

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03393
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	New Bungalow, Old Blandford Road, Salisbury, SP2 8DA
DEVELOPMENT DESCRIPTION:	Rear extension, internal alterations and new proposed garage.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a rear extension, internal alterations and a proposed detached single garage.

SITE DESCRIPTION/CONTEXT

The application site is a single storey bungalow located on the edge of the settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP20. The site is in the lowest risk of flooding (Flood Zone 1) and is not in the immediate vicinity of any rivers, it is situated within the Hampshire River Avon Catchment; and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site. However, due to the nature of the application, these designations do not have any bearing on the assessment of this householder planning application.

The application site is bordered by a byway on the north with reference SALS17, the highway on the south (Old Blandford Road), residential dwellings on the east and the open countryside on the west with electric pylons adjacent to the border.



PLANNING HISTORY

Proposal / Summary
S/2005/1857 - Full planning permission Decision - Refused Date: 29/11/2005 – PORTACABIN ON SITE, CLADDED SO AS TO CONFORM WITH SURROUNDINGS
S/2006/2289 - Full planning permission Decision - Refused Date: 21/12/2006 – RETENTION OF EXISTING CAR PORT
S/2006/2302 - Full planning permission Decision - Approve with Conditions Date: 28/12/2006 – GRANNY ANNEXE
S/2006/2395 - Full planning permission Decision - Refused Date: 12/1/2007 – RETROSPECTIVE APPLICATION FOR RETENTION OF TEN INDIVIDUAL EXERCISE RUNS AND KENNELS IN ASSOCIATION WITH THE MIXED USE OF THE SITE WHICH INCLUDES THE DWELLING AND THE SEPARATE MATERIAL USE OF THE KEEPING OF DOGS.
S/2007/0689 - Full planning permission Decision - Refused Date: 23/5/2007 – RETROSPECTIVE APPLICATION, THOUGH WITH AN ADDITIONAL PROPOSED TIMBER BOARD FINISH, FOR RETENTION OF GARAGE & KENNELS IN ASSOCIATION WITH THE MIXED USE OF THE SITE WHICH INCLUDES THE DWELLING AND THE SEPARATE MATERIAL USE OF THE KEEPING OF DOGS.
S/2008/0681 - Full planning permission Decision - Refused Date: 22/7/2008 – APPLICATION FOR SET UP OF KENNELS AND DOUBLE GARAGE IN ASSOCIATION WITH MIXED USE OF THE SITE WHICH INCLUDES THE DWELLING AND THE SEPARATE MATERIAL USE OF THE KEEPING OF DOGS
S/2006/2098 - Full planning permission Decision - Refused Date: 1/12/2006 – RETROSPECTIVE APPLICATION FOR AN OAK FRAMED PORTACABIN TO PROVIDE GARDEN OFFICE, COMPUTER ROOM, TROPHY ROOM AND OBSERVATION POST FOR BIRD WATCHING

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Salisbury Neighbourhood Development Plan 2020 to 2038

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

Salisbury City Council: Support

Highways: No Objection - Subject to Condition

REPRESENTATIONS

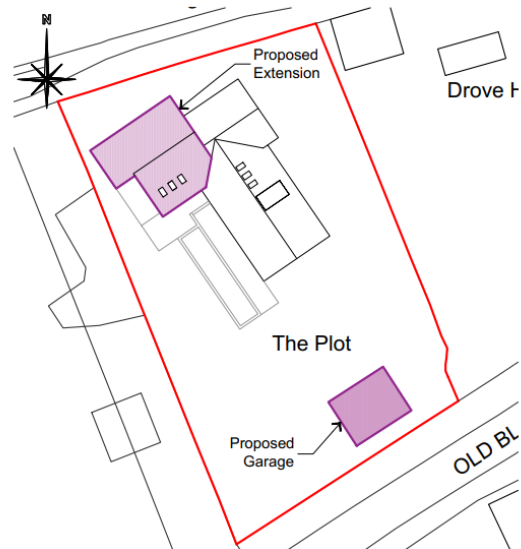
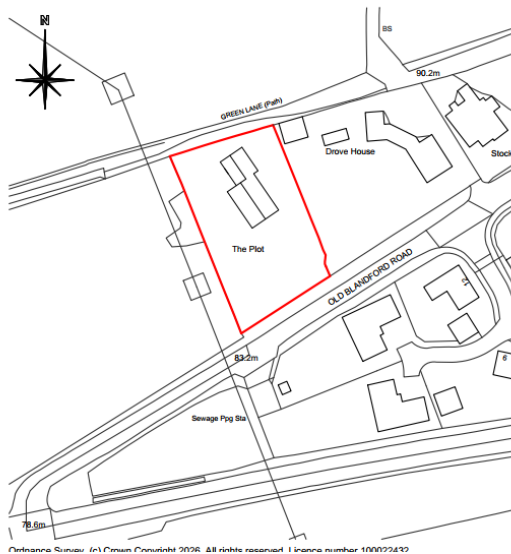
No comments were received.

