

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02891
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Cranbrook, Laverstock Park, Laverstock, Salisbury, SP1 1QJ
DEVELOPMENT DESCRIPTION:	Insertion of window in north-west elevation at first floor level to serve bedroom
RECOMMENDATION:	That Planning Permission be GRANTED

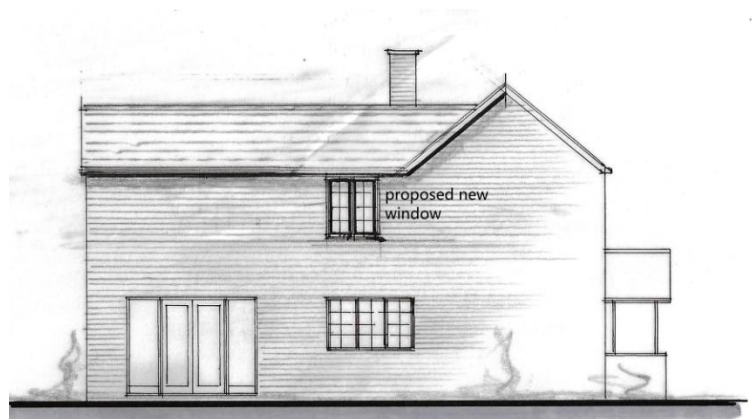
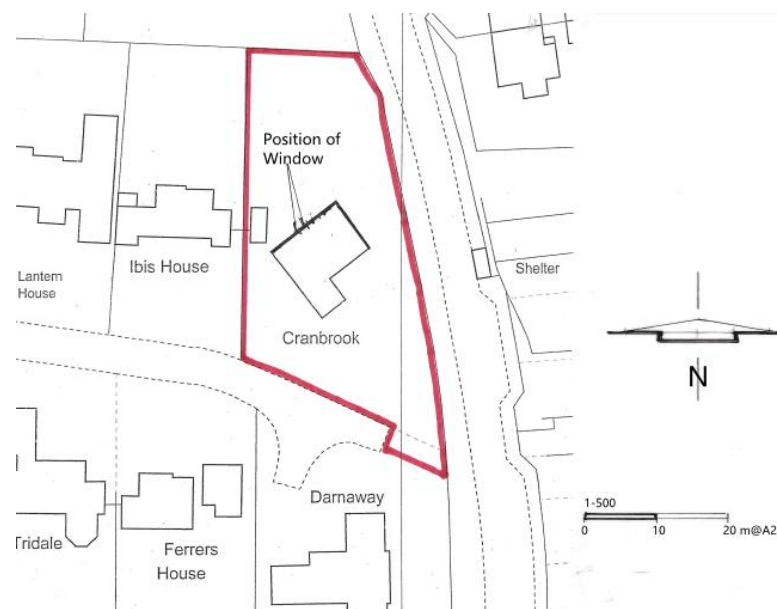
PROPOSAL

The application seeks planning permission for the insertion of a two-panel window at first floor level in the north-west facing elevation of the dwelling known as Cranbrook, to serve the master bedroom and improve levels of natural daylight.

SITE DESCRIPTION/CONTEXT

Cranbrook is a detached dwelling with off-street parking to the front and a private rear garden. It is located within the established residential area of Laverstock, which is identified as a Small Village under Core Policies 1, 2 and 23 of the Wiltshire Core Strategy.

The dwelling has been subject to a number of planning permissions over the past 20 years, most notably a two-storey rear extension approved in 2020, which increased the size of the bedroom to which the proposed window relates. More recently, in July 2026, planning permission was granted for alterations to the front ground floor bay window and an extension to the detached garage. These works are unrelated to the current proposal.



