

## APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                                 |                                                                                                                                                               |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2026/02817                                                                                                                                                 |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                                                                                               |
| <b>SITE ADDRESS:</b>            | 11 Candown Road, Tilshead, Salisbury, SP3 4SJ                                                                                                                 |
| <b>DEVELOPMENT DESCRIPTION:</b> | Proposed new rear extension, remove existing roof structure, raise ridge to form new first floor accommodation over old and new and new front entrance porch. |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                                                                                                                    |

### PROPOSAL

The application seeks planning permission for the removal of the existing hipped roof on the existing detached bungalow, and its replacement with a pitched roof with an increased ridge height. This would facilitate the creation of additional first floor accommodation, creating a 1.5 storey bungalow. The proposal also includes a rear extension on the south-east facing elevation to increase floorspace at both ground and first floor levels, together with the addition of a new front entrance porch on the north-west facing elevation.

Revised plans were received during the course of the application which removed the previously proposed rear terrace balcony and replaced it with a two-panel window.

### SITE DESCRIPTION/CONTEXT

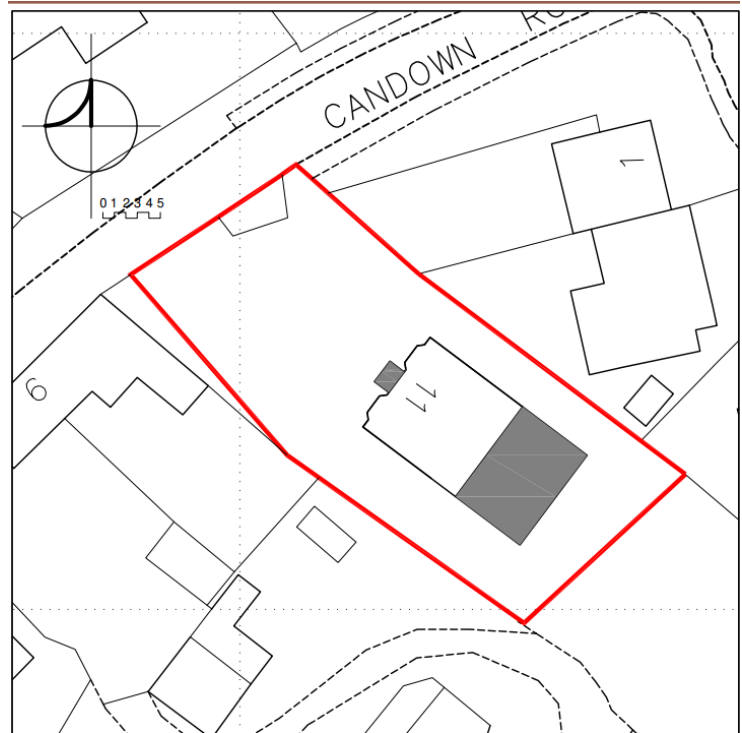
The site comprises a single storey detached bungalow with a hipped roof, set back from the highway. It benefits from a front garden, which also provides off-street parking, and a private rear garden. Neighbouring residential properties are located to the north, east and west. Immediately to the south of the site is an area of open land outside of the redline boundary currently used for storage purposes, including building materials, as observed during the site visit.

The surrounding area is not characterised by a singular or uniform dwelling type. Opposite the site is a detached bungalow, whilst the wider area includes a mix of detached two-storey dwellings constructed in a variety of materials, including differing brick finishes and coloured render.

The site lies within the settlement boundary of the Large Village of Tilshead, as defined by Core Policies 1, 2 and 4 of the Wiltshire Core Strategy. There are no listed buildings in the immediate vicinity, and the site is located outside of the Tilshead Conservation Area.

### 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 4: Amesbury Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Saved Policies from Salisbury District Council Local Plan:

- C6: Special Landscape Area

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

**Tilshead Parish Council:** No objection – with the following text received:

*'Following the parish council meeting last night, the update for the planning application was a unanimous 'no objection'.'*

**WC Highways:** no objection – with the following text received:

*'The proposal will retain 3 bedrooms, 2 downstairs and one up with a downstairs study. The site benefits from enough space to accommodate adequate off street parking. I raise no highway objection.'*

## REPRESENTATIONS

No comments were received.