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."

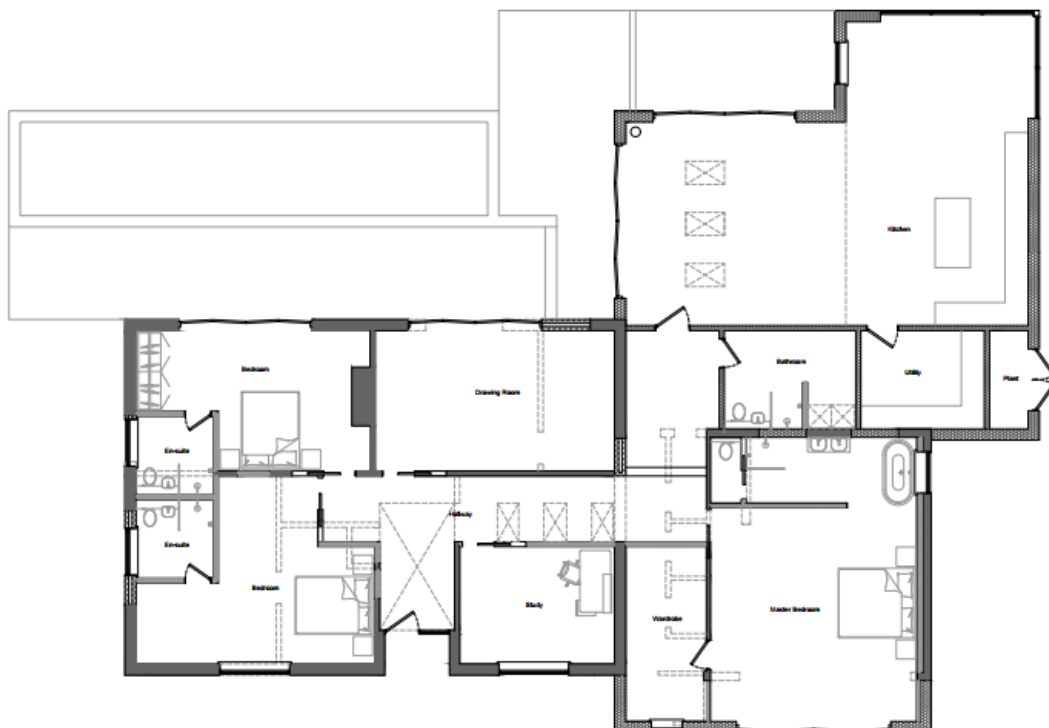
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.





