

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01651
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Fairlands, Coombe Road, Salisbury, SP2 8BT
DEVELOPMENT DESCRIPTION:	Loft conversion with roof lights side-facing flat roof dormer.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the creation of a flat roof dormer.

SITE DESCRIPTION/CONTEXT

The site is located within the principal settlement boundary of Salisbury as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP20. 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 Flood Zone 1 and is at not at risk of groundwater or surface water flooding. The application site is bordered by residential dwellings on the east and west, the highway to the north and the open countryside to the south.

PLANNING HISTORY

Proposal / Summary
S/2010/1236 - Full planning permission Decision - Approve with Conditions Date: 11/10/2010 – TWO STOREY SIDE EXTENSION TOGETHER WITH SINGLE STOREY FRONT EXTENSION

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places

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: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

National Design Guide

Salisbury Neighbourhood Development Plan 2020 to 2038

CONSULTATION RESPONSES

Salisbury City Council: No comment.

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.



FRONT

SIDE



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.

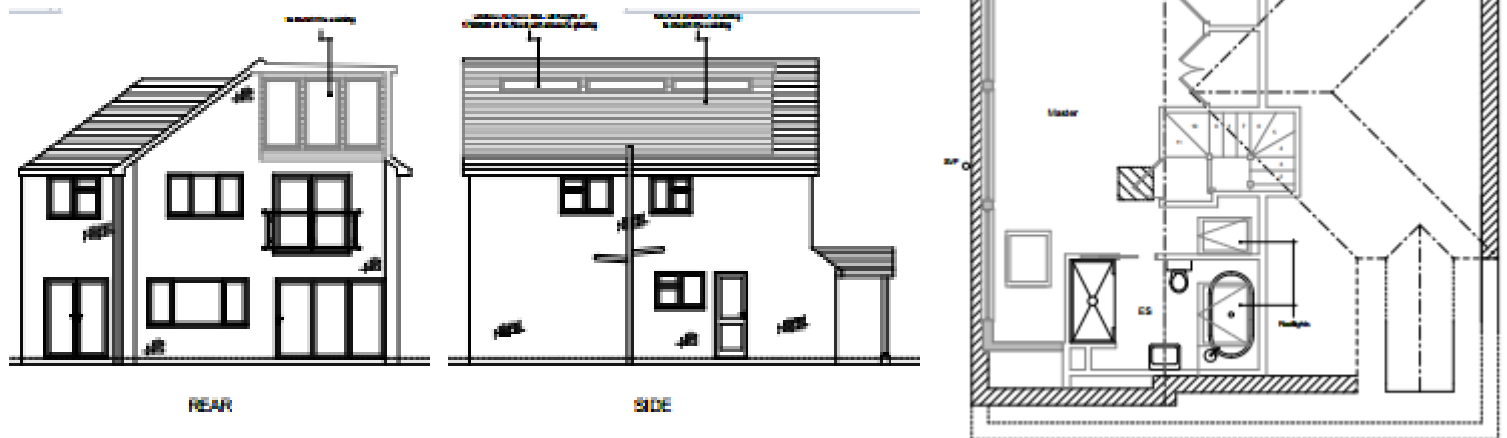
The application site consists of a four-bedroom detached dwelling with a front driveway and a rear garden. The dwelling is located in an area where the surrounding residential dwellings do not have a distinct design characteristic.

This application proposes to erect a flat roof dormer on the eastern gable of the host dwelling which would create a 5th bedroom within the proposed third floor. The dormer measures approximately 7.9 metres in length and 3 metres in width. The dormer cheeks are proposed to be clad in horizontal cladding to match the existing areas of cladding of the host dwelling. However, it is considered that the proposed extension is an unusual way of providing roof accommodation.

