

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02507
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	40 Bishopdown Road, Salisbury, SP1 3DS
DEVELOPMENT DESCRIPTION:	Rear extension to ground floor & partial rear extension to first floor
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey rear extension and a partial first-floor rear extension to provide additional living accommodation and an additional bedroom respectively. During the course of the application, revised plans were received which replaced the originally proposed flat roof to the first-floor extension with a hipped roof design.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey dwellinghouse situated at the end of a terrace of three properties within the established residential area of Bishopdown, Salisbury. Residential properties are located to the east and west, with further dwellings to the south and to the north on the opposite side of Bishopdown Road. The site lies within the Principal Settlement of Salisbury, as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.



PLANNING HISTORY

There is no relevant planning history.

Application site

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Salisbury City Council: No objection – with the following text received:

‘Salisbury City Council has no objections.’

WC Highways: No objection – a summary of the response is copied below:

‘The proposal would increase the accommodation within the dwelling from 3 bedrooms to 4 bedrooms. Whilst parking standards indicate a corresponding increase in parking demand, the property already operates without off-street parking and relies on on-street parking provision. It is therefore recommended that no highway objection is raised.’

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.



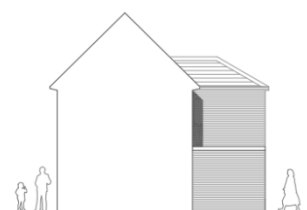
Rear Elevation
As Existing



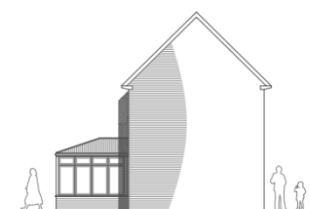
Rear Elevation
As Proposed



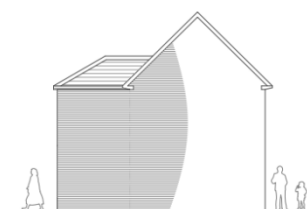
Side 1 Elevation
As Existing



Side 1 Elevation
As Proposed



Side 2 Elevation
As Existing



Side 2 Elevation
As Proposed

Design and impact on the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development achieves a high standard of design that responds positively to local character and distinctiveness, whilst creating places that are attractive, functional and sympathetic to their surroundings.

The proposed extension is located wholly to the rear of the dwelling and would not be readily visible from the public realm, with views from Bishopdown Road to the north largely limited. The principal elevation would remain unaltered and, as such, the proposal would have a very limited impact on the appearance of the dwelling when viewed within the wider street scene.

The ground-floor extension would span the width of the existing rear elevation, replacing an existing conservatory and providing additional living accommodation. The first-floor extension would occupy only part of the rear elevation, extending over the eastern section of the property when viewed from the rear. Whilst the proposal would increase the overall scale and massing

of the dwelling, the additions would remain proportionate to the host property and would not appear excessive or dominant.

Particular regard has been had to the design of the first-floor extension. The original submission proposed a flat-roofed form which was considered likely to appear incongruous and insufficiently subordinate to the host dwelling, particularly given the relationship with the existing eaves and roof form. Following discussions during the application process, revised plans were submitted replacing the flat roof with a hipped roof design. The amended roof form provides a more sympathetic appearance, reduces the perceived bulk of the extension and ensures that the addition remains visually subordinate to the main dwelling.

The extension is to be constructed in brick and render together with UPVC windows. These choices reflect materials already present on the existing dwelling and are therefore considered appropriate.

Overall, having regard to its rearward siting, limited visibility from public vantage points, proportionate scale and revised roof design, the proposal would not result in any material harm to the character or appearance of either the dwelling or the surrounding area. The development is therefore considered to accord with the design objectives of Core Policy 57 of the Wiltshire Core Strategy and the guidance contained within Appendix D of the Wiltshire Design Guide.

Amenity

Core Policy 57 (criterion vii) of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact on the amenities of neighbouring occupiers. Similarly, Paragraph 135(f) of the National Planning Policy Framework requires planning decisions to secure a high standard of amenity for existing and future users of development. The proposal has therefore been assessed with particular regard to its potential effects on neighbouring residential amenity, including overbearing impact, loss of light, overshadowing, overlooking and loss of privacy.

