor does it introduce built form closer to these receptors. The visual presence of the extension when viewed from Pauls Dene Crescent would remain limited by distance and perspective, meaning no undue sense of enclosure or dominance would arise.

It is also noted that earlier iterations of the scheme attracted concern in relation to loss of light and excessive scale. Whilst those concerns are acknowledged, the revised scheme has been significantly reduced in scale. Importantly, even the earlier proposals were not considered to give rise to unacceptable loss of light to properties on Pauls Dene Crescent due to the substantial separation distance. The current proposal further reduces any potential impact, demonstrating that concerns raised throughout the application process have been addressed.

In respect of No. 4 St Francis Crescent, consideration has also been given to the impact of the single storey rear extension. As an attached property to the north, this relationship is the closest. The extension will result in some additional shadowing to the rear garden at certain times of day. However, the extension remains single storey and only modestly larger than what could be achieved under permitted development. The increase in height (approximately 0.7 metres) and depth (approximately 0.6 metres) beyond permitted development parameters is limited and would not materially increase overshadowing beyond what could reasonably occur as a fallback position. As such, the proposal would not result in an unacceptable loss of light or overbearing impact to No. 4.

Loss of privacy

The impact of the proposal on privacy has been carefully considered, with particular regard to overlooking between the application site and neighbouring dwellings.

It is important to recognise that the existing layout of St Francis Crescent and Pauls Dene Crescent results in an established and mutual pattern of overlooking. All dwellings within this arrangement have views from first floor rear windows into at least one other dwelling's rear garden and, in some cases, towards rear elevations. This relationship is inherent to the layout and is a common and expected characteristic of medium density residential estates.

The proposed development includes additional first floor openings; however, those serving bathrooms will be obscurely glazed to level 5, secured by condition, thereby preventing direct views and ensuring no loss of privacy arises from these elements.

On the south-facing elevation, the proposal removes an existing first floor window and does not introduce any replacement opening. This results in a reduction in overlooking towards No. 2 St Francis Crescent, representing a clear amenity benefit. In addition, permitted development rights have been removed for any further first floor openings on this elevation to ensure that the relationship is controlled going forward.

The only additional clear glazed opening is the three-panel window serving the new fourth bedroom on the west-facing rear elevation. In respect of No. 4 St Francis Crescent, this window does not create any additional overlooking given that existing first floor windows are already positioned closer to the shared boundary and provide a more direct outlook.

The objection received raises concern that this additional window would introduce a new and harmful level of overlooking towards properties on Pauls Dene Crescent and that the current situation affords a private outlook. This position is not supported by the physical reality of the site or the established pattern of development. There is already a clear and mutual relationship of overlooking between properties on St Francis Crescent and Pauls Dene Crescent, with rear-facing first floor windows allowing views across rear gardens at distances of approximately 30–40 metres.

The proposed window does not introduce a new or materially different view. Rather, it provides a similar outlook to that already experienced from existing first floor windows at the application property and neighbouring dwellings. Whilst it may incrementally widen the angle of view, it does not materially change the nature, extent, or degree of overlooking. Views remain over a substantial separation distance and are consistent with those already experienced across the area.

Furthermore, all dwellings within this part of both streets are subject to comparable overlooking relationships, each having views into at least one other dwelling's rear curtilage. The proposal does not create an isolated or uniquely harmful relationship but instead maintains the established pattern. This same analysis of material increase in overlooking applies for the impact the new window will have on overlooking into the rear garden of 2 St Francis Crescent.

Accordingly, the development would not result in a material loss of privacy to neighbouring occupiers, and the concerns raised are not substantiated to a degree that would justify refusal of the application.

The single storey rear extension, by virtue of its limited height, does not give rise to overlooking despite the inclusion of glazing. In addition, restrictions have been secured to prevent the insertion of openings in the north-facing elevation, thereby protecting the privacy of No. 4 St Francis Crescent.

Conclusion

In assessing the amenity impacts of the proposed development, full regard has been given to the concerns raised through the objection, alongside the specific spatial relationships between the application site and neighbouring properties.

The proposal would not give rise to unacceptable overbearing impact, loss of light, or overshadowing, having regard to the separation distances, orientation, and the limited scale and siting of the extensions. In respect of privacy, whilst an additional first floor window is proposed, this would not materially alter the established pattern of mutual overlooking that exists between dwellings within St Francis Crescent and Pauls Dene Crescent.

The scheme has been appropriately refined during the application process to address earlier concerns and now represents a proportionate form of development. The impacts identified are limited, typical of the established residential context, and do not result in any material or adverse harm to the living conditions of neighbouring occupiers.

