

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03212
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Haven, Middle Woodford, Salisbury, SP4 6NW
DEVELOPMENT DESCRIPTION:	Demolish single storey elements and replace with a two-storey rear extension and new link to existing Garage to be converted into Utility
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to demolish existing single storey elements and to erect a two-storey rear extension, a single storey link extension and for the conversion of the existing garage to a utility room.

SITE DESCRIPTION/CONTEXT

The application site is not situated within a defined settlement boundary in accordance with Wiltshire Core Strategy (WCS) Core Policy 1, 2, and 4. It lies within a special landscape area as per Saved Policy C6 from Salisbury district local plan.

The River Avon is located approximately 27 metres across the highway to the east with the site is located in an area with the lowest risk of flooding and is not in an area with a high risk of ground water or surface water flooding. While the application site is situated within the Hampshire River Avon Catchment area this has no impact on the assessment of the proposed development as this is a householder application for an extension to an existing residential dwelling.

The site comprises a 2-storey detached dwelling bordered by the highway to the east, residential dwellings to the south, the open countryside to the west and an agricultural barn and farm to the north. To the east of the application site and across the highway are the boundary walls of Woodford Mill with Grade II listed dwelling Woodford Mill located northeast of the application site.

PLANNING HISTORY

There is no historical planning applications submitted for works at this application site.

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 4: Spatial Strategy: Amesbury Community Area

Core Policy 51: Landscape Conservation

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 69: Protection of the River Avon SAC

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area (SLA)

CONSULTATION RESPONSES

Woodford Parish Council: None received.

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.

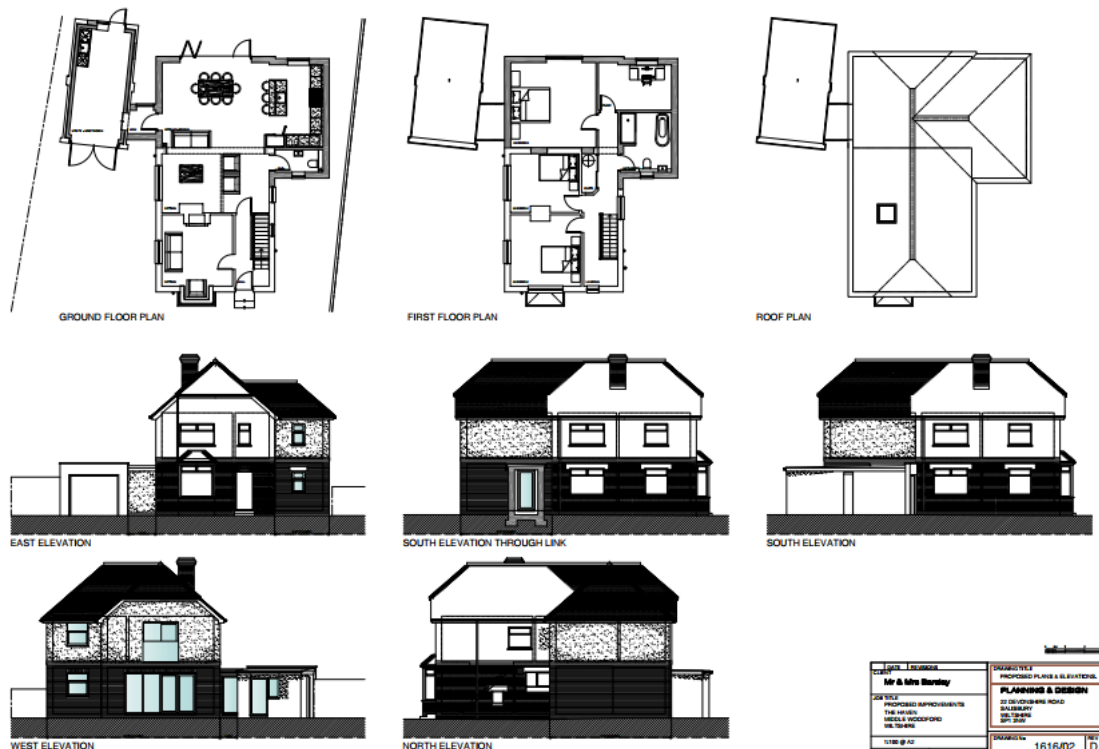
Design and Impact upon the character and context of the area

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 site consists of a two storey two-bedroom detached dwelling with a single detached garage set back from the host dwelling and existing single storey extensions to the rear and side. This application proposes to demolish the single storey rear and side elements and to erect a two-storey rear extension and an extension to link the garage to the host dwelling. The garage is proposed to be converted to a utility room. The extension will measure approximately 9 metres in width, 6.35 metres long to the utility room and 4.71 metres long to the existing rear elevation of the host dwelling. The small link extension will measure approximately 1.6 metres in length and 1.85 metres in width. The proposed two storey rear extension is proposed to have a half-hipped roof and a hipped roof with the eaves and ridge matching the principal roof of the host dwelling. The materials of the extension are proposed to be brick, render and plain clay tiles to match the materials of the host dwelling.

