

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03659
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 Queensberry Road, Salisbury, SP1 3PH
DEVELOPMENT DESCRIPTION:	Proposed two and single storey extensions and alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed two and single storey extensions and alterations.

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 detached and semi-detached dwellings with attached garages.

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 groundwater or surface water flooding.

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



PLANNING HISTORY

There have not been any previous planning applications for works at the application site.

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: No comment.

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.

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.

The application site consists of a two storey three-bedroom bungalow with an attached garage. This application proposes to demolish existing single storey rear extensions and proposes to erect a single storey rear extension, and a two-storey side extension which includes the conversion of the garage into a study. On the ground floor the extension creates a study, utility room, and an open plan kitchen living and dining room. On the first floor the extension will create a larger third bedroom with an en-suite and a fourth bedroom.

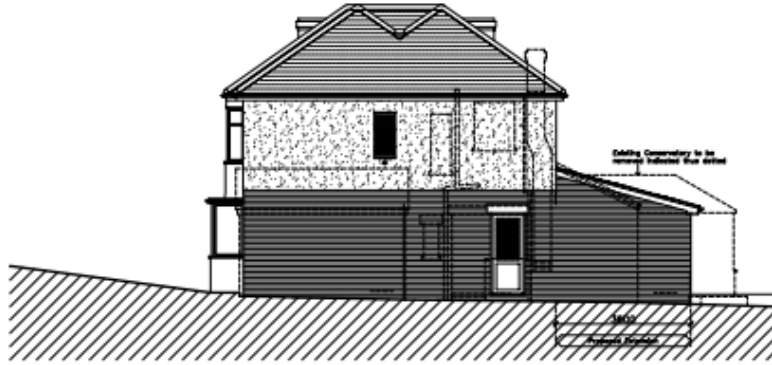
The single storey extension is proposed to have a mono pitched roof with three rooflights and the proposed two storey extension is proposed to have a hipped roof with the same ridge height as the principal roof of the host dwelling. The extension of the walls are proposed to have facing brickwork and render and the proposed roof of the extension is proposed to have tiles all to match the existing host dwelling.

The two-storey side extension utilises the existing attached. The massing and scale of the two-storey side extension follows the eaves and ridge height of the principal roof, alongside this, the design and use of materials allow the extension to be in keeping with the host dwelling and the character of the surrounding area some of which have had similar two storey side extensions with their garages converted into habitable accommodation. 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.





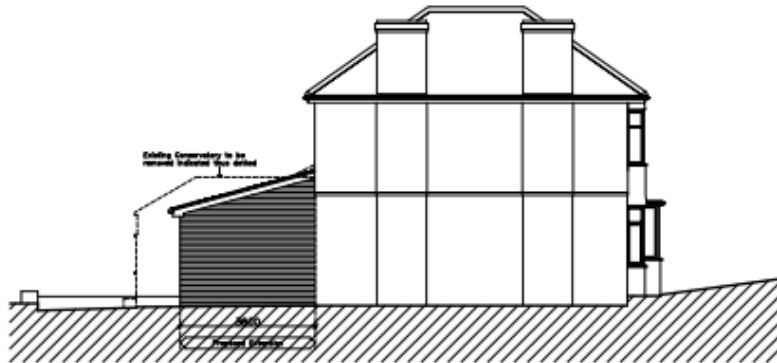
South Elevation scale 1:50 ● A1 (1:100 ● A3)



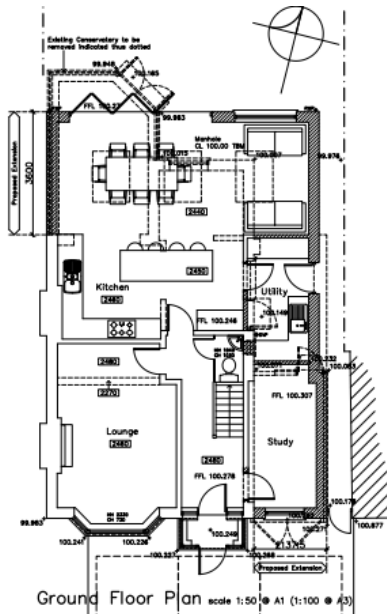
East Elevation scale 1:50 ● A1 (1:100 ● A3)



