

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02312
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Brigmerston Cottages, Brigmerston, Salisbury, SP4 8HY
DEVELOPMENT DESCRIPTION:	Proposed flat roof rear dormer and front elevation rooflight
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the construction of a flat-roofed rear dormer within the north-facing roof slope and the installation of a rooflight within the south-facing front roof slope. The proposed works are intended to facilitate the conversion of the loft space to provide an additional bedroom.

During the course of the application, revised plans were submitted which removed the originally proposed front dormer and replaced it with a rooflight. The revised drawings also amended the depiction of the rear dormer to more accurately reflect its scale and height.

SITE DESCRIPTION/CONTEXT

3 Brigmerston Cottages is a two-storey, semi-detached dwelling with a pitched roof, off-street parking, a front garden and a rear patio area. The adjoining semi-detached property lies to the west, with a further pair of semi-detached dwellings located to the east. A Public Right of Way (PROW) (reference MILS3) runs to the north of the site, beginning to the west and extending northwards.

The site is located within the built-up area of Brigmerston, identified as a Small Village under Core Policies 1, 2 and 4 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
18/07510/FUL - 3 Brigmerston Cottages Brigmerston Wiltshire SP4 8HY - Full planning permission Decision - Approve with Conditions Date: 29/10/2018 – Part two storey part single storey rear extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Saved Policies from Salisbury District Council Local Plan:

- C6: Special Landscape Area

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

The National Planning Policy Framework (NPPF) – August 2026

The Planning Practice Guidance

CONSULTATION RESPONSES

Milston Parish Council: No response received.

WC Highways: No objection

‘The principle of the proposed loft conversion to provide an additional bedroom is acceptable in highway terms. While the proposal would result in a shortfall against the adopted parking standards (2 spaces provided vs 3 required), it is not considered that this would result in a severe impact on the highway network. Accordingly, no highway objection is raised.’

REPRESENTATIONS

One objection from a third party was received. Below is a summary of the objection with the points raised addressed later in this report.

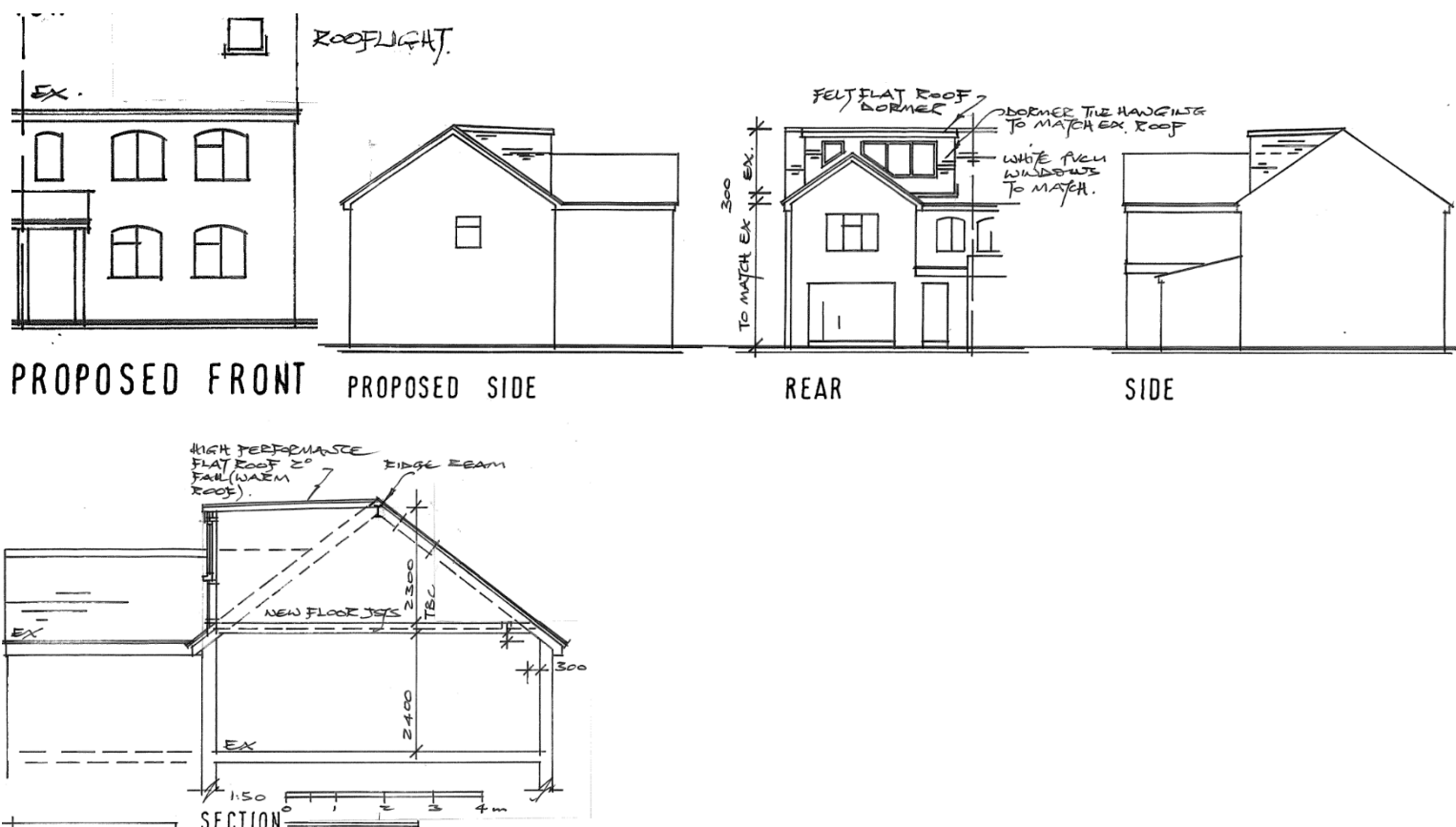
One objection was received raising concerns that the proposed dormers would appear overly large and visually dominant, resulting in harm to the character of the cottages and wider street scene. The objector also considered that the scale and height of the rear dormer would create an overbearing and enclosing presence, leading to a loss of light, outlook and privacy, and would adversely affect the enjoyment of the neighbouring property through increased overshadowing and perceived loss of amenity.

