

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03326
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	42 India Avenue, Salisbury, SP2 7HF
DEVELOPMENT DESCRIPTION:	Part retrospective works for the construction of an office pod in the rear garden and a proposed side extension to the kitchen.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks part retrospective approval for the construction of an office pod and a proposed single storey side extension.

SITE DESCRIPTION/CONTEXT

The site is situated within the principal settlement boundary of Salisbury as defined by WCS policies CP1, CP2 and CP20. The application site is surrounded by similarly designed bungalows along India Avenue with front driveways, a single storey hipped roof and long rear gardens.

While the application site is located within the Hampshire River Avon Catchment and the New Forest Protected Sites these designations have no implication to the assessment of householder extensions to existing dwellings. The site is situated within the lowest risk of flooding (Flood Zone 1) and is not at risk of groundwater or surface water flooding.

The application site is bordered by the highway to the east, residential dwellings to the north, south and west.

PLANNING HISTORY

There have not been any previous planning applications for works at the application site.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Spatial Strategy: Salisbury Community Area
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

- Appendix D - Design Guidance for Householder extensions

Salisbury Neighbourhood Development Plan 2020 to 2038

CONSULTATION RESPONSES

Salisbury City Council: Support.

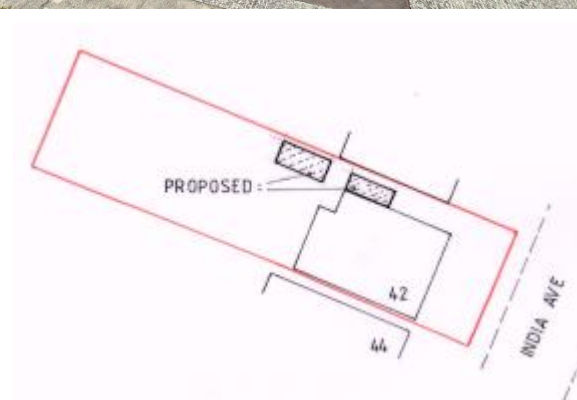
REPRESENTATIONS

No comments were received.

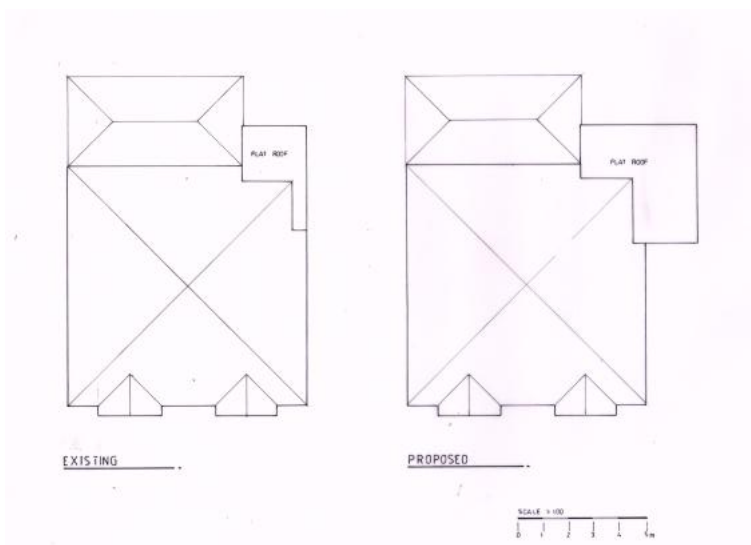
Design and Impact upon the character and context of the area

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-bedroom bungalow with a single storey rear conservatory. A single storey office pod was recently erected on this application site, hence the part retrospective nature of this application. The office pod measures approximately 5 metres in length and 2.5 metres in width with a height of 2.48 metres to the top of the flat roof. The materials are vertical boarding with UPVC windows. The office pod is set back from the host dwelling and is located approximately 0.4 metres from the boundary of the application site and no. 40. The office pod did not require foundations as it came as an off the shelf kit which was constructed in a few days. The pod was erected directly on top of existing hardstanding where the side driveway extends. In terms of the design, massing, scale and location of the office pod, as the pod is set back from the host dwelling, it would not be directly visible from the street scene with the proposed side extension obscuring it from public vantage points. As it currently stands, even without the side extension being erected, the pod is minimal in height and scale and remains as a subservient outbuilding to the residential host dwelling.



In addition to the retrospective office pod, this application proposes to erect a single storey side extension to facilitate a larger kitchen. The side extension will measure approximately 4.75 metres in length, and 2 metres in width at the shortest point with a height of 2.90 metres. The proposed side extension will retain a 1 metre set back from the boundary of the application site and no. 40. The extension is proposed to have brick banding with render to match the host dwelling with a flat roof over this. The massing and scale of the proposed single storey front extension is minimal in scale and height and is subservient to the associated host dwelling and uses suitable materials. The side extension is proposed to have a flat roof which is connected to an existing small flat roof area of the host dwelling. The existing flat roof area has an eaves height higher than the eaves of the hipped principal roof. The proposed side extension will follow the eaves height and level of the existing flat roof. The flat roof of the side extension has been design in such a way that it does not connect to the hipped roofs of the principal roof of the dwelling.



The extension is proposed to be set back from the front elevation of the host dwelling by approximately 6 metres, this minimises the impact the flat roof nature of the proposed extension has to the street scene and as such this would not warrant a refusal on these grounds. 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.

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 site lies adjacent to no. 44 on the south and no. 40 on the north. The constructed office pod and proposed side extension are both located on the northern side of the application site and lies adjacent to no. 40 with the office pod being approximately 0.40 metres from the boundary with the proposed extension being approximately 1 metres from the boundary. The office pod and proposed extension are both single storey with flat roofs. There are no proposed windows on the northeast elevation of both the office pod and side extension. This ensures that there is no potential for overlooking from the extensions to the neighbouring dwelling.



In terms of overshadowing and overbearing impacts, the proposed office pod and kitchen extension being on the south of the neighbouring dwelling, no. 40 would potentially cast a shadow to the neighbouring dwelling's rear garden and the existing clerestory windows of the neighbouring dwelling's conservatory. However, as the office pod is approximately 2.48 metres in height, this is only minimally taller than the existing 1.8 metre high timber boundary fence and therefore the office pod would only minimally increase overshadowing.

The proposed side extension which is proposed to have a flat roof would increase the footprint of the host dwelling by 2 metres closer to the neighbouring dwelling and the existing side clerestory windows of the conservatory. As the proposed extension is single storey and will have a flat roof, the potential shadowing from the side extension is minimal and not enough to warrant a refusal on these grounds. 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.

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 or the amenities of neighbouring occupiers.

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: 26 May 2026

Proposed Elevations Drawing No. 260524/PL001 Received: 26 May 2026

Block Plan and Proposed Floor Plan Drawing No. 260524/PL002 Received: 26 May 2026

Existing and Proposed Roof Plan Drawing No. 260524/PL003 Received: 09 July 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.