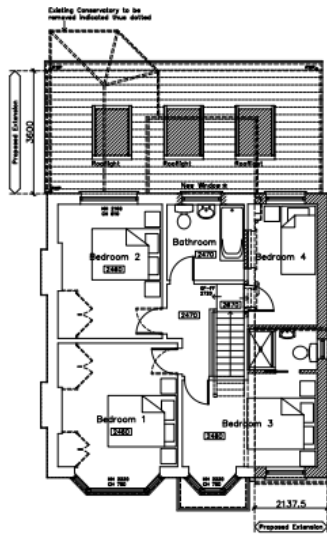
North Elevation scale 1:50 ● A1 (1:100 ● A3)



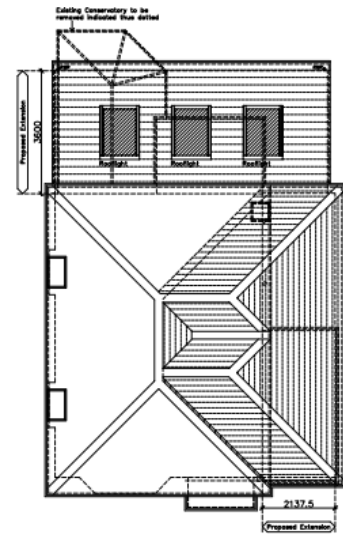
West Elevation scale 1:50 ● A1 (1:100 ● A3)



Ground Floor Plan scale 1:50 ● A1 (1:100 ● A3)



First Floor Plan scale 1:50 ● A1 (1:100 ● A3)



Roof Plan scale 1:50 ● A1 (1:100 ● A3)

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.

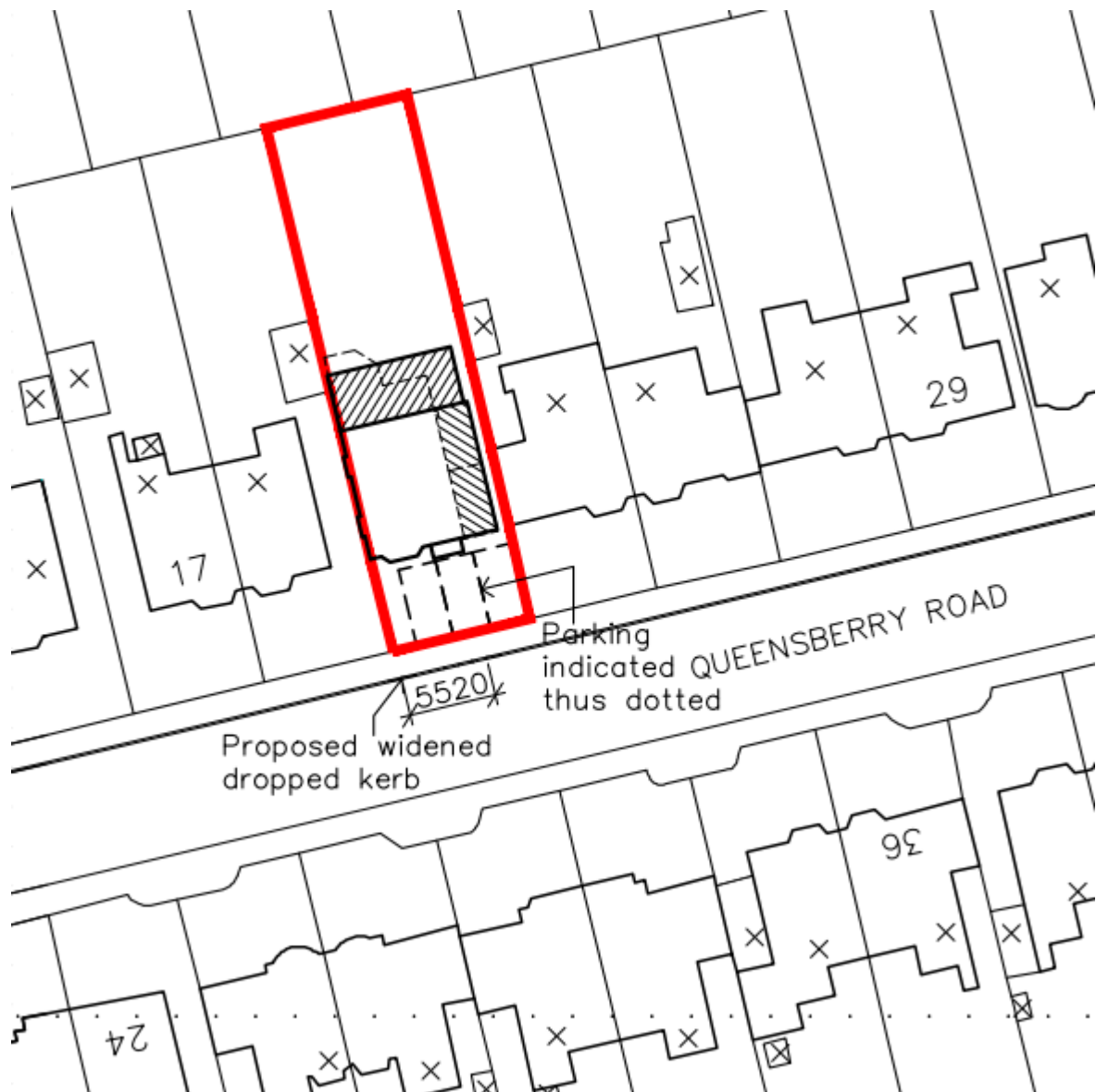
The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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. 19 on the west and no. 23 on the east. The dwelling is located in close proximity to the dwelling no. 23 on the west with the two-storey addition creating a new massing next to the existing dwelling. The extensions propose to retain an approximately 0.75-metre-wide side access from the front driveway leading to the rear garden of the residential dwelling. The extensions propose the addition of a side window on the east elevation (which faces no. 23) which is proposed to serve an en-suite. The plans indicate that this window is to be obscure glazed. An obscure glazed condition has been included in the recommendation to ensure that this window remains as such. Alongside this condition, the recommendation includes a condition removing the permitted development rights of the dwelling to insert windows on the side elevation above ground level so as to prevent any overlooking instances to the neighbouring dwelling without an assessment.

