

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03791
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	30 Westland Close, Boscombe Down, Amesbury, Salisbury, SP4 7QS
DEVELOPMENT DESCRIPTION:	Demolition of the existing conservatory on the north-east elevation and construction of a single-storey rear extension to enlarge the sitting and dining areas.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of the existing conservatory on the northeast elevation and construction of a single-storey rear extension to enlarge the sitting and dining areas.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey mid terrace dwelling located within the settlement boundary of Amesbury which is defined as a Market Town by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP4. The site is located in Flood Zone 1 (lowest risk of flooding) and not at risk of groundwater or surface water flooding according to the Strategic Flood Risk Assessment. While the application site is situated within the Hampshire River Avon Catchment this ecological designation has no implication to this householder planning permission due to the nature of the proposed work and application. The application site is located within a cul de sac with the highway on the west, residential dwellings on the north, south and east.

PLANNING HISTORY

S/1987/1784 - CONSTRUCTION OF 34 DWELLINGS AND CONSTRUCTION OF NEW VEHICULAR ACCESS - Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy: Amesbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 69: Protection of the River Avon SAC

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy

CONSULTATION RESPONSES

Amesbury Town Council: Support.

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 mid terrace dwelling with an integrated garage and an existing rear conservatory. This application proposes to demolish the existing rear conservatory and construct a rear extension of the same footprint as the existing conservatory being approximately 5.3 metres in width and 11.2 metres in length. The height is proposed to be 2.5 metres to the eaves and 3.5 metres to the top of the proposed mono pitched roof. The materials are proposed to be facing brick with a slate roof and two roof lights. A patio door and a window is proposed on the east elevation which faces the rear garden of the application site. There are no proposed windows on both side elevations of the proposed rear extension. The rear extension will not be visible from the street scene. The 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. The rear extension follows a similar footprint to the existing conservatory, therefore there is no additional footprint proposed. 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.



Part Ground Floor Plan

Plan and Se



North Elevation



South Elevation



East Elevation

Elevations and roof plan at 1:100



Roof Plan



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 is a mid-terrace dwelling and is attached to no. 29 on the north and no.31 on the south. The neighbouring dwelling on the south, no.31 has an existing mono pitched rear extension with a polycarbonate roof and glazed full height doors facing the rear. The proposed extension matches the footprint of the existing conservatory. A like for like replacement such as this is not considered to differ in terms of overlooking impacts to the neighbouring dwellings. The rear gardens have an existing degree of inter-relationship and overlooking that is considered to be acceptable in planning terms.

In terms of overshadowing, the proposed rear extension is minimally taller than the existing conservatory in the same location, as such any overshadowing impacts would be minimally different to the existing. 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 and Block plans, Existing/Proposed Plans and Elevations Drawing No. 3226 1 A
Received: 25 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.