

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03760
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	15 Berkshire Road, Harnham, Salisbury, SP2 8NY
DEVELOPMENT DESCRIPTION:	Proposed Two Storey Extension and alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for proposed two storey extension 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 dwellings.

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, and residential dwellings to the north, south and east.

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

Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Salisbury Neighbourhood Development Plan 2020 to 2038

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: Support.

Highways: No Objection - Subject to Condition

REPRESENTATIONS

No comments were received.

ASSESSMENT

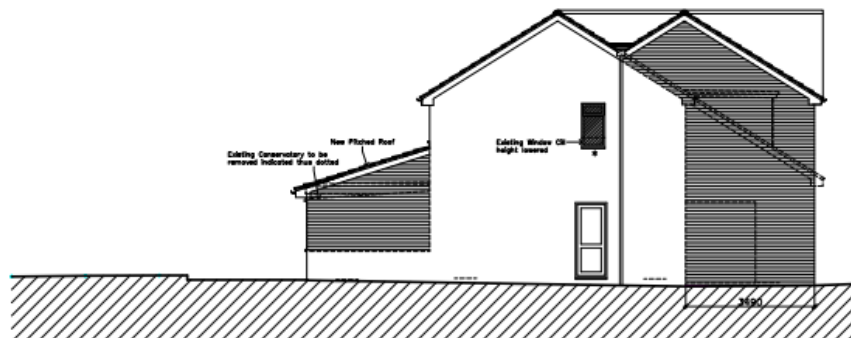
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

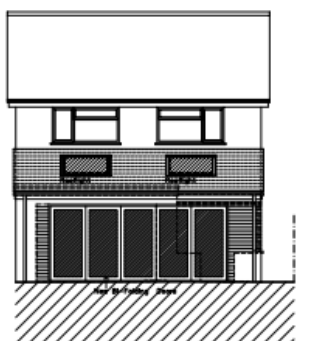
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



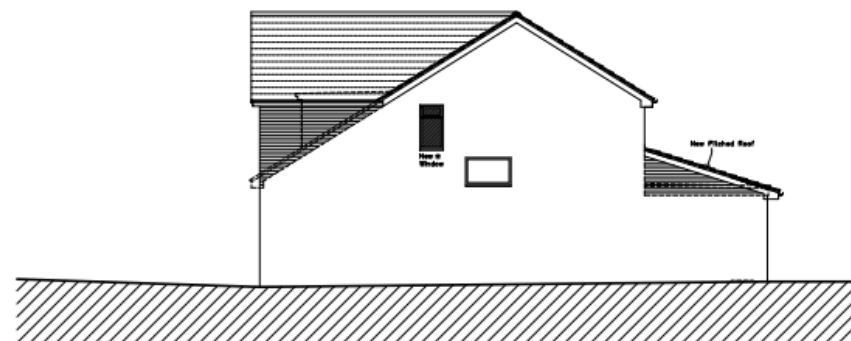
West Elevation scale 1:50 ● A1 (1:100 ● A3)



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



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



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



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 detached dwelling. This application proposes to erect a two-storey front extension and a single storey rear extension. The single storey rear extension is to have a mono pitched roof with concrete tiles to match the host dwelling and two rooflights over. The rear extension would create an open plan kitchen, living and dining area.

The two-storey front extension proposes to change the existing cat sliding roof with a front dormer to have a gable roof with a pitched roof to match the principal ridge height of the host dwelling. The front extensions create a lounge area on the ground floor and an additional bedroom on the first floor. The materials of the extension are facing brickwork and horizontal cladding to match existing.

The proposed front extension would characteristically alter the host dwelling's distinctive cat sliding roof. While the surrounding detached dwellings were constructed around the same time with similar design intentions, each dwelling has a slight variation of design. A two-storey front gable is not a massing currently found in the surrounding area. However, the characteristics of the local area are not protected by a conservation area or any local importance. The use of materials, height and scale of the proposed extensions match the host dwelling, as such this allows the extension to blend and be in keeping with the host dwelling.

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. 11 on the north and no. 17 on the south. Despite the dwelling being detached, the application site is in close proximity to the dwellings on either side. The width of the front and rear extensions is proposed to be in line with the existing width of the host dwelling. An existing side access gate from the front driveway to the rear garden is therefore retained.