FLOOR PLAN

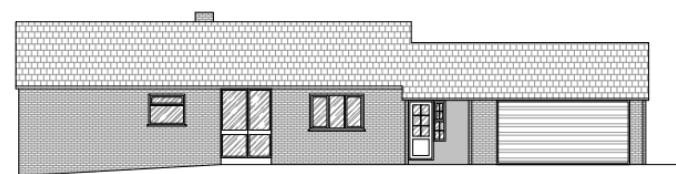
0 1m 2m
SCALE: 1:100



FLOOR PLAN

0 1m 2m
SCALE: 1:100

arriving
class
L



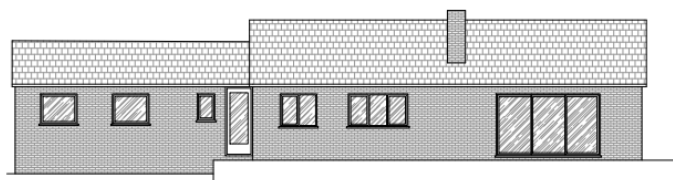
FRONT ELEVATION

0 1m 2m
SCALE: 1:100



FRONT ELEVATION

0 1m 2m
SCALE: 1:100



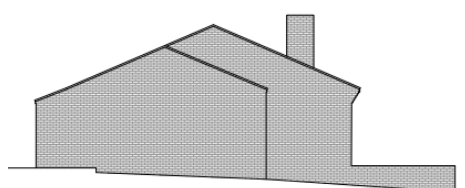
REAR ELEVATION

0 1m 2m
SCALE: 1:100



REAR ELEVATION

0 1m 2m
SCALE: 1:100



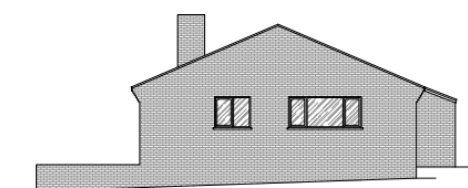
SIDE ELEVATION

0 1m 2m
SCALE: 1:100



SIDE ELEVATION

0 1m 2m
SCALE: 1:100



SIDE ELEVATION

0 1m 2m
SCALE: 1:100



SIDE ELEVATION

0 1m 2m
SCALE: 1:100

Design and Impact upon the 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 and an integrated garage. This application proposes a rear extension, conversion of the existing garage to residential accommodation and internal and extensive external alterations to the host dwelling. The extensions and internal alterations to the host dwelling would create a four-bedroom dwelling. The application also proposes the erection of a detached garage.

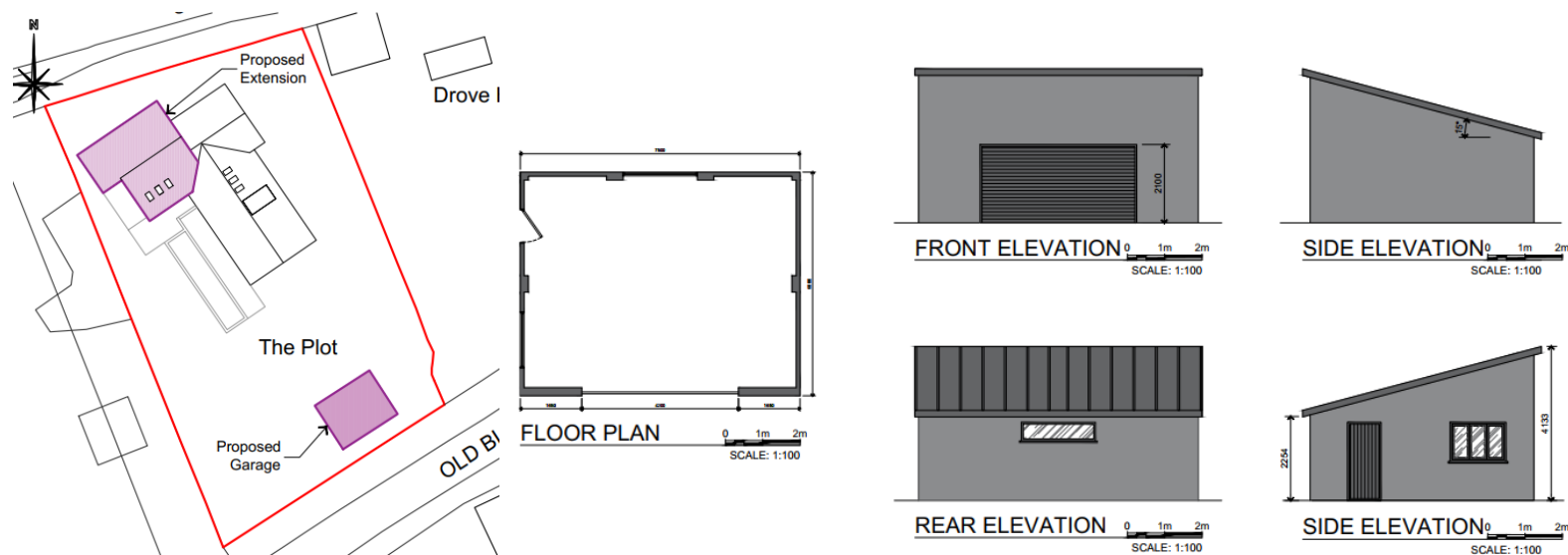
The massing of the existing host dwelling consists of brick walls with a principal clay pitched roof with a higher ridge and the integrated garage having a roof with a lower ridge. The application proposes extensive alterations to the host dwelling which include retaining the existing brick walls as a brick plinth and rendering over the existing brick walls over this. The existing tiled roof is proposed to be reclad with standing seam roof material with integrated solar panels. The massing and roof of the existing garage is proposed to be extended and connected to proposed extension which will have an asymmetrical pitched roof with clerestory

