

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03816
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	41 Netherhampton Road, Salisbury, SP2 8HD
DEVELOPMENT DESCRIPTION:	Proposed Erection of Single Storey Side and Rear Extensions and Front Porch.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for Proposed Erection of Single Storey Side and Rear Extensions and Front Porch.

SITE DESCRIPTION/CONTEXT

The site is situated within the principal settlement boundary of Salisbury as defined by WCS policies CP1, CP2 and CP20. The application site is surrounded by a mixture of similarly designed semi-detached dwellings along the south of Netherhampton Road with the dwellings across the highway on the north being a different design.

While the application site is located within the Hampshire River Avon Catchment and the New Forest Protected Sites these designations have no implication to the assessment of householder extensions to existing dwellings. The site is situated within the lowest risk of flooding (Flood Zone 1) and is not at risk of surface water flooding with a possibility of groundwater flooding emerging at the surface locally.

The application site is bordered by the highway to the north and residential dwellings to the east, west and south.

PLANNING HISTORY

Proposal / Summary
PL/2023/00133 - Removal/variation of conditions Decision - Approve with Conditions Date: 13/4/2023 – VAR Application relating to PL/2022/03734 (Proposed Erection of a replacement, Single Storey Detached outbuilding to be used for Holiday Accommodation & replacement boundary fencing)
PL/2022/03734 - Full planning permission Decision - Approve with Conditions Date: 6/7/2022 – Proposed Erection of a replacement Single Storey Detached outbuilding to be used for Holiday Accommodation and replacement boundary fencing
S/1982/0526 - Historic apps 1974 to 1983 Decision - Approve Date: 29/7/1982 – Construction of new vehicular access & driveway

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy
Core Policy 20: Spatial Strategy: Salisbury Community Area
Core Policy 50 Biodiversity and Geodiversity
Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

- Appendix D - Design Guidance for Householder extensions

Salisbury Neighbourhood Development Plan 2020 to 2038

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

CONSULTATION RESPONSES

Salisbury City Council: Comment: *Salisbury City Council supports the comments made by the Highways Department regarding the parking spaces*

Highways: No Objection – Subject to condition.

REPRESENTATIONS

One comment from the neighbour has been received. The neighbour is concerned about the parking arrangements of the site with regards to number of parking spaces, visibility of the highway and turning spaces.

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.

rear extension will create a larger open plan kitchen and living room. The materials of the proposed extension are a brickwork plinth with horizontal composite cladding over and concrete tiles to match existing for the pitched side extension and GRP flat roof covering over the flat roof. Although horizontal composite cladding is not a prevailing material within the locality, its use is restricted to a subordinate extension and would provide a contemporary finish. It is not considered to detract from the character or appearance of the host dwelling or wider area and is therefore considered acceptable from a design perspective.

The single storey mono pitched side extension is subservient to the host dwelling, while the single storey extension is only minimally visible from the front elevation as part of the flat roof would stick out from beyond the side extension. The extent of the rear extension does not impede on the footprint of the approved outbuilding for holiday let use, these two elements will be approximately 3.2 metres from each other and is proposed to be separated by timber fencing. The relationship between the host dwelling and the holiday let outbuilding would be of close proximity to each other with the amenity spaces being closely associated with each other. However as the holiday let is under the same ownership and red line boundary, the two elements were always going to be within close relationship with each other with the rear garden area being shared between the two.

