

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03490
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Pennywort Cottage, Bowerchalke, Salisbury, SP5 5DA
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extensions to existing dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension to an existing dwelling.



SITE DESCRIPTION/CONTEXT

Pennywort Cottage is a two-storey semi-detached dwelling adjacent to other residential dwellings on the west side of an unclassified highway in the hamlet of Misselfore. Misselfore is located within Bowerchalke with the application site situated outside of the defined settlement boundary of Bowerchalke as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP33. It is located within the Cranborne Chase & West Wiltshire Downs AONB / National

Landscapes, with the boundary of Bowerchalke Downs SSSI located approximately 85 metres south of the application site.

While the application site is located within the Hampshire River Avon Catchment, this designation has 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 at not at risk of groundwater or surface water flooding.

The site is bordered by the unclassified highway on the east, residential dwellings on the north and south and the open countryside to the west.

PLANNING HISTORY

Proposal / Summary
S/1993/0051 - Full planning permission Decision - Approve with Conditions Date: 24/2/1993 – ERECTION OF COTTAGE WITH GARAGE AT LAND ADJOINING PENNYWORT, ERECTION OF GARAGE WITH CONSTRUCTION OF VEHICULAR ACCESS AT PENNYWORT

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places
- 16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 33: Spatial Strategy: Wilton Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP)

- C24 – Extensions to Buildings

CONSULTATION RESPONSES

Bowerchalke Parish Council: None received.

REPRESENTATIONS

1 comment of support was received from a neighbouring dwelling.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

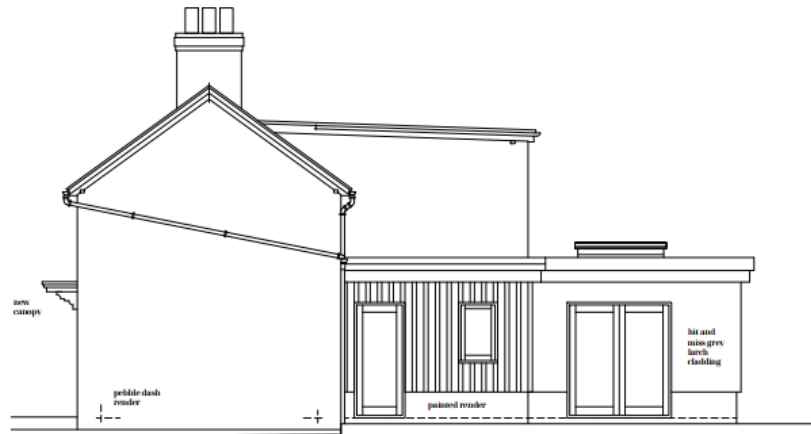
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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.





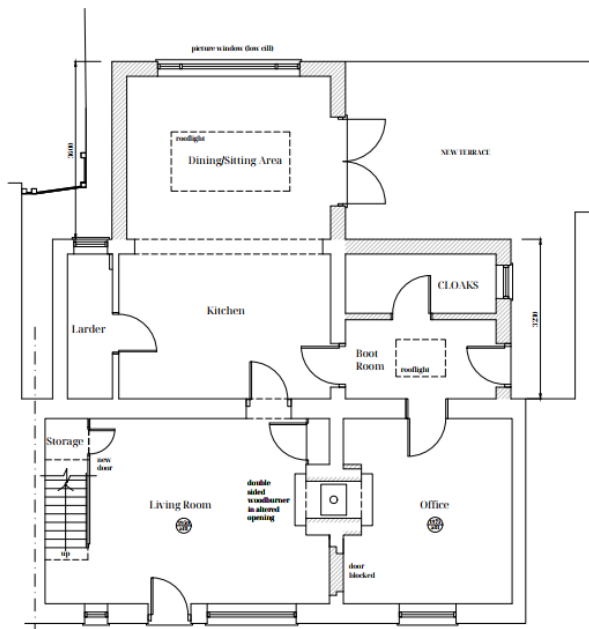
Proposed Rear Elevation
1:100



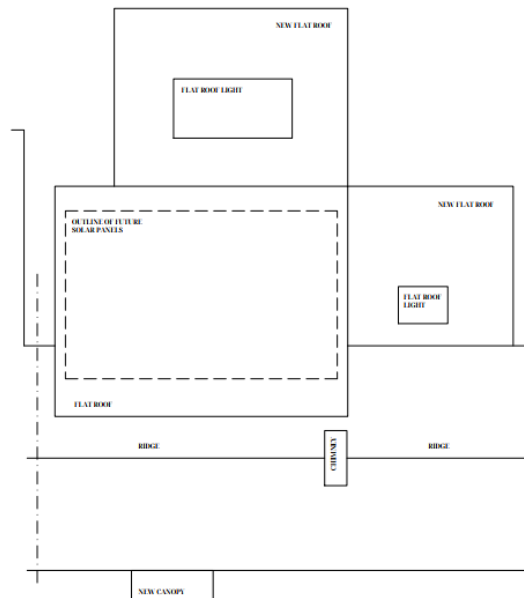
Proposed Side Elevation
1:100



CLIENT



Proposed Ground Floor Plan
1:100



Proposed Roof Plan
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.

