

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02232
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Holmbury, Blandford Road, Coombe Bissett, Salisbury, SP5 4LH
DEVELOPMENT DESCRIPTION:	Proposed First Floor Extension and Alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

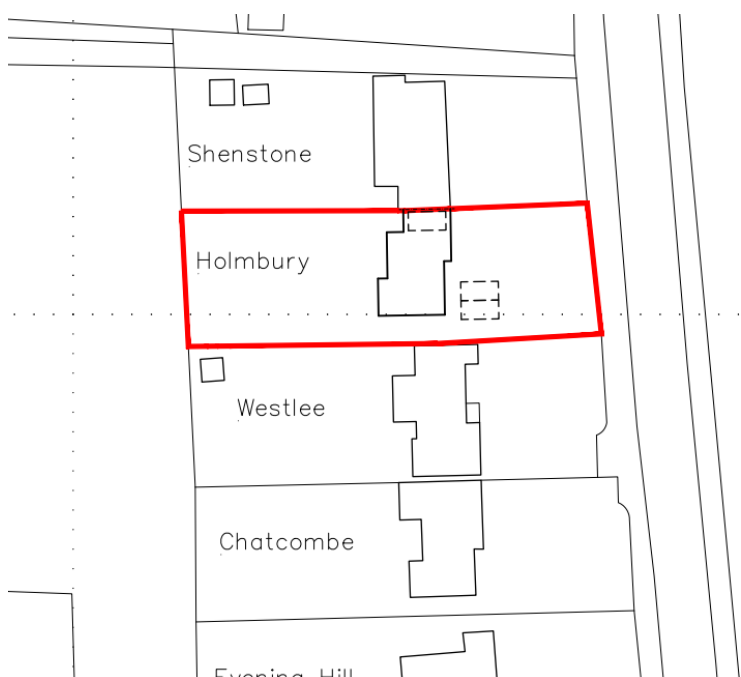
Planning permission is sought to raise the roof and form a first floor, converting the existing bungalow into a two-storey dwelling. This would increase the number of bedrooms from two to four, with the ground floor reconfigured to provide an open-plan kitchen/dining space and two reception rooms.

SITE DESCRIPTION/CONTEXT

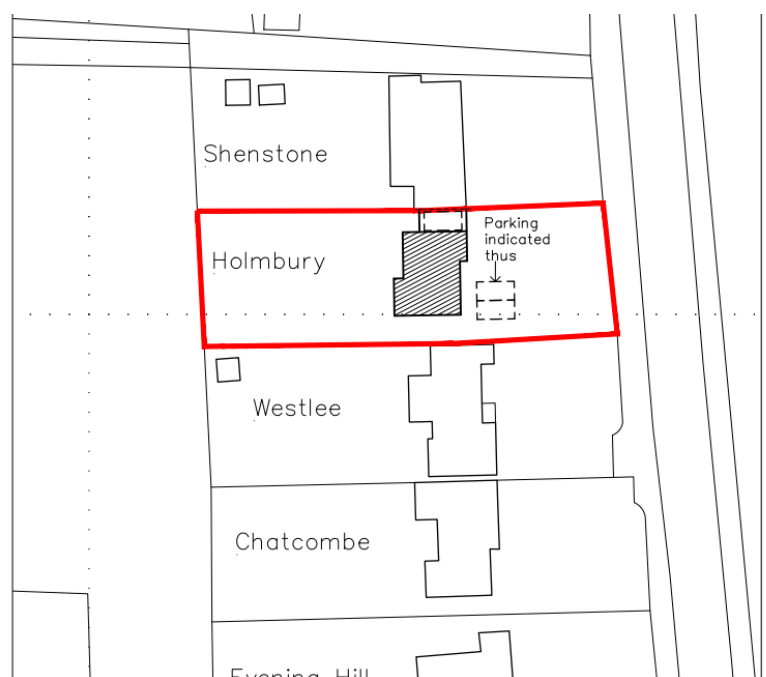
The site comprises a detached single-storey bungalow with a hipped roof. It benefits from off-street parking to the front and a rear garden that slopes upward from east to west.

The property is accessed from the A354. Open fields are located on the opposite side of the highway to the east, with a small parcel of agricultural land beyond the rear garden to the west. Residential properties adjoin the site to the north and south, with further dwellings extending in both directions, forming a linear pattern of development. The surrounding built form is varied, comprising detached bungalows, one-and-a-half storey dwellings and two-storey houses, resulting in a street scene with no single defining architectural style or appearance.

