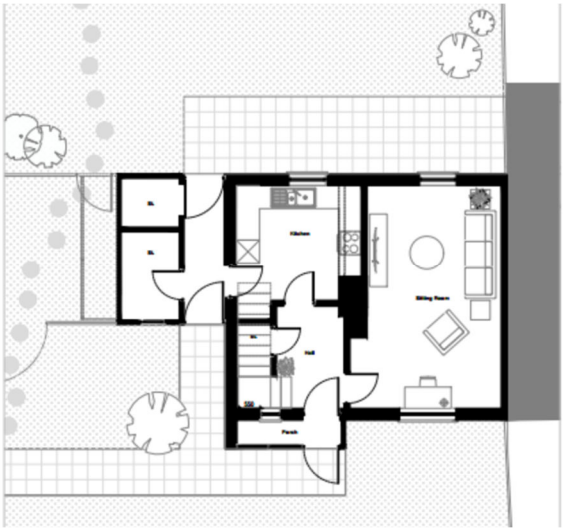
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

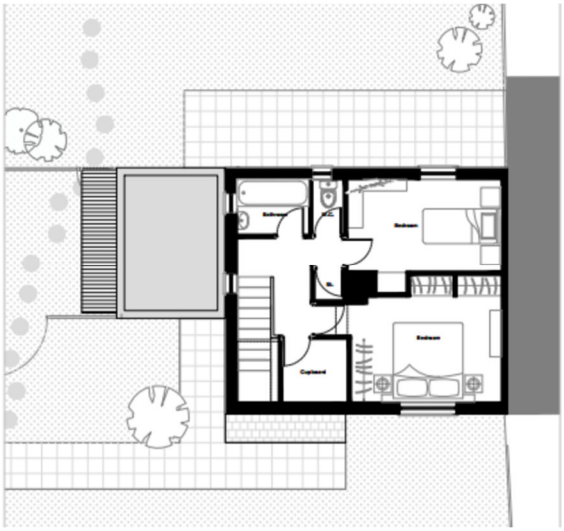
APPLICATION REFERENCE:	PL/2026/03004
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Harefield Crescent, Netheravon, Salisbury, SP4 9RN
DEVELOPMENT DESCRIPTION:	Two storey side extension
RECOMMENDATION:	**That Planning Permission be GRANTED**

PROPOSAL

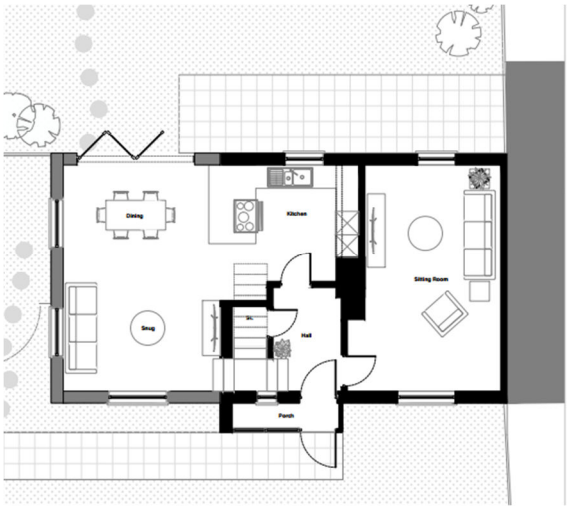
The proposal seeks planning permission for a two storey side extension to create an open plan kitchen/dining/snug area at ground floor and an additional bedroom at first floor, increasing the number of bedrooms from two to three.

