

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03448
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Upton Close, Warminster, BA12 8RU
DEVELOPMENT DESCRIPTION:	Two storey side extension, enlargement of front porch and associated works and formation of car parking spaces.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two-storey side extension, enlargement of the existing front porch and associated works and provision/formation of car parking.

SITE DESCRIPTION/CONTEXT

The application site relates to a semi-detached two-storey dwelling situated on a corner plot within an established residential estate off Grovelands Road, Warminster. The dwelling is constructed of red facing brick with yellow brick detailing beneath a pitched tiled roof and has an enclosed side garden area. The surrounding area is predominantly residential in character and comprises a mixture of detached and semi-detached dwellings.

The photographs below show the application property within the street scene (below left) and the location of the proposed extension as viewed from adjacent residential land (below right). The red arrows indicate the area where the proposed extension would be constructed.



PLANNING HISTORY

Proposal / Summary
17/02921/FUL – Change of use of open space to garden and erection of fence – Approved 26/07/2018.

RELEVANT POLICIES AND GUIDANCE

The 2015 adopted Wiltshire Core Strategy:

- Core Policy 57 Ensuring High-Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

The 2016 made Warminster Neighbourhood Plan

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

The National Planning Policy Framework (NPPF) and Planning Practice Guidance

National Design Guide

New Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making

CONSULTATION RESPONSES

The application was publicised in accordance with statutory requirements. Responses were received from Warminster Town Council and the Local Highway Authority.

Warminster Town Council: No objection

The Highway Officer: No objection. The Highway Officer initially raised concerns regarding the proposed parking layout, vehicle manoeuvrability and the relationship of the parking spaces to existing highway infrastructure. Following the submission of revised plans, the Highway Officer withdrew the objection and confirmed that the amended arrangement is acceptable subject to planning conditions. The Highway

Officer also advised that granting planning permission would not authorise works within the public highway and that require separate approval from the Highway Authority would be necessary for works to the highway.

REPRESENTATIONS

No third-party 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.