The site lies within the defined settlement boundary of the Large Village of Coombe Bissett, as set out in Core Policies 1, 2 and 23 of the Wiltshire Core Strategy. It also falls within the Cranborne Chase National Landscape, but is located outside the Coombe Bissett Conservation Area and is not in proximity to any listed buildings or other designated heritage assets.



EXISTING SITE PLAN scale 1:500



PROPOSED SITE PLAN scale 1:500

PLANNING HISTORY

There is no relevant planning history.

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 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Coombe Bissett and Homington Neighbourhood Plan

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

Coombe Bissett Parish Council: No objection – with the following text received:

‘Coombe Bissett Parish Council - Do Not Object - To this planning application.’

WC Highways: No objection – with the following text received:

‘The proposal will increase the property from a 2 to a 4 bed dwelling and as such 3 off street parking spaces are required to meet Wiltshire’s current parking standards. Three spaces are shown on the submitted plans with adequate space to make a turning manoeuvre, this situation is existing and not proposed to be altered. I raise no highway objection.’

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, and Cranborne Chase National Landscape

Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy requires all new development to achieve a high standard of design that responds positively to its local context, reinforces local distinctiveness, and integrates appropriately within its surroundings.

The application site occupies a relatively prominent position within a linear group of dwellings along the main road leading south out of Coombe Bissett. The proposal seeks to introduce a first floor by raising the roof, thereby altering the dwelling from a bungalow to a two-storey property. As a result, the development would present a materially different form when viewed from the principal elevation. Given the slightly elevated position of the dwelling relative to the highway, the proposed changes would be readily visible from the public realm and would therefore have a noticeable impact on the character and appearance of the street scene.

Notwithstanding this, the character of development along this stretch of Blandford Road is notably varied, comprising a mix of single-storey bungalows, one-and-a-half storey dwellings and two-storey properties. In this context, the principle of extending the dwelling upwards to create a two-storey form is considered acceptable, as it would reflect and continue the existing diversity of built form. This variation in scale and form is illustrated within the 'housing types' map submitted by the agent.



In terms of the immediate context, Holmbury is positioned between a bungalow and a one-and-a-half storey dwelling, with two-storey dwellings evident further to the north and additional bungalows extending to the south. It is this immediate relationship, together with the wider pattern of development, that informs the character assessment in this instance.



Whilst the principle of a two-storey form in this location is acceptable, careful consideration must be given to the detailed design, including scale, massing, roof form and materials, to ensure that the proposal remains proportionate and does not result in visual harm to the character of the area.

The original submission proposed a substantial hipped roof with significant height and bulk. This raised concerns that the resultant dwelling would exceed the height of neighbouring properties, in particular exceeding the scale of Westlee to the south (a 1.5 storey dwelling) and Shenstone to the north (a single storey bungalow). A street scene drawing was requested and subsequently provided, which confirmed that the originally proposed roof form would result in a development that was appreciably taller than adjacent dwellings, primarily due to the excessive roof height. The dwelling, as originally proposed, would have appeared visually dominant and overly prominent within the street scene, detracting from the established pattern of development.

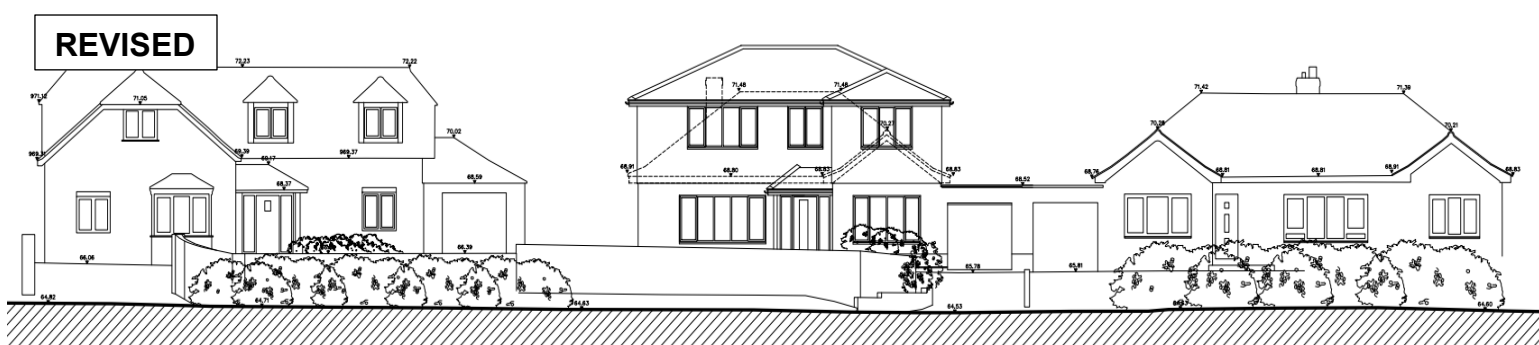
In addition to concerns relating to scale and massing, the initial design incorporated a full-height stairwell window on the principal (east-facing) elevation and extensive glazing around the entrance. These features were considered overly prominent and at odds with the more modest and restrained fenestration patterns evident on surrounding dwellings. As such, they were identified as harmful to the visual cohesion and character of the street scene.

