

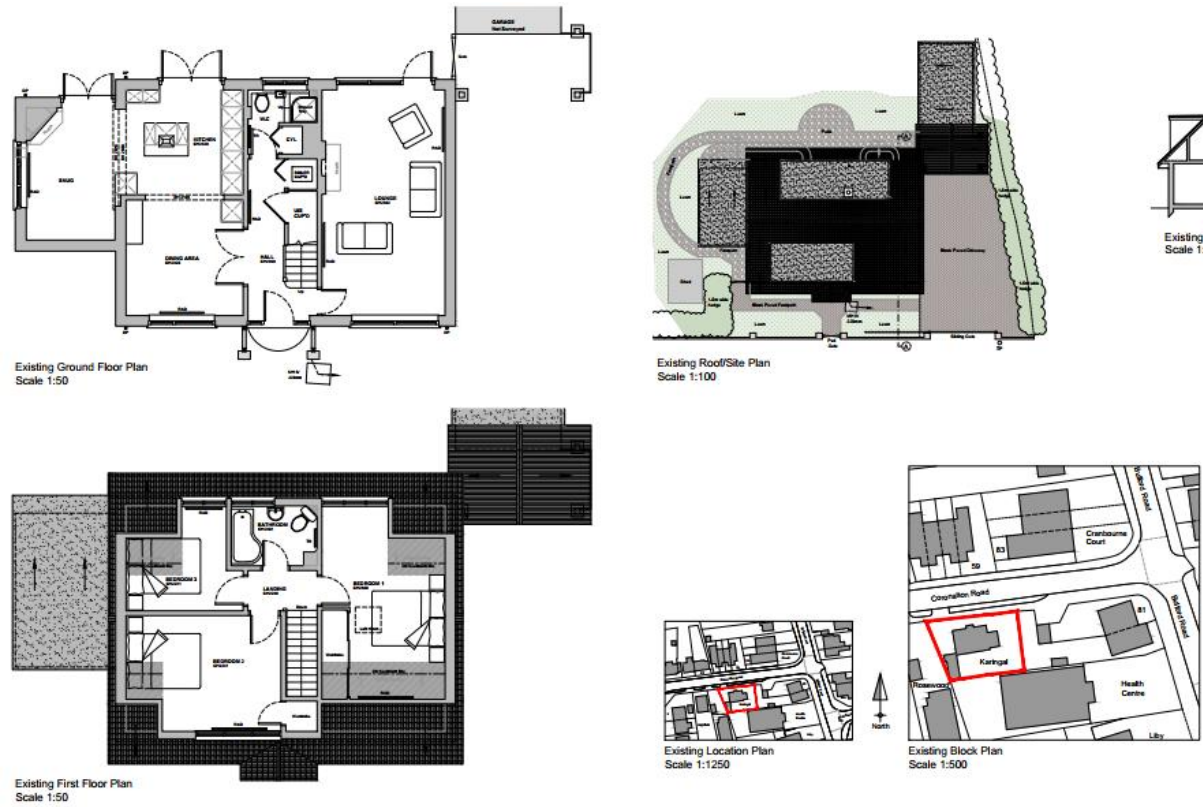
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03820
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Karingal, Coronation Road, Durrington, Salisbury, SP4 8EE
DEVELOPMENT DESCRIPTION:	Proposed end extensions with associated internal alterations
RECOMMENDATION:	That Planning Permission be GRANTED

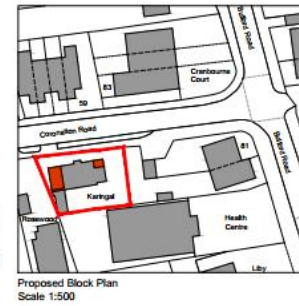
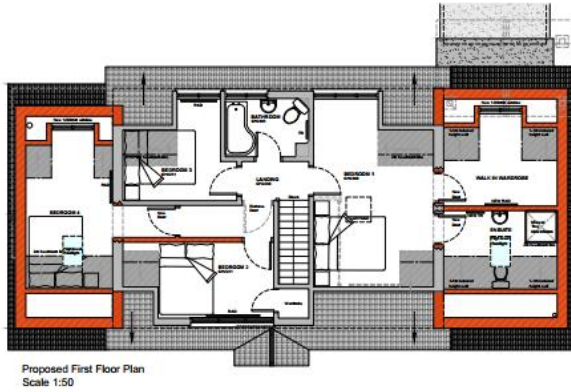
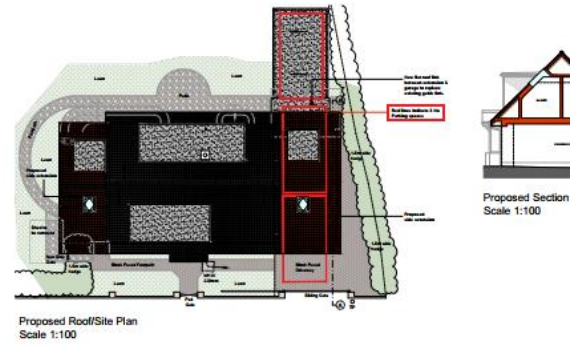
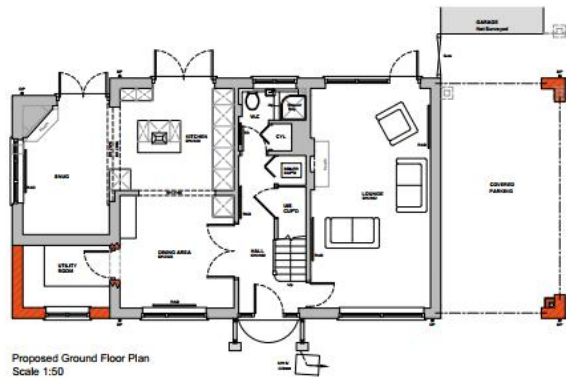
PROPOSAL

The proposal seeks planning permission for two side extensions, one on the east and one on the west, increasing the number of bedrooms from 3 to 4.