The proposed front dormer will have a blank elevation visible from the streetscape. The rear dormer elevation on the other hand proposes to have 3 full height large windows, this is considered to create an unbalanced fenestration opening. However, the proposed windows face the rear garden of the host dwelling and is not visible from public vantage points. The highway to the north of the host dwelling, Coombe Road, is a major road into Salisbury, however, the street is a vehicle dominated area where there are no designated pedestrian footpaths. Portland Avenue located on the east of the application site is an unclassified road without designated pedestrian footpaths either. The existing landscaping located to the front of the site provides some level of screening when viewing the front elevation of the host dwelling. The side elevation of the host dwelling where the proposed dormer is located is partially visible across the highway.

The application site is surrounded by residential dwellings with varied designs, the height of the proposed flat roof dormer is lower in height than the principal gable roof and the materials are proposed to match the materials used in the host dwelling. Lastly, the proposed dormer extension is considered to be minimally larger in area than extensions which can be constructed under permitted development rights. A very similar but slightly different sized dormer of 50 cubic metres could be constructed. Therefore, it is considered that the visual harm arising from the proposed development is limited, justifying a refusal on design grounds is difficult to uphold.





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 neighbouring dwelling considered to be most impacted by the proposed extension is Yaffle Hill, located to the east of the host dwelling. In terms of overshadowing and overbearing impacts, as the sun travels from east to west, there is potential for an increase in shadowing to occur as the sun sets. While the massing of the host dwelling as existing would already cast a shadow not dissimilar to the shadow cast by the proposed dormer, the addition of the dormer has potential to increase overshadowing to the neighbouring dwelling and the roof light of the neighbouring dwelling. However, the angle of the sun would mean that this overshadowing is minimal with the sun coming from above the rooflight would still receive sunlight. This is not considered to be detrimental to the amenity of the neighbouring dwelling.

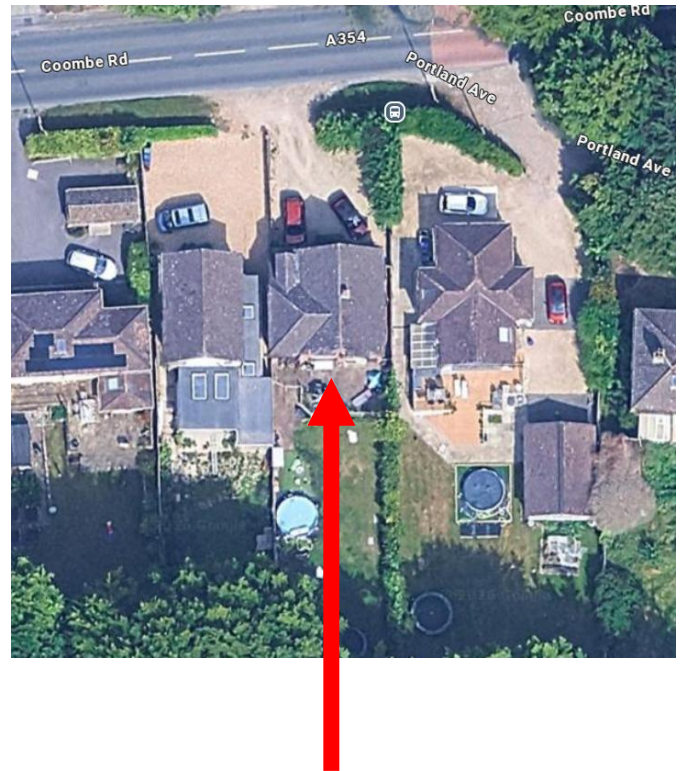
In terms of overlooking, the extensions propose to insert 3 high level windows on the east side elevation of the dormer, this faces the neighbouring dwelling, Yaffle Hill. These windows are high-level with a sill height above 1.7 metres, therefore, it is not considered that any overlooking would occur from this window to the neighbouring dwelling at this height.