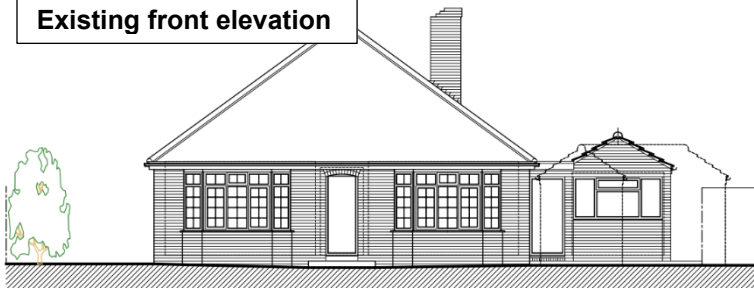
## ASSESSMENT

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.

**Existing front elevation**



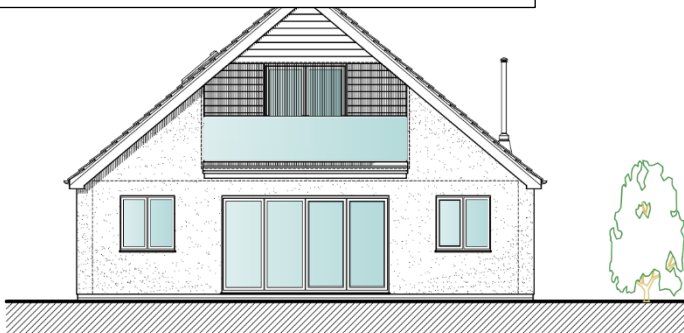
NORTH WEST ELEVATION

**Proposed front elevation**



NORTH WEST ELEVATION

**SUPERSEDED Proposed rear elevation**



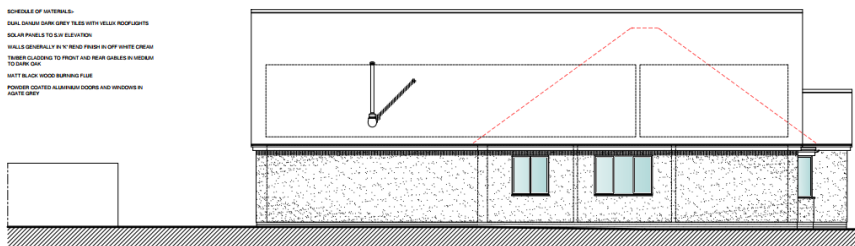
SOUTH EAST ELEVATION

**REVISED Proposed rear elevation**



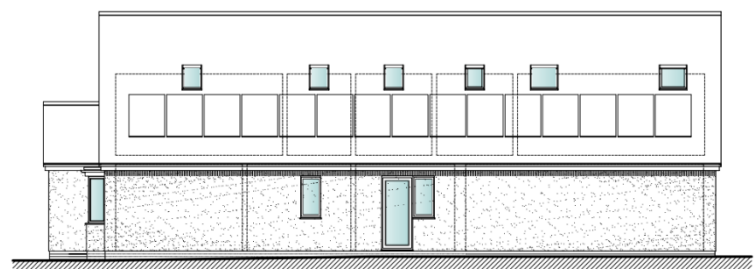
SOUTH EAST ELEVATION

SCHEDULE OF MATERIALS:  
DUAL CHANNEL GABLE GUTTER WITH VELUX PROFILES  
SOLAR PANELS TO SUN ELEVATION  
WALLS GENERALLY IN 1/2" REIN. BRICK IN OFF WHITE CREAM  
TIMBER CLADDING TO FRONT AND REAR GABLES IN UNPAINTED  
TO GARDEN END  
WHITE BLACK WOOD BURNING CLAD  
POWDER COATED ALUMINIUM DOORS AND WINDOWS IN  
WHITE GREY



NORTH EAST ELEVATION

**Proposed side elevations (left and below)**



SOUTH WEST ELEVATION

## **Design and impact on the character and context of the area, and the Special Landscape 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 represent a substantial alteration to the existing dwelling, including a near doubling of the footprint, the introduction of a first floor, and a change in roof form from hipped to pitched. As such, the development constitutes a significant change to both the scale and appearance of the host dwelling and requires careful assessment in design terms.

Notwithstanding the extent of the proposed changes, it is important to recognise that the dwelling is set back from the highway. This set-back position reduces its prominence within the street scene and limits wider visual impacts. In assessing the design, particular attention has been given to the principal north-west facing front elevation. Here, changes remain relatively modest. The ridge height is increased by approximately 0.5 metres, which is a limited uplift given the introduction of first floor accommodation. The existing simple and modest ground floor glazing arrangement is largely retained, with the addition of a proportionate three-panel window serving a bathroom at first floor level.

The proposed front porch is modest in scale and is considered a logical and sympathetic addition to the principal elevation, providing visual articulation without appearing overly dominant. The overall composition of the front elevation remains balanced and proportionate despite the increase in height.