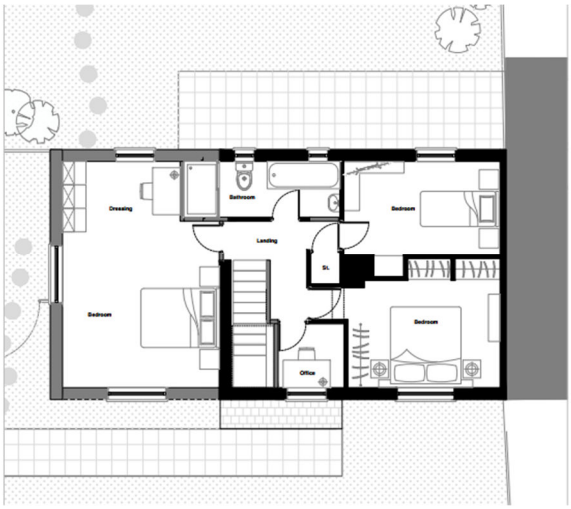
Existing plans





Proposed plans



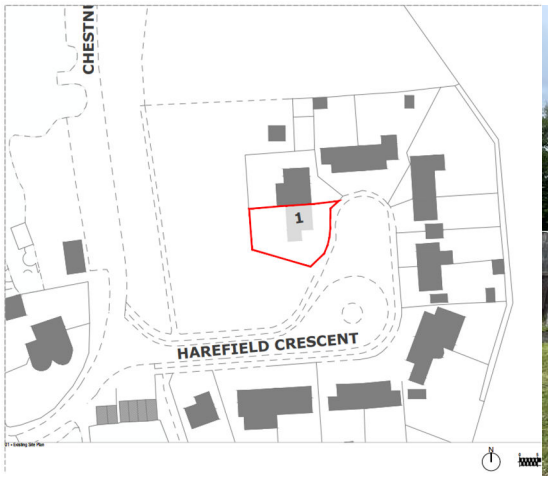


Existing elevations

Proposed elevations

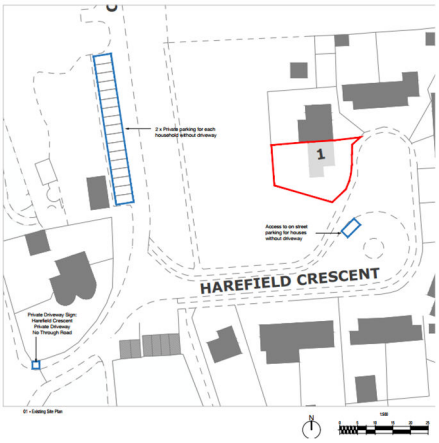
As requested by the Arboricultural Officer, a Tree Protection Plan was submitted in support of the application 08.06.2026.

SITE DESCRIPTION/CONTEXT



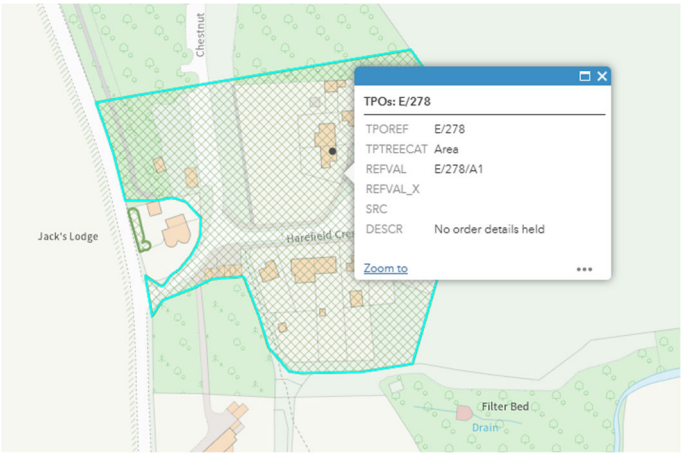
The application site relates to a semi-detached dwelling, set within a cul-de-sac, 800m south of Large Village of Netheravon, therefore considered to be open countryside as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 26 (Spatial Strategy for the Tidworth Community Area).

Harefield Crescent is a cul-de-sac of 15 similar dwellings, set around a small green, believed to be ex Ministry of Defence properties. There is some space for parking within the turning road and there are allocated parking spaces to the west of the development.