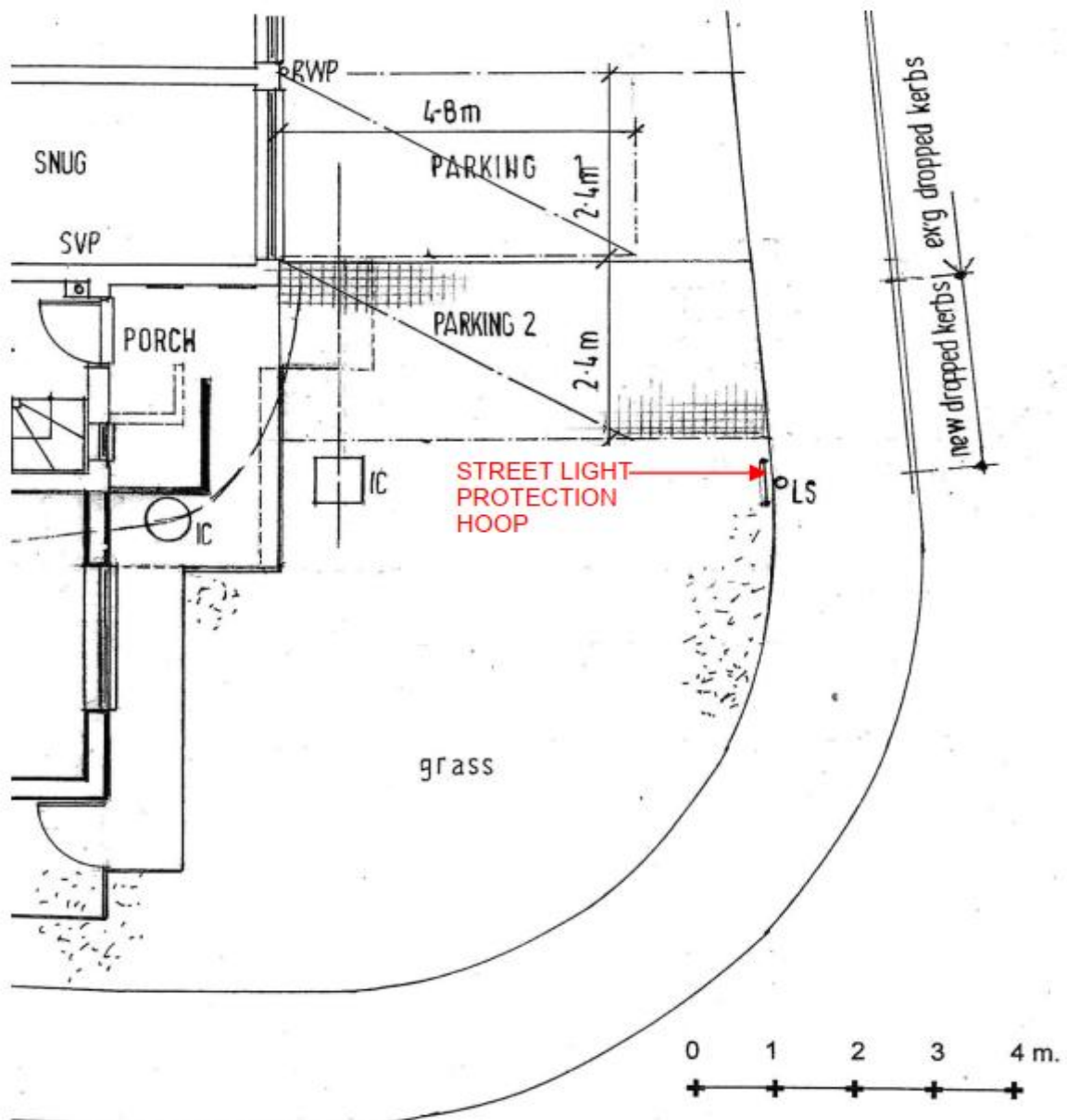
Highways Impact

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 proposal originally included a parking arrangement that raised concerns regarding vehicle manoeuvrability and the practicality of the proposed parking layout.

The amended parking arrangement provide two off-street parking spaces together with satisfactory manoeuvring space and incorporates measures to protect the adjacent street lighting column.



SITE LAYOUT PLAN

The revised scheme would retain the host dwelling as a three-bedroom property. Wiltshire's adopted parking standards require a minimum of two off-street parking spaces for a two or three-bedroom dwelling and the amended proposal provides this level of parking provision.

Following amendments to the parking layout, the Highway Officer confirmed that the revised arrangement would provide satisfactory parking and manoeuvring space and subsequently withdrew the original objection, subject to planning conditions.

The recommended planning conditions secure appropriate visibility, surfacing of the access, protection of highway infrastructure, surface water management and retention of an ungated access.

Having regard to the amended plans and the advice of the Highway Officer, it is considered that the proposal would not result in an unacceptable impact upon highway safety.

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

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Design and Impact upon the upon the character and context of the area

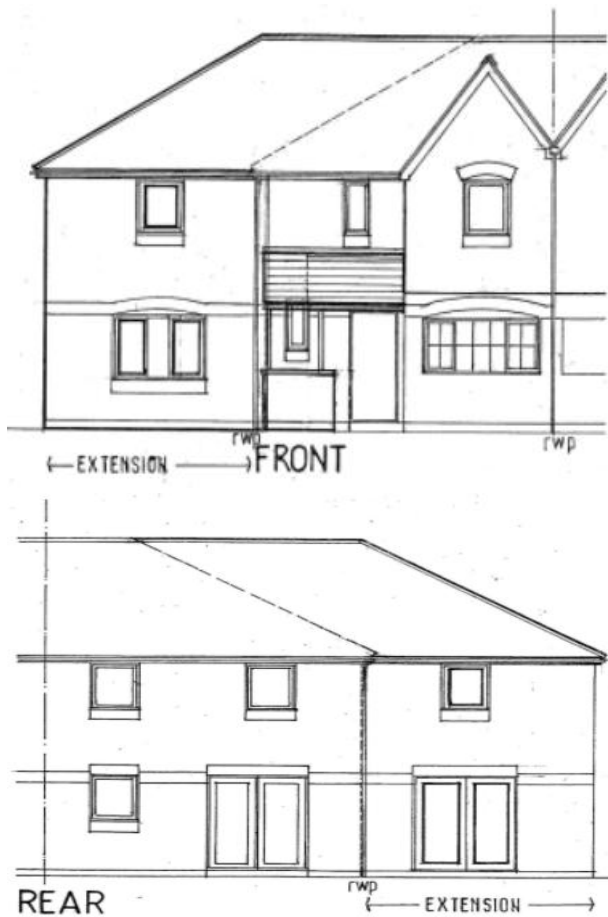
Core Policy 57 - Ensuring High-Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal comprises a two-storey side extension, enlargement of the existing front porch and associated alterations to the front parking arrangement.