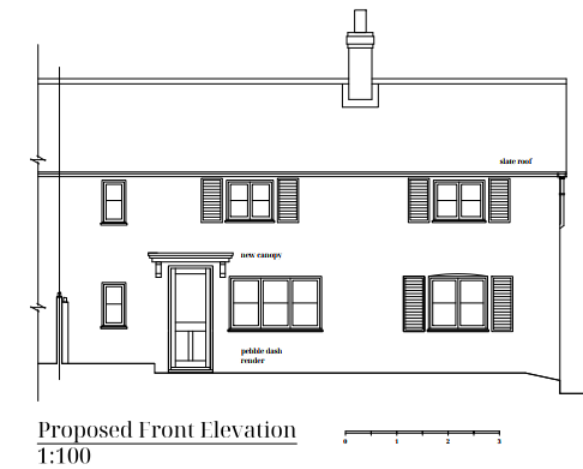
The application site consists of a three bedroom, two storey semi-detached dwelling which has previously had a two-storey flat roof extension to the rear. Although historical planning records do not show any associated planning application for this. This application proposes the erection of 2 single storey rear extensions. The first will measure approximately 3.2 metres long and 3 metres wide will be for a boot room with a small cloak room with external side access. The second single storey rear extension will measure approximately 3.6 metres long and 4.7 metres wide will be for a dinging sitting area. Both extensions are proposed to have a

flat roof light and both will measure approximately 2.9 metres high to the top of the flat roof. The extensions will have a painted render plinth with larch cladding above this. Below is a snippet taken from the submitted design and access statement indicating the proposed vertical larch cladding.



Examples of larch vertical cladding

The existing timber and glass front porch is proposed to be removed and replaced with a canopy over the entrance door.





The design and access statement has also noted that there will be internal alterations to the host dwelling. However, as this is not a listed building, planning permission is not required for the proposed works. Although separate building control approval might be required.

The proposed single storey extensions are subservient to the host dwelling in massing and scale. The extensions will not be directly visible from the street scene as it is located behind existing massing of the dwelling. A substantial rear garden is retained for the host dwelling and the extensions do not impede on the existing access and parking arrangements of the host dwelling. The application proposes to use vertical larch cladding on the proposed rear extension. This is not a material currently found in the host dwelling nor the surrounding areas, the host dwelling and neighbouring dwellings have pebble dash cladding and walls with painted render. However, the rear extension would not be directly visible to the street scene and there is no overarching design characteristic between the small group of dwellings adjacent to the host dwelling. Furthermore, contemporary materials which are used naturally could be considered appropriate depending on the surrounding context and location of the works. Therefore, it is not considered that this is adverse to warrant a refusal or a revision of 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 application site lies adjacent to Misselchalke Cottage on the north and the semi-detached dwelling Downview on the south. The application proposes two single storey rear extensions. The dining and sitting room extension on the northern end is set back from the boundary of the application site and Downview. There are no proposed side windows on the elevation which faces Downview (south). On the west elevation, a proposed window faces the rear garden of the application site. The existing boundary treatments between the two dwellings would minimise any oblique overlooking from this window to the neighbouring amenity of Downview.

On the elevation which faces Misselchalke Cottage (east) there will be a pair of patio doors, a window to the cloak room and a glazed single external door. These fenestrations are all single storey, the existing boundary wall between the two dwellings will provide a level of screening from these fenestrations to the neighbouring dwelling.

In terms of overbearing and overshadowing impacts, the proposed works are single storey in nature, with the neighbouring dwelling Downview being on the south of the application site, the sun going from east to west will not create overshadowing to the neighbouring dwelling on the south. While the proposed single storey rear extensions are at a distance from the neighbouring dwelling on the north with the existing dwelling already creating a level of overshadowing to the dwelling which the extensions are not considered to increase substantially enough to warrant a refusal on these grounds.

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

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, 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 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:

Location Plan Received: 02 June 2026

Design and Access Statement

Site Plan Drawing No. PW04 Rev A Received: 02 June 2026

Proposed Plans and Elevations Drawing No. PW04 Rev A Received: 03 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 submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.