The application site is within the Hampshire River Avon SAC Catchment and is within the 6.4km recreational buffer of the Salisbury Plain SPA, but given the nature of the development, ecological impact is not an issue for this application. The site is within Flood Zone 1.

Site is part of large TPO area E/278:



PLANNING HISTORY

Proposal / Summary
K/34859 - Full planning permission Decision - Approve with Conditions Date: 21/11/1997 – Alterations to existing access and formation of new access.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 26: Spatial Strategy for the Tidworth Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- 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

<u>Salisbury District Local Plan 'saved' policies</u>

Replacement Dwellings and Extensions in the Countryside
H30
H31

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

Netheravon Parish Council: Support

We have had a look at the plans, this is a big extension but sympathetically done. Materials to be used match existing materials, so we see no reason to object. Neighbours have been informed, their opinion is probably more valid than that of NPC. Our recommendation is to approve.

Arboricultural Officer - Comments:

The mature Sycamore tree located west of the neighbour's rear garden has a Root Protection Radius of 7.4m from trunk, which stretches into the applicant rear garden.

The proposed works should not directly impact on this tree unless materials storage etc is required to be undertaken towards the northern end of the rear garden.

Should permission be granted, it is imperative that the tree be appropriately protected from inadvertent damage as a result of construction activities.

Therefore, the tree should be plotted on a Tree Constraints Plan, which also denotes the position of the tree protection fencing. This fencing can comprise metal or wooden posts with plastic netting and is required to denote the Construction Exclusion Zone (CEZ).

Should any works be required within the CEZ, an Arboricultural Method Statement should be needed to demonstrate the method and materials are appropriate and do not negatively impact on the tree.

Highways Officer – No objection

Harefield Crescent is a private road that joins the classified A345.

The proposal will increase the property from a 2 to a 3 bed dwelling and as such to meet Wiltshire's current parking standards no additional parking requirements are necessary. The property currently benefits from 2 private parking spaces which meets standards.

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 proposals are to remove an existing single storey side extension and replace with a two storey side extension, footprint 4.27m x 6.41m. The proposals also seek the removal of the catslide roof over part of the existing first floor and extending the higher ridge line over this area of first floor and the new side extension, resulting in a single ridge across the dwelling. New windows are proposed in all three elevations of the extension.

The application form states that materials are proposed to be facing brick and concrete roof tiles to match the existing, this is acceptable.

1 Harefield Crescent is in a prominent position on the end of the cul-de-sac, the rear and side elevations are therefore prominent in wider public views. The development is outside of the settlement boundary and considered to be in the countryside.

Appendix D of the Wiltshire Design Guide advises that a well-designed extension respects the original building and the neighbouring properties by being subservient, supporting additions and by seeking to fit into the general street scene. The proposals will extend the existing, higher ridge line, the extension is therefore not subservient, and remove the catslide roof, a prominent feature of Harefield Close.

View looking towards rear and side of 1 Harefield Crescent

Catslide roofs, breaking up the massing of the development are a particular feature of the properties around the cul-de-sac:

The surrounding dwellings in Harefield Crescent are of differing forms and layouts, with both catslide roofs, gable and double fronted dwellings. This has created a diversity within the streetscape. The proposed extension is of significant scale, however saved policy H30 of the Salisbury District Local Plan allows for replacement dwellings in the countryside, provided that:

(i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;

(ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;

(iii) the siting of the replacement dwelling is closely related to that of the existing;

(iv) current parking and access standards can be met; and

(v) the existing dwelling has not been abandoned.

Although this application seeks permission for an extension, which would create a larger dwelling, and alter the existing form and character of the dwelling, when considering the relevant policy, the proposal would not have greater impact than the existing dwelling, remains appropriate within the surroundings, and retains the existing parking and access standards. Although not subservient, the site is of suitable scale to accommodate the proposed two storey extension, occupying a corner/end plot within the cul-de-sac.