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 impact on the character and context of the area, and Special Landscape Area
Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy seeks to ensure that all new development achieves a high standard of design which responds positively to local character, distinctiveness and sense of place. Development should be visually attractive, relate appropriately to its surroundings and integrate successfully with the existing built environment.

Policy DP3 of the National Planning Policy Framework similarly requires development proposals to achieve a high standard of design that responds positively to local context and character. In assessing design quality, regard should be had to factors such as scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The design implications of the proposal have been carefully considered by the case officer, informed by a site visit and having regard to the concerns raised within the third-party representation.

The originally submitted plans included a pitched-roof dormer on the front (south-facing) roof slope. This element was considered by the case officer to be unnecessary and to result in harm to the character and appearance of the dwelling and wider row of cottages. The front elevations of this group of semi-detached dwellings currently retain a simple and largely uniform roof form, free from dormer additions, and the introduction of a prominent front dormer would have appeared visually intrusive and disrupted this consistency. Similar concerns were raised by the objector.

Recognising that a source of natural light was required for the proposed ensuite within the loft space, discussions took place with the agent during the application process. As a result, revised plans were submitted removing the front dormer and replacing it with a modest rooflight. A rooflight represents a significantly less intrusive form of roof alteration, sitting largely flush within the roof slope whilst still serving the functional needs of the accommodation. This amendment substantially reduces the visual impact of the development on the principal elevation and preserves the simple roofline that characterises this row of cottages.

Turning to the proposed rear dormer, the concerns raised by the objector in relation to its scale and massing have also been carefully assessed from a design perspective.

The revised drawings demonstrate that the flat-roof rear dormer would not project above the existing ridge height of the dwelling and would remain subordinate to the host roof. The original plans suggested a more prominent form of development, however the amended drawings more accurately illustrate the dormer's relationship with the existing roof structure. The omission of the front dormer has also materially reduced the overall perceived scale and bulk of the development when viewed as a whole.

The proposed external materials comprise anthracite grey windows to match the majority of the existing dwelling, a felt-covered flat roof and tile hanging to the dormer to match the colour and appearance of the existing roof covering. These materials are considered appropriate and would assist in integrating the dormer into the existing roofscape, reducing its visual prominence and ensuring it does not appear as an incongruous addition. A condition is imposed requiring the development to be carried out using the approved materials in the interests of visual amenity.

It is also noted that views of the rear dormer will be available from Public Right of Way MILS3 located to the north of the site. However, the footpath is approximately 50 metres from the dwelling at its nearest point and the dormer would be viewed in the context of the existing built

form of the property and surrounding development. Given the separation distance, the scale of the proposal and the use of appropriate matching materials, the dormer would not appear unduly prominent or visually harmful within the wider scene.

