

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03365
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	145A WESTBURY LEIGH, WESTBURY, BA13 3SU
DEVELOPMENT DESCRIPTION:	Proposed balcony on the south end of the house and change the window to a bifold door, to match existing windows
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the construction of a balcony on the south end elevation of the dwelling together with the replacement of an existing window with bifold doors. The balcony would comprise oak posts and railings supported by a steel frame, with bifold doors installed to provide access from the dwelling.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached dwelling located on Westbury Leigh, Westbury. The site forms part of an established residential area and adjoins open land to the south. The site is not located within a Conservation Area and is situated adjacent to a number of Grade II listed buildings.

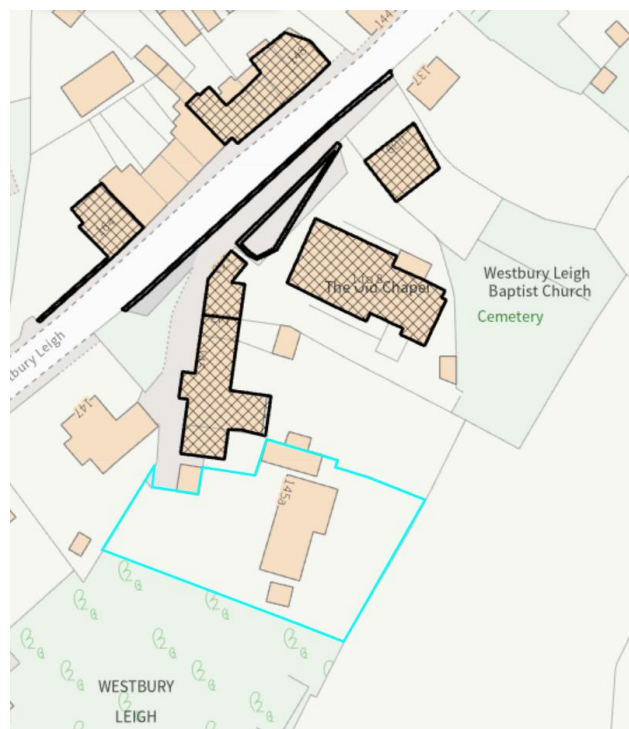


Figure 1: Site location (outlined in blue) and nearby listed buildings (hatched).

PLANNING HISTORY

Proposal / Summary

18/03211/FUL - Raise height of roof to create additional accommodation in the roof space and construction of dormer windows and insertion of rooflights.
Erection of rear extension and replacement front windows (Withdrawn)

18/07694/FUL - Resubmission of 18/03211/FUL - First floor extension and associated internal alterations. (Approved with Conditions)

RELEVANT POLICIES AND GUIDANCE

The 2015 adopted Wiltshire Core Strategy:

- Core Policy 57 Ensuring High-Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

The 2024 made Westbury 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

Westbury Town Council: No objection

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.

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.

NPPF Policies DP3 and DP4 require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The proposal seeks the construction of a balcony on the south elevation of the dwelling together with the replacement of an existing window with bifold doors. The proposed bifold doors would match existing openings within the dwelling.

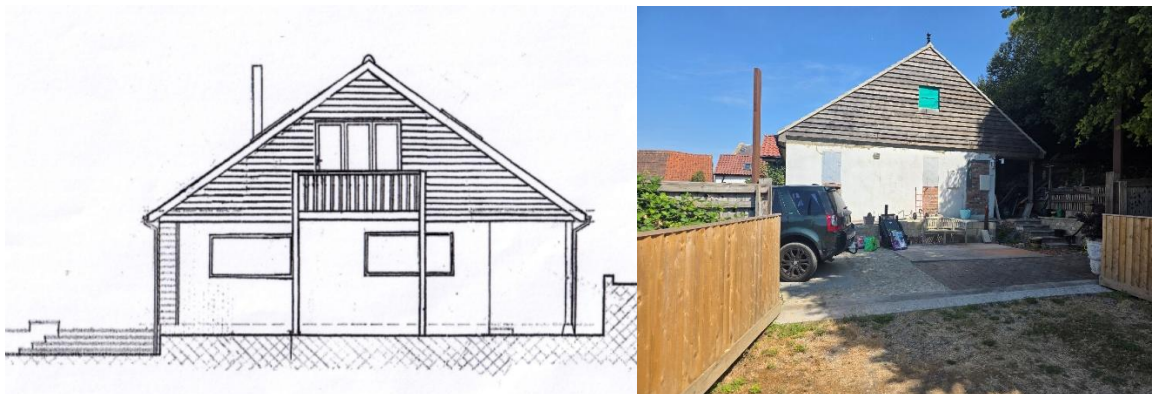


Figure 2: Existing south elevation of the dwelling and proposed south elevation showing the location of the balcony and bifold doors.

By virtue of its scale, siting and design, the balcony would appear as a proportionate addition to the dwelling and would integrate appropriately with the host property. The proposed materials, including oak posts and railings with a steel supporting frame, would complement the appearance of the dwelling. The balcony would be located on the south elevation of the dwelling and, whilst visible from adjoining land to the south,

would remain a proportionate addition that would not result in unacceptable harm to the character or appearance of the dwelling or surrounding area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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 proposed balcony would be located on the south elevation of the dwelling and would primarily provide views towards open land located to the south of the site. Having regard to the siting of the balcony and its relationship with surrounding properties, it is not considered that the proposal would result in any unacceptable overlooking or loss of privacy to neighbouring occupiers.

Furthermore, the proposal is limited in scale and would not result in any unacceptable loss of light, overshadowing, loss of outlook or overbearing impact upon neighbouring properties.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and 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, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.