The proposal seeks to utilise materials to match the existing, which ensures the development will integrate with the existing dwelling, and surrounding dwellings. The extension would, therefore, respond appropriately to the character of the area. Saved policy H31 of the Salisbury District Local Plan allows extensions in the countryside, where it is subservient to the existing dwelling and house plot, and does not substantially alter the character of the dwelling. As has been considered, although the extension would not appear subservient to the existing dwelling, it is subservient within the overall plot, and noting the differing layouts and elevations in the cul-de-sac, is not considered to substantially alter the character of the dwelling to an extent that would warrant refusal.

Policy H31 also requires the design of the extension to be in keeping with that of the existing dwelling and uses complimentary materials. The extension is to be implemented in materials matching that of the existing dwelling, and surrounding dwellings, which is therefore considered to be in keeping with that existing dwelling. The policy, in (iii), states that the extension would not create, or be capable of creating, a separate dwelling. Although of large

scale, the extension would create an open plan dining area and snug at ground floor level, and an additional bedroom at first floor level. These are to be accessed by the existing front door, and internal staircase, and would use the existing kitchen and bathroom facilities within the dwelling. As such, it is considered that this is not capable of creating a separate dwelling. Full planning permission would be required to establish this as an additional dwelling, which would require further assessment by the Local Planning Authority.

CP57 of the WCS requires development reflects local context, character and distinctiveness. The use of matching materials will reflect local context, and integrate into the street scene, and retains some of the existing character. Although the loss of the catslide roof, and staggered roofline which reflects the form of some neighbouring dwellings, removes a degree of local distinctiveness which the LPA seeks to retain where possible, Harefield Crescent features dwellings of differing forms and layouts, where extensions and alterations have been permitted. The loss of the distinctive front elevation would not, therefore, be of detriment to the area that would justify refusal of permission. The extension proposed reflects development that is of no further impact or harm on the character and context of the area, and as such is considered in compliance with policy.

The properties in Harefield Crescent have been extended in a variety of ways and there are several examples where the catslide roofs have been replaced or modified by extensions, including the attached neighbour (E/09/0067/FUL and K/36507). It is therefore considered that the loss of the catslide feature and extended roofline would not warrant refusal in this instance.

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.

1 Harefield Crescent is located at the end of the cul-de-sac. There are not immediate neighbours to the south and west. The neighbours to the east are approximately 28m away, with a large green space between the dwellings. The proposed extension is on the south side, away from the attached neighbour. New windows are proposed on the east, south and west facing elevations, these replicate existing windows in the original dwelling and are not considered to significantly increase levels of overlooking. Whilst the extension is large, it is commensurate with the size of the plot and located away from neighbours, is not considered to have an overbearing effect.

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 proposals increase the number of bedrooms from two to three. The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011) Parking Standards requires dwellings of three bedrooms or more to have a minimum of two parking spaces. The Highways Officer has confirmed that the existing parking arrangements meet these standards and has raised no objection.

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.