As such, the proposal does not give rise to any adverse impacts sufficient to warrant refusal of planning permission and is considered to comply with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Highways

Core Policy 57 (criterion xiv) of the Wiltshire Core Strategy seeks to ensure that development meets the requirements of Core Policy 61, which 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 Wiltshire Local Transport Plan. The National Planning Policy Framework (NPPF), particularly paragraphs 115 and 116, states that development should not have an unacceptable impact on highway safety and that safe and suitable access should be achieved for all users.

The initial submission and first set of revised plans included the provision of an 'annexe' within the proposed two storey side extension. In accordance with adopted parking standards, this would have required the provision of four off-street parking spaces, as the extent of the development was considered to be tantamount to the creation of a separate residential unit. This requirement was identified as unachievable within the site constraints. In addition, Wiltshire Council Highways raised queries regarding the potential impact of the proposals on the large tree located on highway land to the front of the site.

These proposals were subsequently withdrawn and replaced with a further revised scheme, which forms the basis of this application. The revised plans remove the annexe and instead present the dwelling as a four-bedroom single dwelling. The submitted site layout demonstrates that, following the removal of the existing shed, three off-street parking spaces can be accommodated within the site in accordance with Wiltshire's adopted parking standards.

The Highway Authority has reviewed the revised scheme and raises no objection, subject to a condition requiring the provision and retention of the three parking spaces as shown on the approved plans. The existing access arrangements, including the dropped kerb, are to remain unchanged and are considered to be acceptable.

Having regard to the above, the proposed development would not result in any unacceptable impact on highway safety. Adequate parking provision is secured, and safe and suitable access can be maintained. The proposal therefore accords with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the National Planning Policy Framework, and the Wiltshire Local Transport Plan.

Arboriculture

Concerns were raised by Wiltshire Council Highways in their initial consultation response, as well as by Salisbury City Council and a neighbouring occupier, regarding the potential impact of the proposals on the large tree located on highway land to the front of 3 St Francis Crescent.

The Arboricultural Officer confirmed that an impact would only arise where works are proposed within the tree's Root Protection Area (RPA), specifically if the existing grassed area within the front garden were to be surfaced or if the dropped kerb were to be extended to facilitate additional parking provision.

The submitted plans, as confirmed by the agent and supported by the Highway Authority, do not propose any alteration to the existing dropped kerb, nor do they include the surfacing of the front garden area. The required parking provision can be accommodated within the existing site constraints without encroaching into the RPA.

On this basis, the proposals would not result in any incursion into the Root Protection Area and would not give rise to harm to the tree. Accordingly, no further arboricultural information is considered necessary, and the tree can be satisfactorily retained and protected as part of the development.

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 local trees.

Particular regard has been given to the concerns raised by the neighbouring occupier to the west in relation to loss of privacy and the perceived impact of the additional first floor window. These concerns have been carefully assessed in the context of the established layout of St Francis Crescent and Pauls Dene Crescent, where a clear and mutual pattern of overlooking already exists between dwellings. All properties within this arrangement experience views from first floor rear windows into at least one other dwelling's rear curtilage, and the proposal does not introduce a materially different or intensified relationship.

The additional first floor window would provide a similar outlook to that already experienced from existing rear-facing windows at the application site and neighbouring properties, at a separation distance of approximately 30–40 metres. This distance is sufficient to prevent

harmful overlooking, and the proposal would not result in a material increase in loss of privacy. Furthermore, other elements of the scheme, including the removal of an existing first floor window and the use of obscure glazing where appropriate, serve to limit potential impacts.

In terms of overbearing impact, overshadowing and loss of light, the scale, siting and orientation of the extensions, in combination with the separation distances between properties, ensure that no unacceptable impacts arise. The development has also been amended during the course of the application to reduce its scale and address earlier concerns, resulting in a proportionate form of development that respects the amenity of neighbouring occupiers.

Having regard to the above, the impacts identified are limited in nature, consistent with the established residential context, and do not give rise to any adverse harm sufficient to warrant refusal of the application.

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 elevations (ref: 25/0453/102.B) – date received: 27/05/2026
- Existing and proposed roof plans (ref: 25/0453/103.B) - date received: 27/05/2026
- Location and block plan – date received: 27/05/2026
- Proposed floor plans (ref: 25/0453/101.B) - date received: 27/05/2026

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' (ref: 25/0453/102.B) – date received: 27/05/2026.

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

4. No part of the development hereby permitted shall be first brought into use until the parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order 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 first floor of the south facing side elevation of the two-storey side extension or to the north facing side elevation of the single storey rear extension hereby permitted.

REASON: In the interests of residential amenity and privacy.

6. Before the development hereby permitted is first brought into use the windows in the first floor of the west facing elevation, serving the ensuite bathrooms and the main bathroom, as shown on the approved drawing DWG No: (25/0453/102.B) shall be glazed with obscure glass only to an obscurity level of no less than level 5 and shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.