

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03567
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 Canadian Avenue, Salisbury, SP2 7JN
DEVELOPMENT DESCRIPTION:	Single story rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application proposes a single storey rear extension to an existing residential dwelling.

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 located on the southeastern end of Canadian avenue a residential street with a mix of dwellings from two storey semi-detached dwellings, detached dwellings and bungalows.

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 at not at risk of groundwater or surface water flooding.

The application site is bordered by the highway to the west, 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: Support.

REPRESENTATIONS

No comments were received.

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, semi-detached dwelling with a driveway and a rear garden. This application proposes the erection of single storey flat roof rear extension which will measure approximately 6 metres in width, 6.5 metres in length and 3.3 metres in height. To facilitate this extension the existing single storey brick store attached to the rear of the host dwelling is proposed to be demolished. The extension will have a flat roof with a parapet and three rooflights. The materials are brick to match the host dwelling. The extension will create a bathroom, utility room and an additional living room area. There will be BI folding windows on the rear elevation (east) and an external door and a bathroom window on the side elevation (south). The existing side access path from the front of the dwelling to the rear of the dwelling measuring approximately 1.7 metres in width is proposed to be retained. While it will be obliquely and minimally visible from the street scene, the



11 - Proposed Front Elevation



02 - Proposed Side Elevation



13 - Proposed Rear Elevation



04 - Proposed Side Elevation

proposed single storey rear extension is subservient to the host dwelling in massing and scale and uses suitable materials. A substantial rear garden is retained despite the proposed rear extension. 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 the vehicular access of nos 86, 88, 90 & 92 on the south and the semi-detached dwelling, no. 4 on the north, and a pedestrian access to Bemerton Lodge on the east.

The neighbouring attached dwelling, no. 4, has an existing single storey rear extension with a glazed roof and clerestory windows. The proposed extension will be set back from the neighbouring attached dwelling on the north by a 0.22 gap between the dwellings. As the walls of the proposed single storey extension are approximately the same height as the neighbouring dwelling, and as the neighbouring dwelling is located north of the application site, the proposed extension will overshadow the existing clerestory windows of the neighbouring dwelling. No correspondence was received from the neighbouring dwelling as part of this application. As the windows are at a high level, and as the roof of the extension is glazed with further clerestory windows on the rear elevation of the dwelling, it is considered that these side windows are secondary. While these windows will potentially be overshadowed by the proposed extension, this is not significant enough to warrant a refusal on these grounds.

In terms of overlooking, the proposed rear extension being single storey will not introduce new levels of overlooking to dwellings in the nearby vicinity. 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.

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 Plan Drawing No. 00-001-P1 Received: 05 June 2026

Proposed Floor and Roof Plans Drawing No. 10-100-P1 Received: 05 June 2026

Proposed Site Plan Drawing No. 10-002-P1 Received: 05 June 2026

Proposed Elevations Drawing No. 10-200-P1 Received: 05 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.