windows which is higher than the existing roof of the host dwelling. The materials of the extension will be vertical cladding on a brick plinth.

The proposed works to the existing residential dwelling are substantial and drastically alter the character of the existing bungalow. However, there is no overarching design characteristic in the surrounding area that the proposed works would detrimentally impact. Additionally, the host dwelling is set back from the highway by approximately 24 metres with the proposed extensions and changes to the roof being located to the rear.

The application also includes the erection of a proposed single storey mono pitched garage located to the front of the application site. The garage will be approximately 1.6 metres from the boundary of the application site which has an existing 1.8 high timber fence with an existing sloping bank with the highway approximately 6 metres from the timber fence.

The application site is substantially sized enough to be able to accommodate the proposed extensions to sit sympathetically within the plot while still maintaining suitable distances from the boundary of the application site and retaining a large garden and existing driveway parking and access. 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.

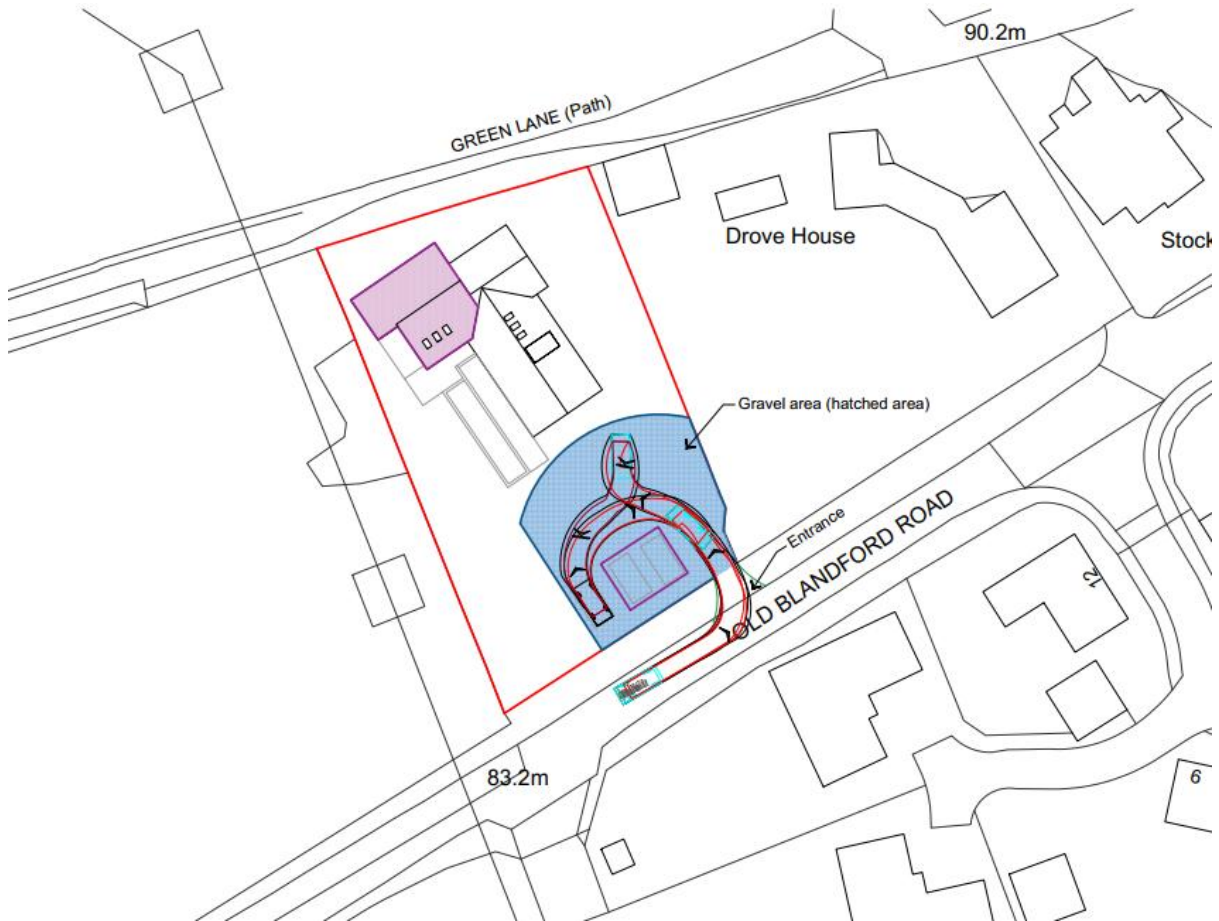
The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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 closest neighbouring dwellings to the application site is Drove House located approximately 9.5 metres to the east. Further dwellings are located across the highway on the south. In terms of overbearing and overshadowing impacts, the extension proposes an additional ridge height of approximately 1 metre when compared to the existing roof height of the host dwelling. As such, it is not considered that any undue overshadowing will be created by the proposed works. With regards to the proposed single garage, it would not be located adjacent to neighbouring dwellings nor their amenity spaces therefore there is no undue amenity impact from this.

