

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03395
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	White House, Maddington Street, Shrewton, Salisbury SP3 4JL
DEVELOPMENT DESCRIPTION:	1st floor extension over existing garage.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first-floor extension over an existing garage.

SITE DESCRIPTION/CONTEXT

The application site lies within the settlement boundary of the large village of Shrewton as defined by WCS policy CP4. It is located within the Special Landscape Area as per C6 of the Salisbury District Local Plan saved policy. The site is within the catchment of the River Avon Special Area of Conservation (SAC) and the 6.4km Salisbury Plain Special Protection Area (SPA) Zone of Influence. There is a public right of way that runs to the north of the site with reference SHRE18. The site is located within Flood Zone 1 (lowest risk of flooding) and no risk of surface water flooding. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. The application site consists of a detached dwelling on the northern side of Maddington Street which lies on the western edge of the main residential area of Shrewton.

PLANNING HISTORY

21/02323/FUL - First floor side extension and internal alterations. - Approve with Conditions

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 41: Sustainable construction and low carbon energy

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58 - Ensuring the conservation of the historic environment

Core Policy 69 - Protection of the River Avon SAC

Salisbury District Local Plan saved policies

C6 - Development within the Special Landscape Area

CONSULTATION RESPONSES

Shrewton Parish Council: No Objection

REPRESENTATIONS

No representation was received during the consultation period.

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.

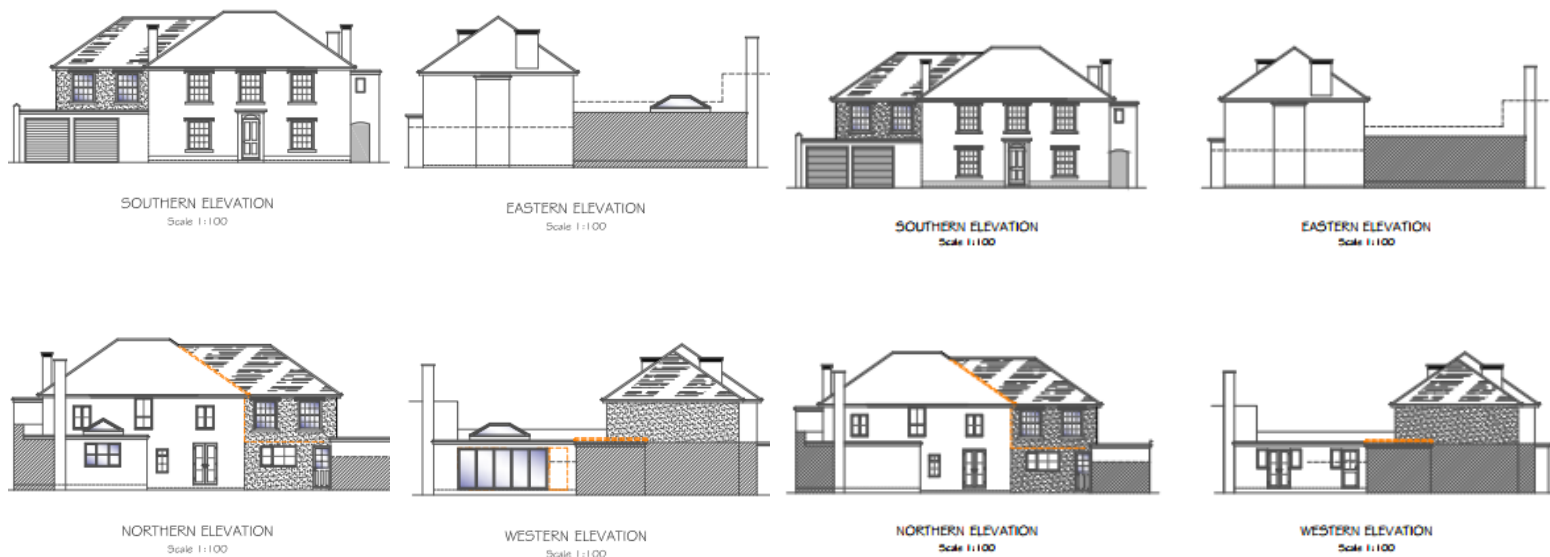
Design and Impact upon the character and context of the area

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 surrounding area comprises a mix of properties with no overarching characteristics from modest single storey dwelling to larger two storey detached, semi-detached and terraced properties. Some properties have been constructed close to the road whilst others are set back within their residential curtilage.

The application site as existing is a two-storey detached dwelling with a single storey side flat roof double garage on the northwest elevation. The host dwelling is set back from the road with a front garden and driveway of approximately 12m between the dwelling and the road.

The application site has had previous planning approval with reference 21/02323/FUL for first floor side extension and internal alterations. These works have not commenced in the 3-year timeframe and therefore this permission has now lapsed. This current application proposes a similar extension being a 1st floor extension over the existing garage. The proposed extension matches the previously approved extension with a revision to the western elevation fenestrations. The western elevation is proposed to have a patio door with two side windows and a half glazed external door with a side window. Below is a side-by-side comparison of the 21/02323/FUL application and the current application.



21/02323/FUL

Current application

The proposed first floor side extension is proposed to be constructed over the existing flat roof double garage. It will be set back from the front elevation of the host dwelling by approximately 1 m and from the side elevation by approximately 2.15 m to 2.7 m. The roof is proposed to be a hipped roof with the ridge set down when compared to the ridge height of the principal roof. The set back of the footprint and the ridge height allows the extension to be subservient to the host dwelling. The materials are proposed to match the materials of the host dwelling. The extension will include internal alterations to the dwelling and will create an additional master bedroom with an en suite and dressing room. The massing and scale of the extension is minimal in scale and height and is subservient to the host dwelling and uses suitable matching materials. 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 location of the proposed development to the northwest of the existing dwelling is only likely to affect the nearest dwellings in this direction, specifically adjacent dwellings Parkview Cottages. The proposed side extension will be located facing the rear elevation of Parkview Cottages as the cottages are set forward when compared to the host dwelling of the application site. It is noted that no letters of representation have been received from neighbouring dwellings relating to this development.

