

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02106
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Heronslade, Warminster, BA12 9HR
DEVELOPMENT DESCRIPTION:	Single storey rear extension and side extension and Replace existing Marley Ludlow interlocking concrete roof tiles with Marley Modern interlocking concrete roof tiles
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject property is a detached, modern two-storey dwelling, located in Warminster in an area characterised by housing of shared design and materiality.



Location Plan and Google Earth Site Photo

Council aerial mapping shows a walnut tree to the front of the property and an oak tree to the rear, both having Tree Preservation Orders placed.

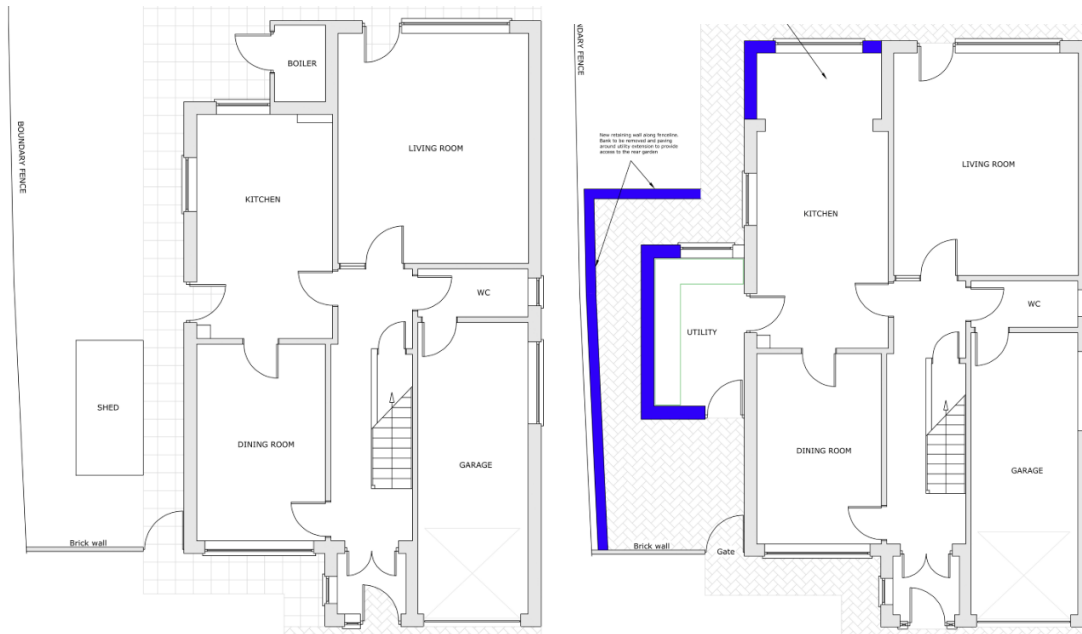
The site is located in flood zone 1 (i.e. land having the lowest risk), but is subject to a risk of ground water flooding.

PROPOSAL

The proposal seeks planning permission for:

- Demolish existing external single storey boiler room. Replace with a single storey rear extension to extend existing kitchen, with insertion of bifold doors.
- Side extension, 2.4 x 4m, to create a utility room with a side access door.
- Pitch roof to porch extension, new front door.
- Upgrade concrete roof tiles
- Retaining wall and paving to side of property to retain side access.
- Mitigation measures of elevating FFL.

Proposed materials include facing brick and white uPVC windows to match existing,



Existing and Proposed Ground Floor Plans



Existing Elevations



Proposed Elevations

PLANNING HISTORY

None.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Warminster Neighbourhood Plan, made 2016

The National Planning Policy Framework (NPPF) and Planning Practice Guidance
National Design Guide

CONSULTATION RESPONSES

Warminster Town Council: Objects, due to perceived harm to the two protected trees.

Council Arboriculturist: No objection, following submission of an AIA, Tree Protection Plan and AMS.

Council Drainage Officer: No objection.

REPRESENTATIONS

One comment regarding the location of the protected trees.

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 titled *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 for modest rear and side single storey extensions, which maximise the available space to enable a simple extension to the kitchen/dining space with improved functionality and flow.

The proposed small utility room would utilise space to the side of the dwelling, whilst retaining side access to the garden, with minimal visibility to the streetscape being set back and behind proposed fencing.

The proposed pitched roof to the existing porch extension would better integrate the porch with both the host dwelling and wider area.

Likewise, the upgrade of roofing materials would ensure the host dwelling is able to integrate with the wider area.

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 of the Wiltshire Core Strategy seeks to ensure that new development does 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.

As single storey extensions, to the rear and side with gardens/access surrounding, there would be no impact to neighbouring light levels or overbearing. Proposed new utility and kitchen windows would face down the front and rear gardens, creating no new vantage points and no further impact to neighbouring amenity.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design.

Paragraph 176 (via footnote 62) of the NPPF states that ancillary householder development is not be subject to the sequential test, nor the exception test.

Householder development is considered Minor Development, under the Flood Risk planning guidance, if “*physical extensions to the existing dwelling itself*,” and, barring a few exceptions not relevant here, “*are unlikely to raise significant flood risk*.”

The proposal to remodel an existing property has taken into account potential flood risk and the applicant completed a proportionate FRA for householder form and confirmed that the FFL would be elevated by a minimum 200mm above ground level, which is supported by officers.

The existing drainage arrangements for the property would be unaltered by the proposals. As such, the proposal is deemed to be safe for its users for the intended lifetime of the development with respect to the level and nature of the flood risk.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Trees

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 site includes two protected trees with Tree Preservation Orders (TPO), a walnut tree to the front of the property and an oak tree to the rear, as per the mapping excerpt below.



Following comments from the Council's Arboricultural Officer, additional information including tree protection mitigation was submitted by the applicant, which enabled an assessment of the impact to the root protection zones of the two protected trees by the proposed extension's foundations and construction compaction.

The Tree Protection Plan and AIA evidence that the development can be implemented via suitable protection of the two trees - which requires a planning condition.

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 drainage 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.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.