In terms of privacy and overlooking, the host dwelling remains a single storey bungalow dwelling. While the extensions propose bedroom windows along the east elevation of the host dwelling (which faces the boundary of Drove House) Drove House is located at a higher ground level than the host dwelling with an existing timber outbuilding located on the border of the application site at this location. There appears to have historically been a boundary fence between these dwellings which would provide a level of screening between the dwellings. Nonetheless, the windows are single storey in nature and would provide a similar relationship between the two neighbouring dwellings as existing. 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 host dwelling is an existing two-bedroom residential dwelling with an integrated garage. The proposed works will create a three-bedroom dwelling with a detached garage. There are no changes to the existing access into the site from the highway. As you enter the site, a gravel area with turning spaces and which leads to the garage is proposed. During the course of the application, the highways officer requested further information on parking and access arrangements. After further drawings were submitted, the highways officer had no objections to the application as no changes are being proposed to the access to the highway with the swept path analysis demonstrating that all parking and turning spaces can be appropriately used to enable vehicles to enter and leave the highway in forward gear.

In addition to parking and turning provision on the site, the highways officer has noted that: *The existing driveway is of a compacted gravel surface, and even with the slope of the driveway, there is no evidence to suggest loose material is tracked onto the highway. However, the applicant should ensure that sufficient means are provided to ensure that any new gravel surfacing is contained within the site.*

Subject to the conditions in the recommendation being adhered to, the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, 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 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 and Block Plan Drawing No. 13115-REA-AR-PP01 Received: 10 June 2026

Proposed Floor Plan Drawing No. 13115-REA-AR-PP04 Received: 10 June 2026

Proposed Front and Side Elevations Drawing No. 13115-REA-AR-PP05 Received: 10 June 2026

Proposed Rear and Side Elevations Drawing No. 13115-REA-AR-PP06 Received: 10 June 2026

Proposed Garage Floor Plan and Elevations Drawing No. 13115-REA-AR-PP07 Received: 10 June 2026

Proposed Block Plan Swept Paths and Parking 1 Drawing No. 13115-REA-AR-01-PP11 Received: 08 July 2026

Proposed Block Plan Swept Paths and Parking 2 Drawing No. 13115-REA-AR-01-PP12 Received: 08 July 2026

Proposed Block Plan Swept Paths and Parking 3 Drawing No. 13115-REA-AR-01-PP13 Received: 08 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.

4. The access, parking and turning areas shown on the approved Proposed Block Plans Drawing No. 13115-REA-AR-01-PP11, 12 & 13 shall be provided before first use of the development and shall thereafter be retained for those purposes at all times.

Reason: To ensure adequate parking and turning facilities in the interests of highway safety.

5. Prior to the installation of any new gravel surfacing associated with the development, details of measures to contain loose material within the site and prevent its migration onto the public highway shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the surfacing is first brought into use and retained thereafter.

Reason: In the interests of highway safety.