SUPERSEDED



Proposed Street Elevation scale 1:50 ● A1 (1:100 ● A3)

Following officer feedback, revised plans were submitted which sought to address these concerns. Amendments included a reduction in overall roof height to better align with the scale of Westlee, as well as a simplification and reduction in the extent of glazing on the principal elevation. The stairwell window was reduced in scale and the overall fenestration strategy made more consistent with the established character of the area. These revisions are illustrated in the updated street scene drawing below.



Proposed Street Elevation scale 1:50 ● A1 (1:100 ● A3)

The revised proposals result in a significantly reduced roof height, achieved through a shallower hipped roof form, thereby reducing the overall bulk and visual presence of the dwelling. Whilst the ridge height remains marginally higher than that of Westlee to the south (by approximately 0.5 metres), this difference is limited and not considered to give rise to visual harm.

When viewed in the context of neighbouring properties and the wider street scene, the revised scheme presents as a proportionate and appropriately scaled development. The dwelling would sit comfortably alongside adjacent properties and would reflect the broader mix of built form evident within the locality. The amendments secured through the application process have therefore successfully addressed the initial concerns and have resulted in a form of development that is visually balanced and contextually appropriate.

In terms of materials, the proposed finish comprises white render at ground floor level to match the existing dwelling, with the first floor finished in slate grey horizontal fibre boarding. The roof is proposed to be finished in interlocking concrete tiles to match the existing. This simple and restrained palette of white and grey reflects the established appearance of the bungalow, whilst introducing a complementary and appropriately contrasting upper floor treatment. The materials are therefore considered sympathetic to the existing dwelling and would not result in harm to the character or appearance of the area.

Having regard to the above, the proposal is considered to respond positively to its context and to respect the character and appearance of the surrounding area. The scale, massing, roof

form, materials and fenestration have been appropriately designed, following amendments, to ensure the development integrates satisfactorily within the street scene. The proposal therefore complies with the design objectives of Core Policy 57 of the Wiltshire Core Strategy, as well as the guidance set out in Appendix D of the Wiltshire Design Guide.

Cranborne Chase National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires development to conserve and, where possible, enhance the landscape character of the area, with particular weight afforded to designated landscapes such as National Landscapes. Paragraph 189 of the National Planning Policy Framework confirms that great weight should be given to conserving and enhancing landscape and scenic beauty in such areas.

In applying this requirement, it is acknowledged that the site lies within the Cranborne Chase National Landscape. However, the proposal relates to alterations to an existing dwelling located within an established residential area, rather than development in an open or undeveloped countryside setting. The assessment of landscape impact in this instance is therefore focused on the effect of the proposals on the immediate built context and any implications for the wider landscape character.

The proposed development does not extend the footprint of the dwelling and, following revisions, is of a scale and massing that remains consistent with the surrounding pattern of residential development. The changes are largely contained within the existing residential envelope and would be perceived in the context of neighbouring built form along the roadside rather than as an encroachment into the wider landscape.

Given the modest nature of the alterations, the siting within an established residential row, and the amended design which reduces visual prominence, the proposal would not result in any significant or adverse effects on the special qualities, scenic beauty, or wider character of the Cranborne Chase National Landscape. Accordingly, and having given great weight to the conservation of landscape and scenic beauty, it is concluded that the proposal would not harm the National Landscape and therefore accords with Core Policy 51 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Conclusion

Overall, whilst the proposal would introduce a noticeable change to the appearance of the dwelling by virtue of its increased height and two-storey form, the surrounding context is characterised by a varied mix of dwelling types and scales. The revised design, secured through the application process, has reduced the overall height, bulk and visual prominence of the development and has ensured that it sits comfortably within both its immediate and wider context.

The development would not appear incongruous or overly dominant within the street scene, nor would it detract from the established character of the area. Furthermore, no harm has been identified to the special qualities or scenic beauty of the Cranborne Chase National Landscape.

Taking all of the above into account, the proposal is considered to represent an appropriate form of development which accords with the relevant design and landscape policies. There

are no adverse impacts identified that would justify withholding planning permission on design or landscape grounds.