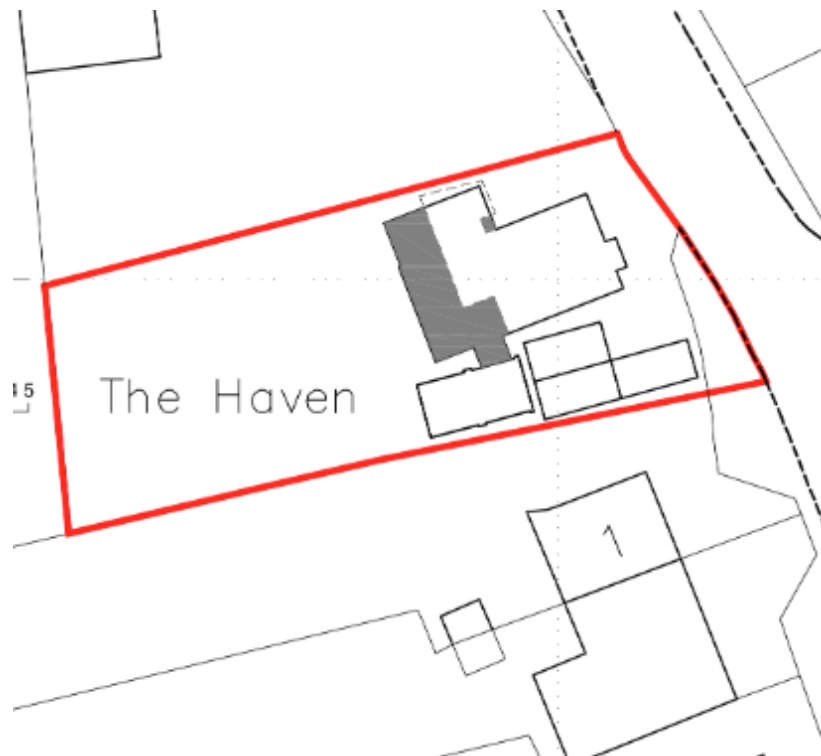
Internally the garage is proposed to be converted into a utility room with the external works consisting of replacing the window opening to have a window and external door leading to the rear garden. The two-storey extension is proposed to have fenestrations on the east which faces the front of the host dwelling and the west which faces the rear garden of the host dwelling. The extension does not propose windows on the south and north elevation.

During the site visit, there was scaffolding on the side of the host dwelling, however no evidence of construction work was visible, this may have been repair works not associated with this application.



The application site lies within the open countryside and is adjacent to a small group of residential dwellings on one side of the highway which lies south of the application site. The group of dwellings are characterised by brick walls on the ground floor, render on the first floor and hipped clay roofs.

The height and massing of the two-storey extension is subservient to the host dwelling with the proposed design and use of materials in keeping and matching the characteristic of the existing host dwelling. 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.



Highways

The application site consists of an existing 2-bedroom detached dwelling with a single garage and a driveway. This application proposes to construct an additional bedroom, therefore creating a 3-bedroom dwelling with a study measuring approximately 3.8 metres in length and 2.3 metres in width. Therefore, creating a 4-bedroom dwelling. The proposed block plan submitted indicates 2 parking spaces with the garage proposed to be converted to a utility room thus reducing the number of parking spaces by one.

Current parking policy are presented in 'LTP3', which is the third evolution of the Wiltshire Local Transport Plan. LTP3 sets out the Council's objectives, implementation plans and targets for transport in Wiltshire for the period from March 2011 to March 2026. At the time of writing, there is no known new parking policy, therefore the current Wiltshire Local Transport Plan remains as the reference.

The standards follow:

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

The block plan shows that 3 parking spaces can be accommodated within the application site. As such, this is considered to be acceptable.



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 proposes to erect a two-storey rear and side extension. There are proposed fenestrations on the east which faces the front of the host dwelling and the west which faces the rear garden of the host dwelling. The proposed ground and first floor windows on the east elevation face the highway. While the proposed ground and first floor windows on the west elevation face the rear garden of the application site. The first-floor windows on the west elevation have the potential to create oblique overlooking to the neighbouring dwelling on the south, however the neighbouring dwelling is located 10 metres from the application site, as such oblique overlooking from this distance is less detrimental. Additionally, the relationship between the semi-detached dwellings on the south has an existing level of overlooking between the semi-detached dwellings.

The extension does not propose windows on the south and north elevation of the proposed works. The south elevation faces the neighbouring dwelling No.1 and the north elevation faces the agricultural field and barn. A condition has been included in the recommendation to remove the PD rights of inserting windows on the south and north elevation without planning permission to allow these windows to be assessed for potential amenity impacts and overlooking prior to the addition of windows in these elevations. Additionally, a condition to prevent the use of the flat roof area above the single storey garage as a balcony and amenity space has been included in the recommendation as this has the potential to create overlooking issues to the neighbouring dwellings. In terms of overshadowing, the proposed two storey rear extension lies approximately 10 metres from the neighbouring dwelling on the south, the extension will not create any overshadowing to this closest dwelling. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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, heritage, 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 begin 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:

Location plan Received: 19 May 2026

Proposed Block Plan Drawing No. 1616 02 Rev B Received: 29 June 2026

Proposed Plans and Elevations Drawing No. 1616 02 Rev D Received: 29 June 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

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 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans ref: Proposed Plans and Elevations Drawing No. 1616 02 Rev D, shall be inserted in the first floor north and south elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.