The site also lies within the Special Landscape Area designated by saved Policy C6 of the Salisbury District Local Plan. The proposal relates to an alteration to an existing dwelling located within the established built form of Brigmerston rather than new development within the open countryside. The dormer would not increase the overall height of the dwelling, would remain contained within the existing residential curtilage and would utilise materials that closely reflect those of the host building. Whilst the proposal introduces additional built form to the rear roof slope, it is considered limited in scale and would not detract from the character, scenic quality or landscape setting of the Special Landscape Area. Consequently, no conflict is identified with saved Policy C6 or Core Policy 51 of the Wiltshire Core Strategy.

Furthermore, regard has been given to the fallback position available under permitted development rights. Rear dormers of a comparable scale can often be constructed under the provisions of the GPDO, subject to compliance with the relevant limitations and conditions. Whilst each proposal must be assessed on its own merits, the existence of this fallback position is a material consideration which attracts some weight in the assessment of the proposal's visual effects.

Taking all matters into account, including the omission of the front dormer, the revised and subordinate form of the rear dormer, the use of appropriate materials, the limited visibility from the public realm and the fallback position available under permitted development rights, the proposal is not considered to result in unacceptable harm to the character or appearance of the dwelling, the surrounding area or the Special Landscape Area.

Accordingly, the proposal is considered to accord with Core Policies 51 and 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide, saved Policy C6 of the Salisbury District Local Plan and the relevant design objectives of the National Planning Policy Framework.

Amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable adverse impact on the amenities of neighbouring properties.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, having regard to its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) seeks to ensure that development does not give rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. Relevant considerations include daylight and sunlight, outlook, privacy, overbearing impacts and other aspects of residential amenity.

The potential effects of the proposal on neighbouring residential amenity have been carefully assessed, having particular regard to the concerns raised within the third-party objection. Consideration has been given to the impact of the development in terms of enclosure, overbearing effects, loss of light, overshadowing and overlooking.

It is also relevant to note that roof enlargements and rear dormers of a comparable scale can, in certain circumstances, be constructed under permitted development rights subject to compliance with the relevant limitations and conditions of the GPDO. Whilst each proposal must be assessed on its own planning merits, the existence of this fallback position is a material consideration in assessing the degree of amenity impact arising from the development.

Overbearing impact, enclosure and loss of light

The neighbouring properties most likely to be affected by the proposal are No. 2 to the east and No. 4 to the west.

The proposed rear dormer would inevitably introduce additional built form to the rear roof slope. However, the dormer has been designed so that it remains below the existing ridge height and does not extend across the full width of the roof slope. As such, it would remain visually subordinate to the host dwelling and would not appear excessively bulky when viewed from adjoining properties.

With respect to No. 2, regarding overbearing impact, enclosure and loss of light, the proposed dormer is considered unlikely to give rise to an unacceptable degree of harm. The dormer would be viewed in the context of the existing dwelling and the two-storey rear extension previously approved and constructed at the property. Given its positioning within the roof slope and the fact that it would not exceed the height of the existing ridge, the proposal would not create an unacceptable sense of enclosure or appear unduly dominant when viewed from neighbouring gardens.

In terms of overshadowing and loss of light, the orientation of the site is such that any additional shadowing would be limited. Due to the movement of the sun throughout the day, the only potential for additional shadowing would be towards the end of daylight hours during the winter months, principally affecting land to the east. Any such effect is considered limited and broadly comparable to the existing shadowing already generated by the dwelling and rear extension. It would not result in a material deterioration of living conditions sufficient to justify refusal of planning permission.

With regard to No.4 given the orientation of the site and the position of the proposed dormer, the development would not result in any meaningful additional loss of light or overshadowing to this property. Furthermore, the dormer is set away from the shared roof boundary between the two semi-detached dwellings, reducing any perception of visual dominance or enclosure when viewed from No. 4.

Having regard to the scale, siting and design of the proposal, the development is not considered to result in an unacceptable overbearing impact, loss of outlook, enclosure or loss of light to neighbouring occupiers.

Overlooking and Loss of Privacy

The proposed dormer would contain four windows within the rear elevation facing north. In assessing the implications for privacy, regard has been had both to the proposed views created and the existing relationship between neighbouring properties.