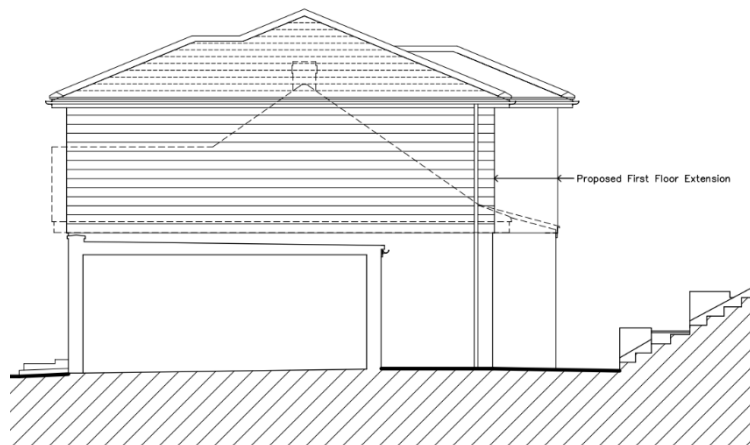
Amenity

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

The proposal has been assessed with regard to its potential impact on neighbouring residential amenity, with particular consideration given to loss of light, overshadowing, overbearing impact, and loss of privacy. Having regard to the siting of the development, the neighbouring properties most directly affected are Shenstone to the north and Westlee to the south. Both properties were consulted on the application and no third-party representations were received.



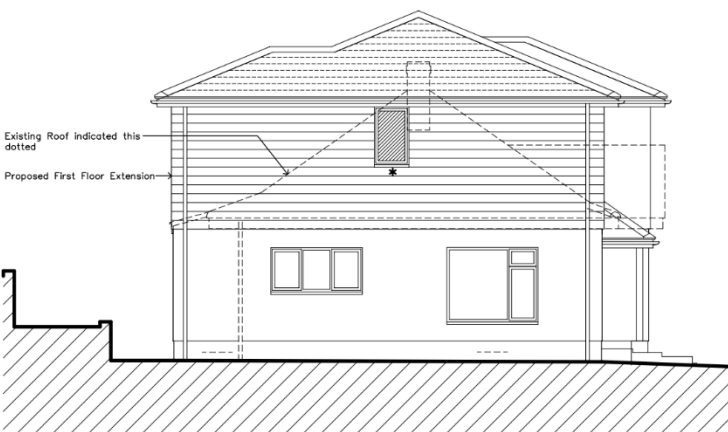
West Elevation scale 1:50 ● A1 (1:100 ● A3)



North Elevation and Section scale 1:50 ● A1 (1:100 ● A3)

Proposed elevations (left)

- Rear
- Sides



South Elevation scale 1:50 ● A1 (1:100 ● A3)

Overshadowing, overbearing impact and loss of light

The proposal does not increase the footprint of the dwelling, with development limited to the introduction of a first floor. As such, the existing separation distances between the application site and neighbouring dwellings are retained.

The revised scheme results in an increase in ridge height of approximately 1.5 metres. Whilst this represents an increase in overall scale and massing, it is considered modest in the context of the site and its surroundings. The additional height is limited in extent and, when viewed alongside retained separation distances, does not give rise to an overbearing relationship with neighbouring properties.

In respect of daylight and sunlight, the orientation of the dwellings and the path of the sun throughout the day are such that any additional shadowing cast by the development would be limited and transient. The increased height would not result in a material loss of light to habitable rooms or private amenity areas at either Shenstone or Westlee. The reduced roof massing and height secured through revised plans further reduces any amenity impact of this nature.

Furthermore, the side elevations of the neighbouring properties do not contain windows facing the application site. This further limits the potential for adverse impacts in terms of loss of light. Taking these factors together, the proposal would not result in unacceptable overshadowing, overbearing impact, or loss of light.

Loss of Privacy

In assessing the potential for overlooking, it is important to consider the existing context. The application site and adjoining properties are characterised by a degree of mutual overlooking, arising from the sloping topography of the rear gardens and relatively open boundary treatments. This results in an established pattern of intervisibility between both dwellings and their respective garden areas.

Of particular relevance is Westlee to the south, which benefits from first floor rear windows and a Juliet balcony approved under planning permission S/2004/2409. This establishes a clear precedent for elevated rear fenestration and associated views across neighbouring gardens, including towards Holmbury and, by extension, towards Shenstone.