Alongside this, the application proposes fenestrations on the rear elevation. On the first floor, the rear elevation (north) proposes a new obscure glazed bathroom window and a new window serving the additional bedroom. This additional bedroom window has the potential to create a new instance of overlooking to the neighbouring dwelling no. 23 on the east from oblique angles. In a built up location such as this, there is an established relationship between dwellings in terms of a reasonable level of overlooking considering the dwellings are in a row of detached and detached dwellings all with windows facing the rear gardens. As such, this is not considered adverse enough to warrant a refusal on these grounds.

In terms of overbearing and overshadowing impacts, with the sun rising from the east and setting in the west, the proposed works have the potential to overshadow the neighbouring dwelling to the east. However, considering that the dwellings in this location are in close proximity to each other, the existing dwelling as it stands already overshadows the L shaped section of the neighbouring dwelling which this extension has the potential to overshadow as well. 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

The proposed works will increase the dwelling from a 3 to 4-bedroom dwelling and also includes the conversion of the existing integrated garage into a study. Therefore, in order to meet Wiltshire's current parking standards, 3 off street parking spaces should be provided within the application site. The submitted plans demonstrate that three parking spaces can be accommodated on site by extending the existing dropped kerb. The highways officer has no objection to the proposed works subject to conditions and a S184 licence which will be required to extend the dropped kerb. These conditions have been included in the recommendation.

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:

Location and Block Plan Received: 09 June 2026

Proposed Floor Plans Drawing No. 26/0463/101 Received: 09 June 2026

Proposed Elevations Drawing No. 26/0463/102 Received: 09 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. The development hereby permitted shall not be first brought into use until the area between the back edge of the footway and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

5. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

6. The proposed development shall not be first brought into use until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

7. The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

8. No part of the development hereby permitted shall be first brought into use until the access & parking spaces [3] have been completed in accordance with the details shown on the approved plans Location and Block Plan Received: 09 June 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.

9. Before the development hereby permitted is first brought into use the proposed window on the east elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the window shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

10. 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 Proposed Floor Plans Drawing No. 26/0463/101 Received: 09 June 2026 and Proposed Elevations Drawing No. 26/0463/102 Received: 09 June 2026, shall be inserted in the east elevation above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

Informative:

The application involves an extension to the existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.