

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03281
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Lambert Drive, Salisbury, SP2 9FP
DEVELOPMENT DESCRIPTION:	Single storey extension and conversion of garage into internal space.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension to create additional living space, connected to an existing garage that is proposed to be converted into a home office/gym. A single storey storage building, attached to the garage, is also proposed to extend to the north and west site boundaries.

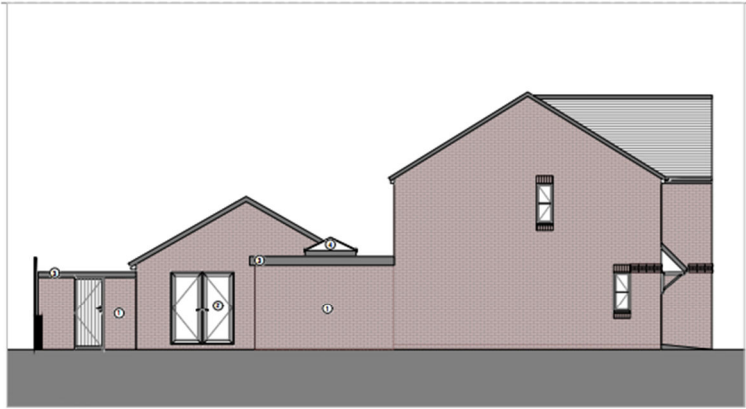
Proposed plans



Proposed elevations



01 • Proposed Front Elevation



02 • Proposed Side Elevation (South)



01 • Proposed Front Elevation



02 • Proposed Side Elevation (North)



SITE DESCRIPTION/CONTEXT





The application site relates to a modern, detached two storey dwelling located within the residential development 'St Peters Place', to the north 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). It is outside of the defined settlement boundary and is therefore in countryside, but it is also within the 'Fugglestone Red Strategic Site Allocation' which was defined as an urban extension to the city by core policy 2 and appendix A. Subsequent outline (ref: S/2012/0814) and reserved matter permissions have been agreed for the housing development that is currently coming forward. This site is in Parcel B1 of the overall housing estate (the reserved matter details of which were agreed under ref: 17/03580/REM).

The property has facing brick with a tiled roof. There is an existing single storey garage to the north of the dwelling, which is attached to the neighbour's garage (no. 6 Lambert Drive) to the north. There is a shared driveway in front of the garages with parking for two cars per dwelling. It has a pitched roof with the gable end facing into the gardens of the dwellings. The driveway for 10 Lambert Road lies to the south. There is a rear garden to the west.

The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within a designated Special Landscape Area, as defined by saved Salisbury District Local Plan policy C6. The site is also within Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
S/2012/0814 - Outline Planning Decision - Approve with Conditions Date: 2/4/2015 – Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition
17/03580/REM - Reserved Matters Decision - Approve with Conditions Date: 30/10/2017 – Reserved Matters application relating to appearance, landscaping, layout, and scale for Phase B1 of approved outline application S/2012/0814 for the erection of 188 dwellings
17/01045/REM - Reserved Matters Decision - Approve with Conditions Date: 30/8/2017 – Reserved Matters Approval for Layout and Scale for part of the internal road network.

Outline application was subject to an EIA which was submitted with the outline application (S/2012/0814)

No conditions relating to restricting the use of garages or removing the property's permitted development rights have been attached to the original permissions relating to this parcel within the wider residential development.

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 64: Demand Management
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

Saved Salisbury District Local Plan:

C6 – Special Landscape Area

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 City Council: Support

Highways Officer: No objection

The level of parking retained on the site, in the form of two spaces on the driveway, would accord with current standards as appropriate to serve the 3-bedroom dwelling. The proposals would have no negative impact in highway terms, and therefore no highway objection is raised.

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), Salisbury District Local Plan saved policies 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 proposal is to build a single storey rear extension that would extend beyond the rear wall of the dwelling by 4m, attaching to the existing garage; to convert the garage to habitable accommodation; and extend the garage to create a store.

The single storey house extension is proposed to have a flat roof with a central lantern roof window. A set of glazed, folding doors are proposed on the west elevation of the extension. The conversion of the garage proposes a new window in the east elevation of the garage, infilling the existing garage doors and a set of glazed doors are proposed in the south elevation of the garage. Materials are proposed to be facing brick to match the existing, with single ply roofs to the dwelling and garage extensions.

As the house extension would be located to the rear of the property, it would not be visible from public vantage points. Its design, scale and use of materials are considered sympathetic to the existing dwelling and would preserve the character and appearance of the surrounding area and Special Landscape Area.

A single-storey extension is also proposed to the west of the existing garage to provide storage accommodation. This element would have a flat roof with a maximum height of 2.25 metres and would include a single door on the south elevation. The extension would extend close to the northern and western site boundaries. It too would be to the rear of the house and garage and will not therefore be visible from the public domain. It is noted that permitted development rights under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order permit outbuildings within 2 metres of a boundary to a height of up to 2.5 metres. The proposed height of this extension is also therefore considered acceptable.

The proposed householder development would result in a substantial proportion of the rear garden being developed, such that it approaches the upper limit of what would be considered acceptable in terms of maintaining adequate private amenity space and avoiding an overdeveloped appearance. However, the proposed extensions reflect the existing dwelling's character in terms of materials and detailing. They would remain subservient and, other than a window in place of the existing garage door, would not be readily discernible from the front street scene/public domain nor therefore detract from the visual integrity of the existing building or character of the area/Special Landscape Area. The scale and layout are thus judged to be acceptable on balance in this instance.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy; C6 of the Salisbury District Local Plan 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 proposed single storey extension to the dwelling sits away from shared boundaries and would not appear unduly dominant or overbearing to adjacent occupiers.

The proposed extension to the garage would abut shared boundaries but, as discussed above, the proposed height of this extension is within heights set out in the GDPO and is considered acceptable and no windows are proposed. A condition removing permitted development rights to insert windows/doors into the north and west elevations of this extension will be included in the permission.

The extensions are single storey, the proposed windows would face the rear garden in a similar orientation to existing windows and are not considered to introduce any new opportunities for overlooking. As such, the proposal would not result in an unacceptable loss of privacy.

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 existing dwelling has 3 bedrooms, a single garage and a driveway which can accommodate two cars. The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011) Parking Standards required dwellings of three bedrooms to have a minimum of two parking spaces. Whilst the proposal would result in the loss of a garage for parking, the driveway would still accommodate two parking spaces and therefore be in accordance with these standards. The Highways Officer has confirmed that the proposals would have no negative impact on highway safety and no highway objection has been raised.

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 extensions to a dwelling and garage and the conversion of an existing garage with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) 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.

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

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The site lies within Flood Zone 1 and is not in an area identified as being at risk of surface water flooding. The proposal would not increase the risk of flooding to the site or surrounding land.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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/Special Landscape Area, 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 saved policies in the Salisbury District 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:
 - Existing Location Plan 00-001 P1, received 21.05.2026
 - Proposed Site Plan 10-002 P1, received 21.05.2026
 - Proposed Floor Plans 10-100 P1, received 21.05.2026
 - Proposed Roof Plan 10-101 P1, received 21.05.2026
 - Proposed Elevations 10-200 P1, received 21.05.2026

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 and west elevations of the garage extension hereby permitted.

REASON: In the interests of residential amenity and privacy