In terms of overlooking, the extensions propose the addition of a side window on the south elevation (which faces no. 17) 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. On the north elevation, the window cill of an existing window which serves a bathroom is proposed to be lowered in height. This window is also proposed to remain obscure glazed.

Alongside this, the recommendation includes a condition removing the permitted development rights of the dwelling to insert windows on the north and south side elevation above ground level so as to prevent any overlooking instances to the neighbouring dwelling without a prior assessment.

The application also proposes fenestrations on the ground floor rear elevation. These face the rear garden of the application site and are not considered to increase any overlooking to the neighbouring dwellings. On the front elevation, there are proposed fenestrations on the ground and first floor. On the first floor, the front elevation (west) proposes two new bedroom windows. The existing front elevation has a dormer window in a similar location. The fenestrations on the front elevation do not create any additional overlooking instances that are not already existing. 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 front elevation and as the front elevation faces a public highway, 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 north. Additionally, as these front windows are western facing, with the existing dwelling on the south, the existing dwelling already overshadows these windows. These windows would receive sunlight in the afternoon once the sun rotate. As the existing dwelling has a cat sliding roof, the neighbouring dwelling would receive sunline through it. However, the extension would reduce the sunlight received as the cat sliding roof is proposed to be converted to a full two height roof. However, taking a 45-degree angle from the existing windows of no. 11 shows that the proposed two storey front extension would narrowly miss impacting the window of No.11 and any impact to this would be minimal and as such would not be significant enough warrant a refusal of this application on these grounds. With regards to the other neighbouring dwellings the dwellings on the south, west and across the highway to the east of the application site are not considered to have significant or any overbearing or overshadowing impacts by the proposed extensions.

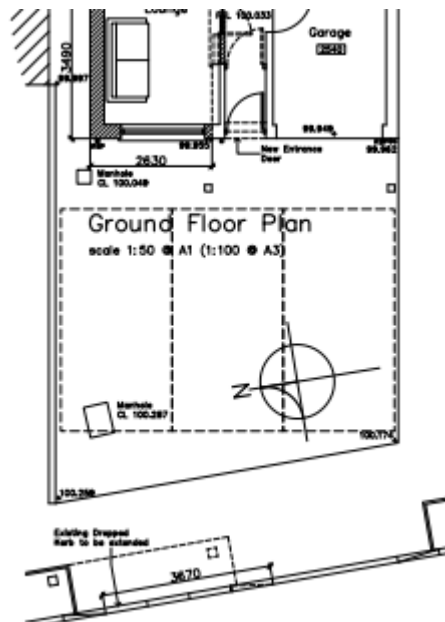
In terms of the rear extension, this is single storey and is in a location where there is already an existing rear extension therefore changing from a flat roof to a pitched roof at this location would minimally impact the neighbouring dwelling.

Highways

The proposed works will increase the dwelling from a 3 to 4-bedroom dwelling. 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 provided consultation on the proposed works as follows: *The proposal will result in the property becoming a 4 bed dwelling which requires 3 off street parking spaces to meet Wiltshire's current parking standards. Three driveway and one garage space is proposed which is acceptable. The existing dropped kerb is also proposed to be extended to access the driveway parking spaces, this is acceptable however there is a street lighting column within the highway verge that will require moving to allow for the extended vehicle access. The applicant must contact streetlightinginwiltshire@atkinsrealis.com with supporting information to enable assessment, further discussions and to identify the costs involved to move the column, which will be at the applicants expense.*

These conditions and informative has been included in the recommendation.



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 Received: 15 June 2026

Proposed Plans Drawing No. 26/0468/101 Received: 15 June 2026

Proposed Elevations Drawing No. 26/0468/102 Received: 15 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. No part of the development hereby permitted shall be first brought into use until the street lighting column has been relocated in agreement with Wiltshire's Street Lighting Team. The applicant must contact streetlightinginwiltshire@atkinsrealis.com with supporting information to enable assessment, further discussions and to identify the costs involved to move the column, which will be at the applicants expense.

REASON: In the interests of street lighting protection.

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.