The primary outlook from these windows would be towards the open fields and wooded areas to the north of the site. Some oblique views towards the rear gardens and patio areas of Nos. 2 and 4 would be possible. However, these views would be angled rather than direct and would be experienced in the context of an established residential environment where there is already a degree of mutual overlooking between neighbouring properties.

Whilst the elevated position of the proposed windows would provide an altered perspective compared to the existing first-floor openings, it is not considered that this would materially intensify overlooking to a degree that would result in unacceptable harm to neighbouring privacy. The relationship between the properties, together with the existing pattern of development and the established level of intervisibility between rear gardens, is such that the proposal would not create a significantly different privacy relationship from that which already exists.

The fallback position available under permitted development rights is also a material consideration, as rear-facing windows of a dormer constructed under those provisions would not be subject to obscured glazing requirements. This further reduces the weight that can reasonably be attributed to the privacy concerns raised.

Overall, the proposal is not considered to give rise to an unacceptable loss of privacy or other adverse effect on the living conditions of neighbouring occupiers. Accordingly, the proposal is considered to accord with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and Policy P3 of the National Planning Policy Framework in respect of safeguarding neighbouring residential amenity.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61 (Transport and New Development), which seeks to ensure that proposals are capable of being served by safe and suitable access. Core Policy 64 (Demand Management) seeks to ensure that appropriate parking provision is made in accordance with the Council's adopted parking standards.

The proposal would facilitate the use of the loft space as an additional bedroom, increasing the dwelling from a three-bedroom to a four-bedroom property. No alterations are proposed to the existing access arrangements or parking provision. The property benefits from a front hardstanding capable of accommodating two vehicles.

The Council's adopted parking standards require three parking spaces for a four-bedroom dwelling. As such, the proposal would result in a shortfall of one parking space when measured against the adopted standard.

The application has been assessed by Wiltshire Council Highways Development Management, which raises no objection to the proposal. The Highway Authority notes that the surrounding highway network is lightly trafficked and already accommodates a degree of informal on-street parking without detriment to highway safety or the operation of the highway. It is further concluded that any likely displacement associated with a single additional vehicle could be accommodated within the existing on-street environment and would not result in a severe residual cumulative impact on the highway network.

The case officer has had regard to this specialist advice. Whilst the proposal would not fully comply with the numerical parking standard due to the one-space shortfall, significant weight is afforded to the Highway Authority's conclusion that the resulting impact would not be severe. The development would retain off-street parking for two vehicles, would not alter the existing access arrangements and would not prejudice highway safety or the efficient operation of the surrounding road network.

Taking the above into account, the proposal is considered acceptable in highway terms. The development is therefore considered to accord with Core Policies 57, 61 and 64 of the Wiltshire Core Strategy, the Council's adopted parking standards and the transport-related provisions of the National Planning Policy Framework.

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 proposal has been assessed against the Development Plan, the National Planning Policy Framework and all other material considerations, including the objection received. Particular regard has been had to the concerns raised relating to the scale and appearance of the dormer and its impact on neighbouring residential amenity.

For the reasons set out within this report, the revised scheme is considered to be acceptable in design terms and would not result in unacceptable harm to the character and appearance of the dwelling, the surrounding area or the Special Landscape Area. Furthermore, the proposal would not give rise to an unacceptable loss of light, privacy, outlook, or an undue sense of enclosure for neighbouring occupiers. The identified parking shortfall is also not considered to warrant refusal, having regard to the advice of the Highway Authority.

In reaching this conclusion, weight has also been afforded to the fallback position that a rear dormer of a comparable scale could be constructed under permitted development rights, subject to compliance with the relevant provisions of the GPDO.

Taking all matters into account, including the concerns raised by the objector, the proposal is considered to accord with the relevant policies of the Wiltshire Core Strategy, saved Policy C6 of the Salisbury District Local Plan, the Wiltshire Design Guide and the National Planning Policy Framework. As such, planning permission is recommended for approval subject to conditions.

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:

- Location plan – date received: 07/05/2026
- Proposed floor plan – ref (2026/002A) – date received: 16/07/2026
- Proposed roof plan, section and front elevation - ref (2026/003A) – date received: 16/07/2026
- Proposed rear and side elevations – ref (2026/004A-Rev-B) – date received: 28/08/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved plan 'proposed rear and side elevations' (ref: 2026/004A-Rev-B).

REASON: In the interest of the visual amenity and character of the area.