The proposed extension has been designed to reflect the appearance of the existing dwelling through the use of matching materials, including red facing brickwork with yellow brick detailing, matching roof tiles and white uPVC windows, together with a roof form that integrates with the host property. By virtue of its scale, siting and design, the extension would integrate satisfactorily with the existing dwelling and would appear as a sympathetic addition to the property.

The extension would be constructed on land previously incorporated into the residential curtilage through planning permission 17/02921/FUL and would remain proportionate to both the host dwelling and the plot. Sufficient space would remain within the site, and the proposal would not appear cramped or result in an overdevelopment of the plot.

Whilst visible from the public realm owing to the property's corner plot position, the proposal would respect the character and appearance of the surrounding residential area and would not appear incongruous or visually intrusive within the street scene.



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.

Loss of Light / Overshadowing

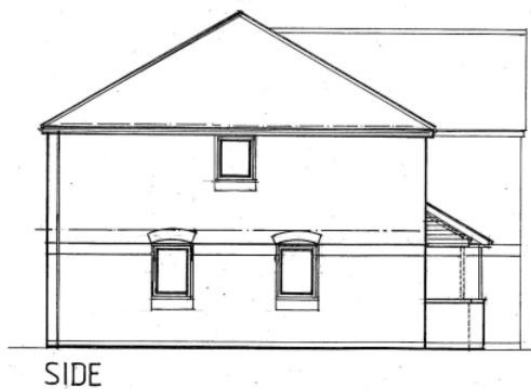
Having regard to the siting, scale and relationship of the proposed extension with neighbouring properties, it is not considered that the development would result in any significant loss of light or unacceptable overshadowing to adjoining occupiers.

Loss of Privacy

The proposed first-floor windows would maintain a relationship with neighbouring properties that is typical within the surrounding residential estate. The proposal would not introduce unacceptable overlooking or result in a harmful loss of privacy to neighbouring occupiers.

Overbearing Impact

Whilst the proposal would increase the overall built form of the dwelling, its siting, scale and relationship with adjoining properties is such that it would not appear unduly dominant, oppressive or overbearing when viewed from neighbouring properties.



In summary, it is considered that the proposed development would not result in unacceptable harm to the residential amenity enjoyed by neighbouring occupiers.

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

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The proposal relates to a domestic extension and associated works within an established residential curtilage. The application site is not identified as being at significant risk of flooding and no objections have been raised regarding flood risk.

The Highway Officer has recommended a condition requiring measures to prevent surface water from discharging onto the public highway. Subject to compliance with

this condition, the proposal would not increase flood risk on-site or elsewhere and is therefore considered acceptable in drainage terms.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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.

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:

Plans:

VL.2026.08.01.A – (Revised Proposed) Site location & Site Layout Plans
VL.2026.08.04.A – (Revised Proposed) Ground floor plan
Received on 23.06.2026

VL.2026.08.02 – Existing First Floor Plan
VL.2026.08.03 – Existing First Floor Plan and Elevations
VL.2026.08.05 – Proposed First Floor Plan and Elevations

Received on 01.06.2026

VL.2026.08.06 – Proposed Extension & Extra Parking Floor/Street Lamb Protection Hoop

Received on 09.08.2026

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

3. 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.

4. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be 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 bollard shown on drawing "Proposed Extension & Extra Parking Floor/Street Lamb Protection Hoop (VL.2026.08.06)" has been installed in full accordance with the details contained on drawing "VL.2026/08/Bollard". The bollard shall thereafter be retained and maintained for the lifetime of the development.

REASON: In the interests of highway safety and to protect the adjacent street lighting column from damage.

6. The proposed development shall not be first brought into use until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

7. The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.