Overbearing, overshadowing and loss of light

The neighbouring properties most likely to be affected by the proposed extensions are the dwellings immediately to the east and west. Properties located further to the south are sufficiently separated from the site such that significant impacts in terms of overbearing appearance, overshadowing or loss of light are unlikely.

The ground-floor extension would replace an existing conservatory and would remain of a proportionate height and scale relative to the host dwelling. Given its single-storey form and replacement of an existing built structure, it is not considered that this element would result in any materially greater impact upon neighbouring occupiers than the existing situation.

In relation to No. 42 to the east, there is a degree of separation between the respective rows of dwellings which assists in reducing the perception of enclosure and limits any potential impacts arising from the proposed development. In respect of No. 38 to the west, the replacement of the existing conservatory with a similarly positioned extension is not considered to give rise to any significant increase in overshadowing, loss of light or overbearing impact.

The first-floor extension has been designed as a partial addition occupying only the eastern side of the rear elevation. This siting is considered to represent the least harmful option in amenity terms. Given the approximate 4-metre separation between the dwellings on this side and the limited extent of the first-floor addition, the extension would not appear unduly dominant, overbearing or oppressive when viewed from neighbouring properties or their private garden areas. Furthermore, the hipped roof form assists in reducing the perceived scale and massing of the extension.

Overall, it is considered that the proposal would not result in any unacceptable loss of light, overshadowing or overbearing impact to neighbouring occupiers.

Loss of privacy / overlooking

The only window proposed within the first-floor extension is a modest rear-facing bedroom window serving the additional bedroom. Whilst this window would face towards residential properties located to the south, the separation distance is approximately 23 metres. Having regard to this distance, together with the established residential character of the area, it is not considered that the proposal would result in any unacceptable level of overlooking or loss of privacy.

Rear-facing first-floor windows are a common and expected feature within the surrounding residential area and inevitably give rise to a degree of mutual overlooking between neighbouring properties. The proposal would not materially alter this established relationship nor introduce a level of overlooking that would be harmful to residential amenity.

A condition is included removing permitted development rights for the insertion of further windows, doors or other openings above ground-floor ceiling level. This will ensure that the relationship with neighbouring properties remains acceptable in the future and prevent any subsequent loss of privacy arising from additional openings.

Having regard to the scale, siting and design of the proposed extensions, together with the separation distances to neighbouring properties and the safeguarding provided by the recommended condition, the proposal is not considered to result in any unacceptable harm to the living conditions of neighbouring occupiers. The development would not give rise to an unacceptable degree of overlooking, loss of privacy, loss of light, overshadowing or overbearing impact. Accordingly, the proposal is considered to comply with criterion vii of Core Policy 57 of the Wiltshire Core Strategy, Paragraph 135(f) of the National Planning Policy Framework and the residential amenity guidance contained within Appendix D of the Wiltshire Design Guide.

Highways

Core Policy 57 (criterion xiv) of the Wiltshire Core Strategy seeks to ensure that development meets the requirements of Core Policy 61, which requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan. Paragraphs 115 and 116 of the National Planning Policy Framework (NPPF) require that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access can be achieved for all users.

The proposal would increase the accommodation within the dwelling from three to four bedrooms. Wiltshire Council Highways note that whilst adopted parking standards indicate a corresponding increase in parking demand, the property already operates without off-street parking and relies on on-street parking provision. The Highway Officer acknowledges that the proposal may result in a small increase in parking demand; however, no evidence has been identified to demonstrate that the development would result in an unacceptable impact on highway safety or the operation of the local highway network. Furthermore, any increase in parking demand associated with a single additional bedroom is considered likely to be limited. Wiltshire Council Highways have therefore raised no objection to the proposal.

Having regard to the above, the proposal is not considered to result in an unacceptable impact on highway safety and is therefore considered to comply with Core Policies 57, 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan and the National Planning Policy Framework.

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.

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 and documents:

- Location plan – (ref: 2026/035) – date received: 05/05/2026
- Existing and proposed elevations - (ref: 2026/035 rev A) – date received: 09/06/2026
- Proposed block plan – (ref: 2026/035-A) – date received: 06/05/2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved 'existing and proposed elevations' (ref: 2026/035 rev A) – date received: 09/06/2026.

REASON: In the interest of the visual amenity and character of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no first floor windows, other than those shown on the approved plans, shall be inserted in the side elevations of the two-storey extension hereby approved.

REASON: In the interests of residential amenity and privacy.