Existing Plans



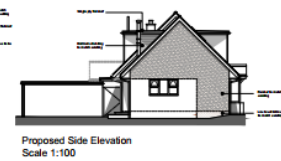
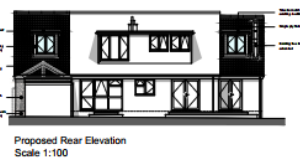
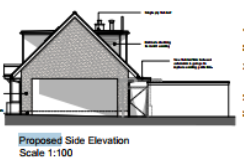
Proposed plans



Existing elevations



Proposed elevations



SITE DESCRIPTION/CONTEXT



This application relates to Karingal, a detached chalet bungalow, in a residential area within the Market Town of Durrington, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area).

The property sits slightly back from the road with a driveway on the west side, leading to a garage. There is a front garden and side access leading to the rear garden. The walls are facing brick and render. There are large dormer windows on the front and rear roofs and a single storey extension on the east elevation. The site is surrounded by residential neighbours to the east, north and west and a Health Centre to the south.

The application site is subject to the following planning policy constraints:

- Flood zone 1
- Hampshire River Avon SAC Catchment
- 6.4km recreational buffer of the Salisbury Plain SPA

PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy

- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy for the Amesbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development

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

Highways Officer: No objection

The proposal will increase the property from a 3 to a 4 bed dwelling and as such 3 off street parking spaces are required to meet Wiltshire's current parking standards. Three spaces are shown, 1 in the existing garage and 2 on the driveway underneath the extension on the eastern end of the property. This is adequate.

I raise no highway objection to the proposal.

Durrington Town Council: No comments received

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 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 existing single storey, flat roofed, side extension on the east elevation is proposed to be extended further to the north, aligning with the front elevation and a first floor 'room in roof' added above with a gable end. The ridge line of this extension would be slightly lower than the existing main roof. The ground floor extension would create a utility room and at first floor there would be an additional bedroom. There is an existing flue that will be extended through the proposed pitched roof. There would be a new window on the front elevation (north) for the utility room, and a dormer window is proposed on the rear roof slope and a velux rooflight on the front slope. No windows are proposed in the gable end at first floor level.

A second two storey, gable end extension is proposed on the west elevation. At ground level this would create a covered parking area, giving access to the existing garage beyond. At first floor level there would be a walk-in wardrobe and ensuite. The ridge height of the west extension is proposed to match that of the existing dwelling. There would be a dormer on the rear elevation and a velux rooflight on the front elevation.

Materials of both extensions are proposed to be render with a brick plinth and roof tiles to match the existing.

Karingal is located in an area of Durrington with no consistent architectural style. The removal of the existing flat roof and replacement with a pitched slate roof will be an improvement on the design of the dwelling. The pitched roof would have a lower ridge height than the existing main roof and is considered acceptable.

The west extension would have the same ridge height as the existing dwelling. Whilst not subservient, the proposed extension reflects the existing dwelling's character in terms of materials and detailing. It would not detract from the visual integrity of the existing building (compromised by existing front dormer windows). Although previously extended, the proposal would not cumulatively result in a disproportionate or overly bulky form. The proposed rear dormers are of an appropriate scale.

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 proposals include for two new first floor dormer windows on the south elevation. The plans show these to be for a bedroom and wardrobe. These windows face the rear garden in a similar orientation to existing dormer windows and do not introduce any new opportunities for overlooking. It is noted that the south boundary faces onto the Health Centre.

The proposed west side extension would be close to the shared boundary with 'Rosewood' but no windows are proposed on the gable end elevation and the other side of the shared boundary is the driveway for this property.

Photo showing Karingal and driveway of Rosewood



The east elevation extension is located away from the shared boundary with the rear garden of 81 Bulford Road and now windows are proposed at first floor in this elevation. A condition will be imposed to ensure that none are introduced.

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 Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy 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.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposals will increase the number of bedrooms from 3 to 4. The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011) Parking Standards required dwellings of four bedrooms or more to have a minimum of three parking spaces. The proposals show two parking spaces on the driveway, underneath the proposed eastern extension and one in the existing garage. The Highways Officer has raised no objection.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to extensions to an existing dwelling. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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, 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.

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:
 - Karingal 01, Existing Ground & First Floor Plan, Roof/Site Plan, Elevations, Block & Location Plan, received 16.06.2026
 - Karingal 02, Rev A, Proposed Ground & First Floor Plan, Roof/Site Plan, Elevations, Block & Location Plan, received 16.06.2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts, amends (with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted into the east and west (side) elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.