In terms of materials, the proposal introduces medium-dark oak cladding at first floor level, with the ground floor finished in an off-white/cream K-render. Windows are proposed in aluminium with an agate grey finish. The case officer sought clarification on these materials during the application process to ensure that the chosen palette would not appear incongruous or visually intrusive. The combination of materials is considered to represent a high quality and contemporary finish that remains compatible with the varied material palette found within the surrounding area.

The immediate context is characterised by a mix of dwelling types and finishes, with no singular prevailing architectural style. Opposite the site is a bungalow, whilst the wider area includes detached two-storey dwellings finished in a variety of brick and render. In this context, the proposed scale, form and materials are considered acceptable and would not appear out of keeping. The set-back position of the dwelling further limits its visual prominence.

Whilst the proposal results in a noticeable increase in scale, particularly when compared to the existing bungalow, the resulting dwelling would not appear incongruous within the wider area. The street scene already accommodates two-storey dwellings, and the proposals seek to make the bungalow 1.5 storey. The principal elevation remains relatively unchanged in its overall proportions and composition, meaning the visual impact of the proposal is appropriately contained.

In respect of the rear and side elevations, these are not readily visible from the public realm and therefore have a limited influence on the character of the area. The design approach is

consistent across all elevations, continuing the same material palette. The rear extension, whilst increasing the overall mass of the dwelling, remains subordinate in visual terms and does not introduce any discordant features.

The change from a hipped to a pitched roof results in a modest increase in overall height; however, this increase is proportionate and necessary to achieve usable first floor accommodation. When read within the wider context of the surrounding built form, the resulting dwelling remains appropriate in scale.

#### Saved Policy C6 – Special Landscape Area

Saved Policy C6 seeks to protect the character and scenic quality of Special Landscape Areas by ensuring development does not adversely affect their visual qualities. The site lies within a designated area; however, the proposal relates to the extension of an existing dwelling within an established residential curtilage and does not encroach into the wider countryside.

Given the site's set-back position and containment by surrounding development, wider visibility is limited. The increase in height and massing is modest and would be seen in the context of existing built form. The design and material palette are considered appropriate and would not result in a visually intrusive form of development. The proposal would therefore conserve the character and appearance of the landscape. Accordingly, the development complies with saved Policy C6.

#### Conclusion

Having regard to the above, the proposal is considered to achieve an acceptable design outcome despite the extent of change proposed to the existing dwelling. The development has been designed in a manner that limits its prominence within the street scene, utilises a coherent material palette, and responds appropriately to the varied character of the surrounding area.

Whilst the proposal represents a substantial enlargement of the host dwelling, this increase in scale is proportionate within the context of neighbouring development and does not result in harm to the character or appearance of the area. The principal elevation remains balanced and appropriately detailed, and the rear and side elements are contained and visually unobtrusive.

Overall, the development would not result in any adverse harm to the character or appearance of the host dwelling, the wider area, or the surrounding landscape. The proposal therefore complies with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide, and saved Policy C6 of the Salisbury District Local Plan.

#### **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 adversely affect 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. Whilst no third party comments were received a thorough amenity assessment has been undertaken, including a site visit. The neighbouring dwellings relevant to this assessment are Nos. 1–4 Marvins Close and No. 9 Candown Road.

#### Overbearing, overshadowing, loss of light

In respect of No. 9 Candown Road, this property is positioned forward of the application dwelling, with the proposed extensions located to the rear. This spatial arrangement ensures that the proposed development is set well away from No. 9, thereby preventing any overbearing impact or loss of light. Given the separation distance and orientation, no concerns arise in terms of overshadowing or enclosure.

With regard to properties on Marvins Close, the rear extension does not project laterally towards the shared boundary. As such, the existing separation distances between dwellings are maintained. Although the proposal represents a significant increase in footprint, the change in height is relatively modest of 0.5m, resulting in a dwelling that reads as approximately 1.5 storey in scale rather than a full two-storey structure.

This distinction is important, as the increased massing is largely contained within the expanded footprint rather than through excessive vertical development. The modest increase in ridge height, combined with the retained separation distances, ensures that the built form does not appear unduly dominant when viewed from neighbouring properties. As a result, the proposal would not give rise to any unacceptable overbearing impact, overshadowing, or material loss of light to surrounding dwellings on Marvins Close.

#### Loss of privacy

The case officer has given careful and detailed consideration to the potential for loss of privacy arising from the proposals.

The initial submission included a large enclosed terrace balcony at first floor level forming part of the rear elevation. During the site visit, it became clear that this feature would likely result in an unacceptable amenity impact due to the potential for prolonged and stationary overlooking, particularly towards the rear garden of No. 3 Marvins Close. This relationship is especially sensitive given that this garden does not currently experience direct overlooking from neighbouring upper floor windows, and No. 4 Marvins Close remains a single storey property.