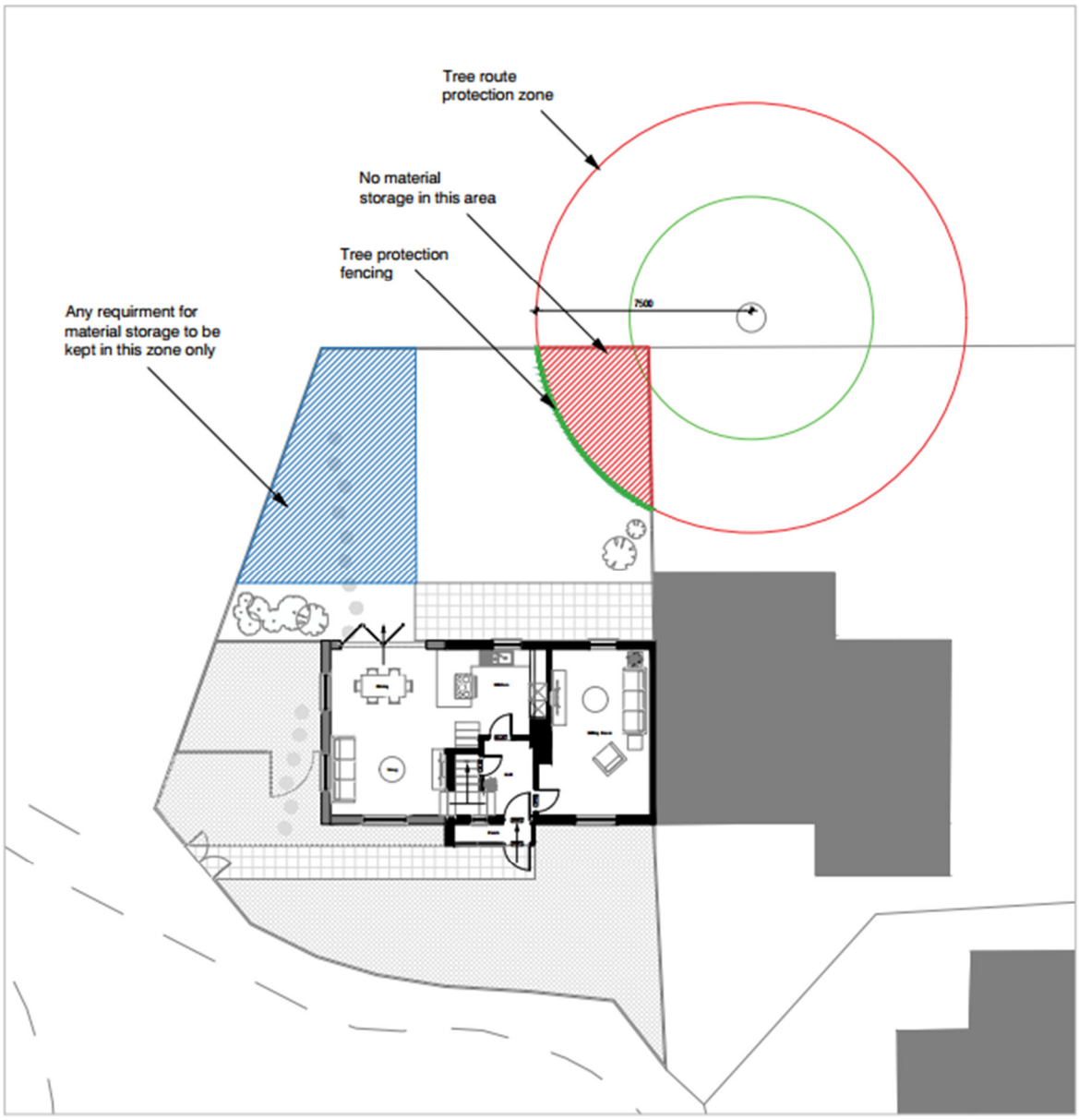
Ecology Impact

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 two-storey extension to a dwelling. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) 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.

There is a mature Sycamore tree located to the west of the neighbour's rear garden and the root protection radius stretches into the garden of the application site. Whilst the proposals do not directly impact this tree, a Tree Protection Plan was requested by the Arbroicultural Officer to ensure that the tree is protected during construction. The submitted plan shows tree protection fencing to the RPA and a zone for material storage. Compliance with this drawing will be secured via condition.



01 - Tree Protection Plan

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

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 within the countryside and of a significant scale but, as discussed above, the proposal 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, 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 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:

Title	Description	Received Date
Existing Location plan	00-001-P1	11 May 2026
Proposed site plan	10-002-P1	11 May 2026
Proposed roof plan	10-101-P1	11 May 2026
Proposed elevations	10-200-P1	11 May 2026
Proposed ground and first floor plans	10-100-P1	11 May 2026
Existing and Proposed Parking plan	00-003-P1	21 May 2026
Tree Protection Plan	10-150-P1	8 June 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.