Amenity

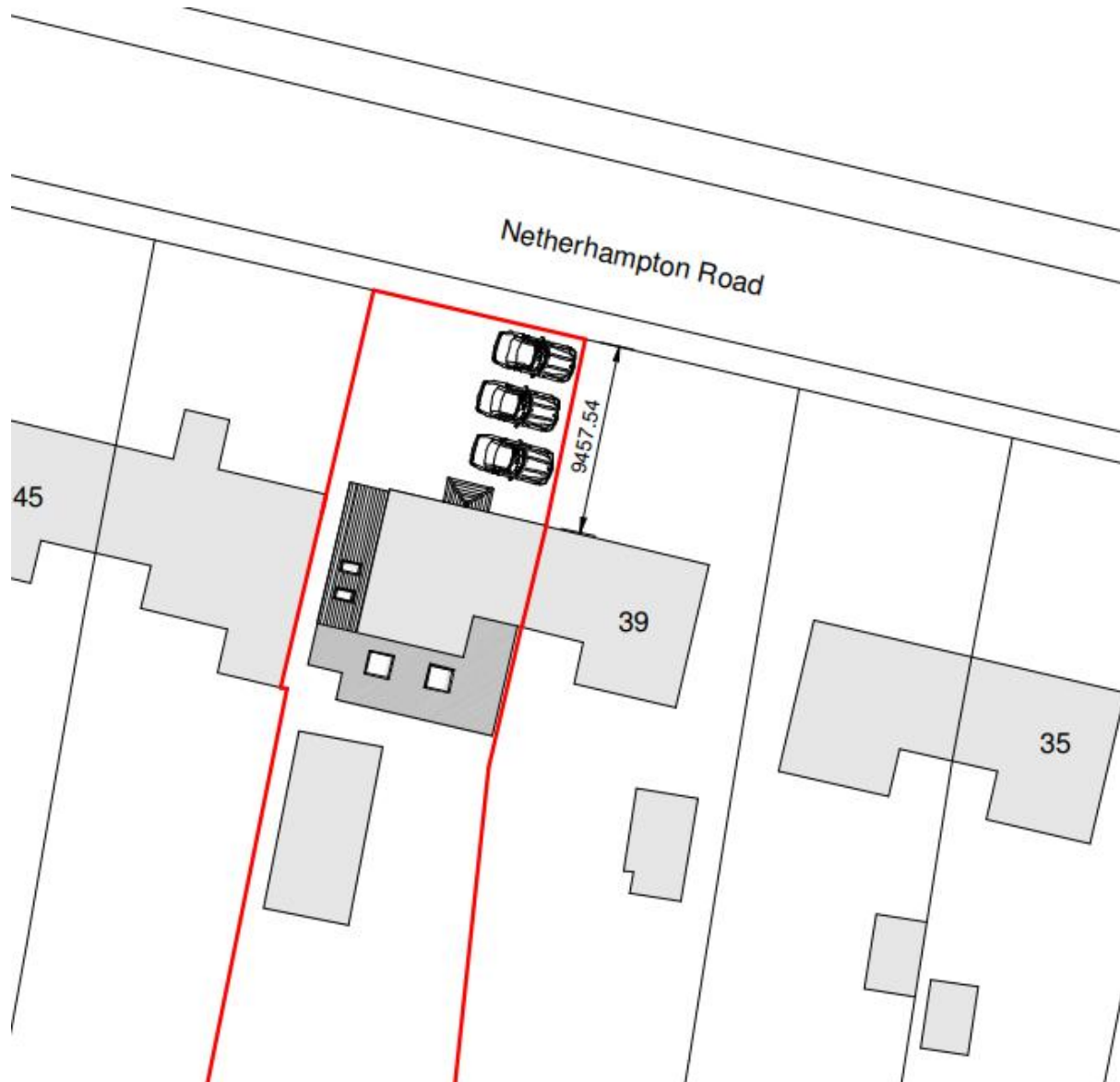
Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

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 application site lies adjacent to no. 39 on the east and no. 43 on the east. There are no proposed fenestrations on east elevation (facing no.39). On the west elevation, there is a proposed external glazed door leading to the utility room and a window to the front porch. On the south elevation the extension will have a window to the utility room and a sliding door. As the proposed fenestrations are single storey in nature, it is considered that the existing boundary treatment between the dwellings would provide a level of screening from these windows.

In terms of overbearing and overshadowing impacts, with the sun rising from the east and setting in the west, the location of the dwelling and extensions would not create any undue overshadowing to the neighbouring dwellings. 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.



Highways

This application does not propose any additional bedrooms. However, the application does propose a new front porch and a side extension. The application site has had previous planning permission with reference PL/2022/03734 & PL/2023/00133 for the erection of a replacement single storey detached outbuilding for the use as holiday accommodation. That planning application required 3 car parking spaces to be completed. This application has submitted a proposed block plan showing how the front porch and side extension will still allow for three car parking spaces to be located within the front driveway with ample turning space so as to enter and exit the driveway in forward gear. The highways officer has no objection to the proposed works subject to a condition that these spaces will be created prior to the development being first brought into use. The previous applications PL/2022/03734 & PL/2023/00133 also have a similar condition. The neighbour's comments on this application are noted, if the application site has started to run their holiday let business, then the parking condition on the previous application should have been completed. However, even if these

spaces have been completed, Netherhampton Road does not have restrictions on parking on the highway.

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:

Proposed Block Plan Drawing No. 26/021/03 Rev A Received: 17 July 2026

Proposed Plans and Elevations Drawing No. 26/021/05 Received: 30 June 2026

Flood Risk Assessment Received: 16 June 2026

Location Plan Drawing No. 26/021/01 Received: 16 June 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. No part of the development hereby permitted shall be first brought into use until the turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans Proposed Block Plan Drawing No. 26/021/03 Rev A Received: 17 July 2026. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.