The proposed first floor extension will be set in from the northwest boundary with 1 Parkview Cottages by approx. 2.50m, there are no proposed openings in the side elevation (west) of the new first floor extension. A condition has been included in the recommendation which removes the PD rights of inserting windows in this elevation without planning permission to ensure that privacy is retained as the extension is in close proximity to the boundary of the neighbouring dwelling and the rear elevation of this dwelling.

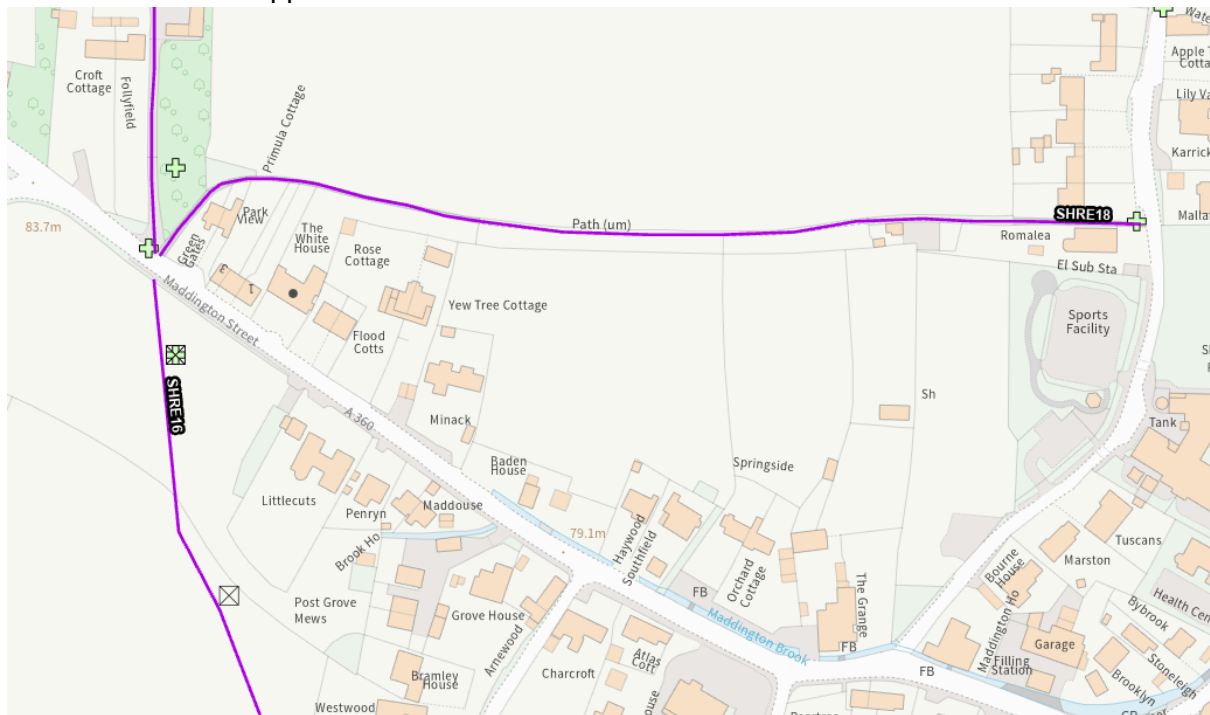
There are two proposed windows on the front elevation (south) which will serve an en suite and dressing room. These windows have the potential to create oblique overlooking to the first-floor windows on the east elevation of 1 Parkview Cottages. However, the host dwelling has existing windows which have a similar oblique relationship with the neighbouring dwelling with the east elevation of the neighbouring dwelling also facing the highway obliquely.

On the rear elevation (north) there are existing first floor windows in the rear elevation of the main dwelling so the introduction of additional first floor windows whilst providing additional views towards neighbours is not considered to significantly affect the amenity of this adjacent property.

With regards to overshadowing and overbearing impacts to the neighbouring dwelling, the position of the proposed first floor extension would not create adverse overshadowing to the rear garden of the neighbouring dwelling. Lastly, as the footprint of the first-floor extension is set back from the boundary, this helps minimise overbearing impacts to the neighbouring 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.

Rights of Way

The application site is bordered by rights of way footpath with reference SHRE18. From this footpath, the house and extension is visible. However, the proposed extension is located over the existing garage of the host dwelling. The extension will not impact the use of this footpath on the north of the application site.



Parking

The host dwelling is an existing 4-bedroom dwelling. The proposed works include internal alterations and the creation of a principal bedroom suite. However, internally the host dwelling remains as a 4-bedroom dwelling. Additionally, the proposed development does not propose any changes to the existing garage. Lastly, the extension will not impede on existing parking arrangements and there are no proposed changes to the existing driveway and access. As such, no additional parking is required as parking and access of the application site remains as existing.

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, Block Plan and Existing Plans and Elevations Drg no 1061-01 rev A received 15/06/2026

Proposed elevations Drg no 1061-03 rev B received 15/06/2026

Proposed plans Drg no 1061-04 rev C received 15/06/2026

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 reenacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans Proposed elevations Drg no 1061-03 rev B received 15/06/2026 and Proposed plans Drg no 1061-04 rev C received 15/06/2026, shall be inserted in the west elevation above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.