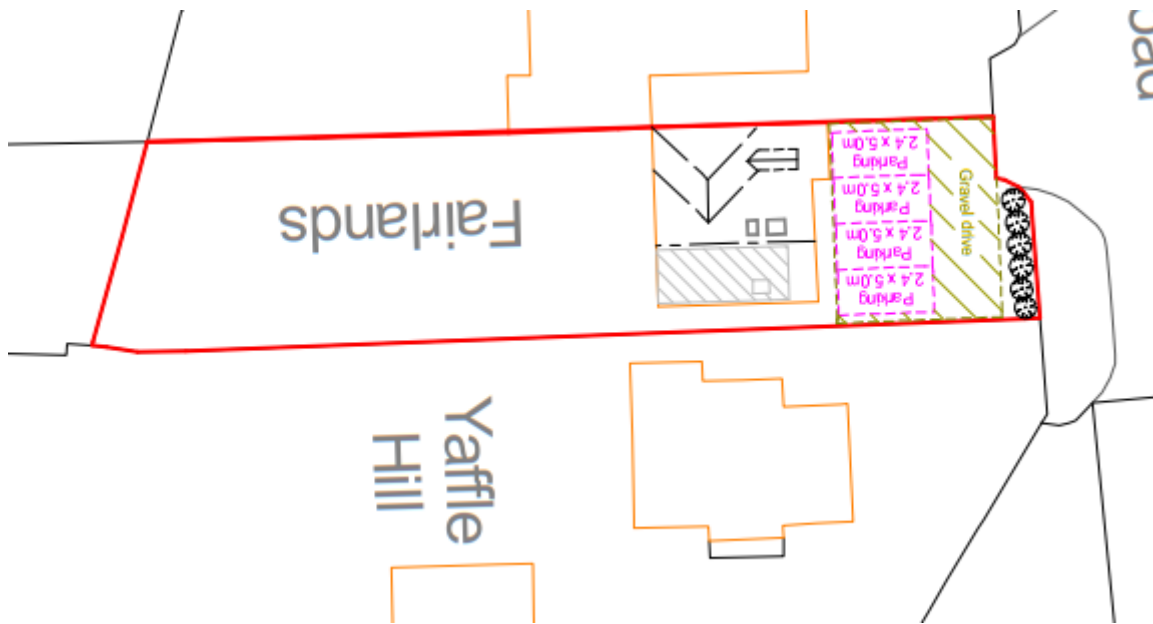
In addition, the extension proposes to insert three full height windows on the rear elevation (south) which serves the proposed bedroom on the second floor. This faces the rear residential garden of the application site and will obliquely look out onto the rear gardens of the

neighbouring dwellings, allowing some opportunity for overlooking over their gardens from second storey height. The existing host dwelling has a Juliet balcony in a similar location to the proposed second floor window albeit at a lower level to the proposed. In an established residential area such as this where dwellings are constructed adjacent to each other, there is a certain level of expected overlooking between dwellings that is deemed to be acceptable, especially at an oblique angle. Lastly, the proposed dormer extension is considered to be minimally larger in area than extensions which can be constructed under permitted development rights. A very similar but slightly different sized former of 50 cubic metres could be constructed.

A condition has been included in the recommendation notice which stipulates that no further side windows on the east side is considered acceptable at this location as this has the potential to provide a direct view to the neighbouring dwelling.

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





Highways

The proposed extensions will create a 5-bedroom residential dwelling, which is an increase from the existing four-bedroom dwelling that exists on the site. However, the adopted parking standards within the adopted Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy confirm that a maximum of 3 parking spaces are required to serve a 4+ bedroom property. There is no additional required parking if a dwelling increases from 4 to 5 bedrooms such as this application and therefore no additional parking provision can be requested or secured as part of this application. The existing dwelling is served by a front driveway which can accommodate up to 4 vehicles as demonstrated by the submitted site block plan. This driveway is proposed to be retained as existing and is not proposed to be impacted by the proposed extension, this is therefore sufficient to serve the dwelling as extended.

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, heritage, 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.