In addition, consideration was given to the relationship with the open land to the south-east. Whilst currently used for storage, the lawful planning status and future use of this land must be taken into account. The removal of boundary treatments and the current open appearance of this land give an impression of an extended curtilage, which was used to support the justification for the terrace. However, the established residential curtilage of the application site is modest, and the introduction of a raised balcony in this context would represent an uncharacteristic and visually intrusive feature, particularly when considered alongside neighbouring residential properties.

For these reasons, the originally proposed balcony was considered unacceptable and would have warranted refusal. Following discussions with the applicant and agent, revised plans were submitted removing the terrace and replacing it with a modest two-panel window at first floor level on the rear elevation.

This revision significantly reduces the potential for overlooking. Whilst the new window introduces an elevated view towards the south-east, it does not allow for the same level of prolonged or panoramic overlooking that a balcony would facilitate. The angle of view is limited, with the primary outlook directed towards the parking areas serving Nos. 2 and 3 Marvins Close, which are already open to view from the public highway.

Critically, the removal of the terrace eliminates the opportunity for stationary and recreational overlooking of private rear garden areas, particularly at No. 3 Marvins Close. The remaining window provides a standard residential outlook consistent with that found elsewhere along Candown Road, including at Nos. 5 and 9, and does not give rise to an unacceptable loss of privacy.

With regard to the proposed three-panel window on the front elevation serving the bathroom, it is understood that the applicant intends for this to be obscurely glazed. The case officer has considered whether it would be reasonable to secure this via condition. However, given the dwelling's set-back position from the highway and the absence of direct, harmful overlooking towards neighbouring properties, such a condition is not considered necessary or reasonable. The decision to apply obscure glazing can therefore remain at the discretion of the applicant.

In respect of roof openings, six rooflights are proposed on the south-west facing elevation, with none proposed on the north-east facing elevation, which faces towards Marvins Close. This has been a key consideration in the assessment. The absence of openings on the north-east elevation prevents any new direct overlooking towards the dwellings on Marvins Close and is considered appropriate.

The rooflights on the south-west elevation are required to provide adequate daylight and ventilation to the first floor accommodation. Their positioning ensures that they face towards open land rather than neighbouring residential properties, and as such, they do not give rise to overlooking concerns.

Notwithstanding this, it is considered necessary and reasonable to impose a condition removing permitted development rights for additional openings at first floor level on the rear elevation and within the north-east facing roof slope. These elevations represent the most sensitive in amenity terms, and the imposition of such a condition ensures that any future alterations which could impact privacy are subject to further assessment.

#### Amenity conclusion

The proposal therefore accords with Core Policy 57 (criterion vii) and Appendix D of the Wiltshire Design Guide in respect of safeguarding residential amenity.

In reaching this conclusion, full regard has been given to the relationship between the application site and neighbouring properties, as well as concerns identified during the application process. The proposal maintains appropriate separation distances and, despite

the increase in footprint, introduces only a modest increase in height, resulting in a built form that does not appear overbearing or give rise to unacceptable loss of light or overshadowing.

In respect of privacy, the removal of the originally proposed terrace balcony has addressed the most significant source of potential harm. The revised scheme, incorporating a standard rear window, results in limited and typical views that are consistent with a residential context and avoids any harmful overlooking, particularly towards No. 3 Marvins Close. The positioning of openings and the absence of windows on sensitive elevations further ensure that no intrusive overlooking is introduced. Conditions restricting additional openings provide further protection of neighbouring amenity.

Overall, the impacts are limited, typical of the surrounding residential environment, and do not result in any adverse harm to neighbouring occupiers that would justify refusal.

### **Highways**

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.

Wiltshire Council Highways have been consulted on the application and raise no objection to the proposals. In terms of parking provision, the proposals have been assessed against Wiltshire's adopted parking standards. The site is able to accommodate the required level of off-street parking within the existing curtilage, and adequate turning space is available to ensure vehicles can enter and exit the site in a safe manner. No changes to the access or highway arrangement are proposed, and no highway safety concerns have been identified by the Highway Authority.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and 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.

### **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.

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 – date received: 30/04/2026
- Proposed block plan – date received: 30/04/2026
- Proposed plans and elevations – ref (1626/02-L) – date received: 06/07/2026

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 plans and elevations' (ref: 1626/02/L) – date received: 06/07/2026.

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

4. 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 above ground floor level of the south east facing rear elevation or in the roof slope of the north east facing side elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.