North West Elevation

Block Plan

PLANNING HISTORY

Proposal / Summary
S/2004/1275 - Full planning permission Decision - Approve with Conditions Date: 13/7/2004 – EXTENSION
19/12131/FUL - Full planning permission Decision - Approve with Conditions Date: 12/2/2020 – Rear two storey extension, proposed area of block paving for car parking, proposed extension of existing dropped kerb
20/01204/FUL - Full planning permission Decision - Refused Date: 1/4/2020 – Proposed 3 bedroom detached dwelling with associated 3 no. car parking spaces
PL/2026/02273 - Householder planning permission – Extension to garage and replacement of bay window

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 23 Southern Wiltshire Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping

Laverstock Neighbourhood Plan

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Laverstock Parish Council: No objection – subject to condition – with the following comment received.

‘No objection subject to condition of use of obscured glass.’

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 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 a high standard of design, responding positively to local character, context and distinctiveness.

Planning permission was granted in 2020 (ref. 19/12131/FUL) for a two-storey rear extension, which enlarged the master bedroom to include a dressing area and ensuite. As part of that permission, only one additional window was approved on the north-east elevation to serve the ensuite. The current proposal seeks to introduce an additional window to serve the enlarged bedroom, thereby improving levels of natural daylight within that space.

In design terms, the proposal comprises a modest two-panel window at first floor level on the north-west facing side elevation. Openings of this nature are typical of detached dwellings and the proposed materials would match the existing uPVC windows on the property. The introduction of the window would also break up what is currently a relatively blank elevation, resulting in a neutral or minor positive effect on the overall appearance of the dwelling.

In respect of the wider character of the area, the proposed window would not be visible from the public highway to the south of the site and would therefore have no discernible impact on the street scene or the character of the surrounding area.

Having regard to the above, the proposal is considered to be of an appropriate design that would not harm the character or appearance of the host dwelling or the surrounding area. The development therefore complies with Core Policy 57 of the Wiltshire Core Strategy and the design principles set out in Appendix D of the Wiltshire Design Guide.

Amenity

Criterion (vii) of Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on the amenities of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework (NPPF) similarly requires that planning decisions secure a high standard of amenity for existing and future users.

Given the nature of the proposal, comprising the insertion of a single window at first floor level, it is not considered that issues such as overbearing impact, overshadowing or loss of light would arise. The primary amenity consideration is therefore the potential for overlooking.

The relationship between Cranbrook and its neighbouring properties is typical of an established residential area, where a degree of mutual overlooking between dwellings and gardens already exists. However, the case officer has given careful consideration to the

specific relationship with Ibis House to the west, and in particular the amenity of its private rear garden, having regard to the comments raised by the Parish Council.

Due to the positioning and orientation of Cranbrook, the proposed window is likely to afford a more direct outlook towards the rear garden of Ibis House than is currently experienced. Furthermore, it is noted that the positioning of surrounding dwellings and existing trees to the rear of Ibis House serves to limit the extent to which this garden is presently overlooked, resulting in a greater degree of privacy than might otherwise be typical within the wider residential context. As such, in the absence of mitigation, the proposal has the potential to give rise to a greater perception of overlooking and loss of privacy.

In response to these concerns, and having regard to the consultation response from the Parish Council, a condition is imposed requiring the window to be obscurely glazed. This would prevent direct and meaningful views towards the neighbouring property, including the private rear garden of Ibis House, thereby safeguarding residential amenity. Whilst the window would serve a habitable room, obscure glazing would still allow the passage of natural light, ensuring that the functional purpose of the window is retained.

Subject to this condition, the proposal would not result in any unacceptable loss of privacy or material harm to neighbouring amenity.

Having regard to the above, the proposed development is considered to accord with Core Policy 57 (criterion vii) of the Wiltshire Core Strategy and the amenity principles set out in 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 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:

- Application form – date received: 01/05/2026
- Existing/proposed location/site/elevation/floor plans – ref (05425-3) – date received: 01/05/2026

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 application form.

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

4. The window hereby permitted in the first floor of the north west facing elevation, as shown on the approved plans (ref: 05425-3), 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.