The proposed development includes three first floor windows to the rear elevation, serving two bedrooms and a bathroom. It is acknowledged that these windows would introduce an additional opportunity for overlooking of neighbouring rear gardens. However, these views would be consistent with the established pattern of mutual overlooking within the immediate context and would not result in direct or harmful overlooking of habitable rooms.

Given the existing relationship between properties, including rear-facing first floor openings at Westlee, the additional overlooking introduced by the proposal is not considered to be materially harmful. The degree of overlooking would remain typical of a residential environment of this nature and would not justify refusing permission.

With regard to the side elevations, the potential for overlooking has been appropriately mitigated through design. No windows are proposed at first floor level on the north elevation. On the south elevation, a single first floor window is proposed to serve a bathroom, which is shown as obscurely glazed and secured through condition. In addition, permitted development rights for further first floor openings in the side elevations have been removed to ensure that any future alterations can be appropriately controlled.

Conclusion on amenity

The proposed development has been carefully assessed in respect of its impact on neighbouring residential amenity. Whilst the introduction of a first floor increases the overall scale of the dwelling, the revised design ensures that this increase is proportionate and does not result in harmful impacts.

No unacceptable loss of light, overshadowing, or overbearing impact would arise, having regard to the retained separation distances and the orientation of the site. Similarly, whilst additional opportunities for overlooking would be introduced, these are consistent with the established pattern of mutual intervisibility between neighbouring properties and would not result in material harm to privacy.

Appropriate mitigation has been secured through the design of the proposal and the imposition of conditions, including obscure glazing and the removal of permitted development rights for additional openings.

Taking all of the above into account, the proposal is considered to safeguard the amenity of neighbouring occupiers and therefore accords with Core Policy 57 of the Wiltshire Core Strategy and the provisions of the NPPF.

Highways

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 paragraphs 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.

Wiltshire Council Highways have been consulted on the application and raise no objection. It is noted that the proposal would increase the dwelling from two to four bedrooms, triggering a requirement for three off-street parking spaces in accordance with adopted standards. The submitted plans demonstrate that three parking spaces can be accommodated on site, together with sufficient space to allow for turning, and these arrangements are existing and are not proposed to be altered.

Having regard to the consultee response and the submitted plans, it is considered that the proposal would not result in any adverse impact on highway safety. Adequate parking and turning provision is available in accordance with Wiltshire's adopted standards, and the existing access arrangements are suitable to serve the development without intensifying harm to the local highway network.

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.

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 has been carefully considered in terms of its design, scale, and relationship with the surrounding area. Whilst the introduction of a first floor represents a noticeable change to the existing bungalow, the revised design, secured through the application process, has significantly reduced the overall height, bulk and visual prominence of the development. As a result, the scheme would sit comfortably within both its immediate context and the wider street scene, which is characterised by a varied mix of dwelling types and scales. The proposal would therefore not result in harm to the character or appearance of the locality and accords with the relevant design policies.

In terms of residential amenity, the proposal has been assessed with regard to its impact on neighbouring occupiers, in particular Shenstone and Westlee. The development does not increase the footprint of the dwelling and retains existing separation distances. Whilst there is a modest increase in height, this has been carefully designed to avoid overbearing impacts or unacceptable loss of light, taking into account the orientation of the site and the movement of the sun. Furthermore, whilst the introduction of first floor windows creates some additional opportunities for overlooking, this is consistent with the established pattern of mutual intervisibility between neighbouring properties and would not result in material harm. Appropriate mitigation has also been secured through design and conditions.

The proposal would not give rise to any adverse impacts in terms of highway safety, with sufficient parking and turning provision available in accordance with adopted standards.

Overall, and having regard to all material considerations, the proposed development is considered to be acceptable. It would not result in any unacceptable harm to the character of the area, the amenities of neighbouring occupiers, or the safe operation of the highway.

network. The proposal therefore accords with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework.

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:

- Location plan – date received: 02/04/2026
- Existing and proposed site plan – date received: 15/04/2026
- Proposed elevations – ref (26/0462/102.B) – date received: 14/07/2026
- Proposed floor plans – ref (26/0462/101.B) – date received: 14/07/2026
- Proposed roof plan – ref (26/0462/103.B) – date received: 14/07/2026

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 approved plan ‘proposed elevations’ (ref: 26/0462/102.B) – date received: 14/07/2026.

REASON: In the interest of the visual amenity and character 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, shall be inserted in the first floor of the side elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. Before the development hereby permitted is first brought into use the windows in the first floor of the west facing rear elevation and the south facing side elevation, serving the bathrooms, as shown on the approved drawing DWG No: (25/0453/102.B) 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.