

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04214
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	142 Britford Lane, Salisbury, SP2 8AL
DEVELOPMENT DESCRIPTION:	Proposed 2 storey side extension, replacing existing Garage, and single storey rear extension to replace existing conservatory
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a two-storey side extension to the east elevation of the dwelling. The extension would provide a garage and utility room at ground floor level, with a master bedroom and ensuite above, following the removal of the existing single-storey garage and utility structure. The proposal also includes a single-storey rear extension to the south elevation to provide additional living accommodation, replacing the existing conservatory.

SITE DESCRIPTION/CONTEXT

The site comprises a detached two-storey dwelling with a pitched roof, rear garden and driveway providing off-street parking. Access is gained from Britford Lane, along which Public Right of Way SALS19 also runs.

The site lies within the Principal Settlement of Salisbury, as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy. The dwelling shares boundaries with neighbouring detached residential properties to the north, east and south and west.



PLANNING HISTORY

Proposal / Summary
S/2007/0541 - Outline Planning Decision - Refused Date: 22/5/2007 – CONSTRUCTION OF CHALET DWELLING AND DETACHED SINGLE GARAGE

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury Neighbourhood Plan

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

The National Planning Policy Framework (NPPF) – August 2026

The Planning Practice Guidance

CONSULTATION RESPONSES

Salisbury City Council: No objection – support – with the following text received:

‘Salisbury City Council supports this application.’

WC Highways: No objection – with the following comment received:

‘The site is accessed off Byway SALIS19 and as such, I am aware that the Rights of Way team have also been consulted. The proposal will result in the property becoming a 4/5 bed dwelling and the property is able to accommodate adequate off street parking to meet Wiltshire’s current parking standards. I raise no highway objection.’

Rights of Way: Comment – a summary of the response is copied below:

The Rights of Way team were consulted on the application and raised no objection subject to the inclusion of a standard informative, this has been added to the decision notice.

REPRESENTATIONS

One third party objection was received on the grounds that the two storey element of the proposal would result in a harmful overshadowing and overbearing effect, and an

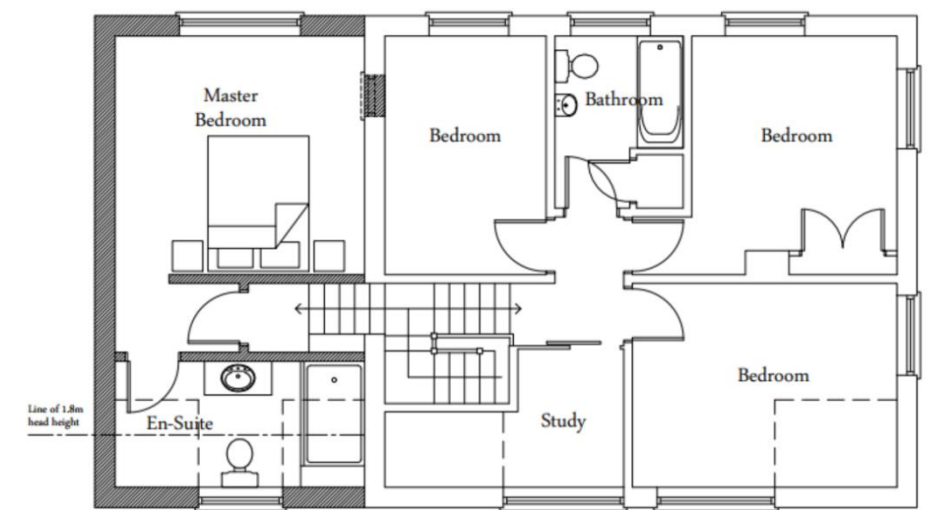
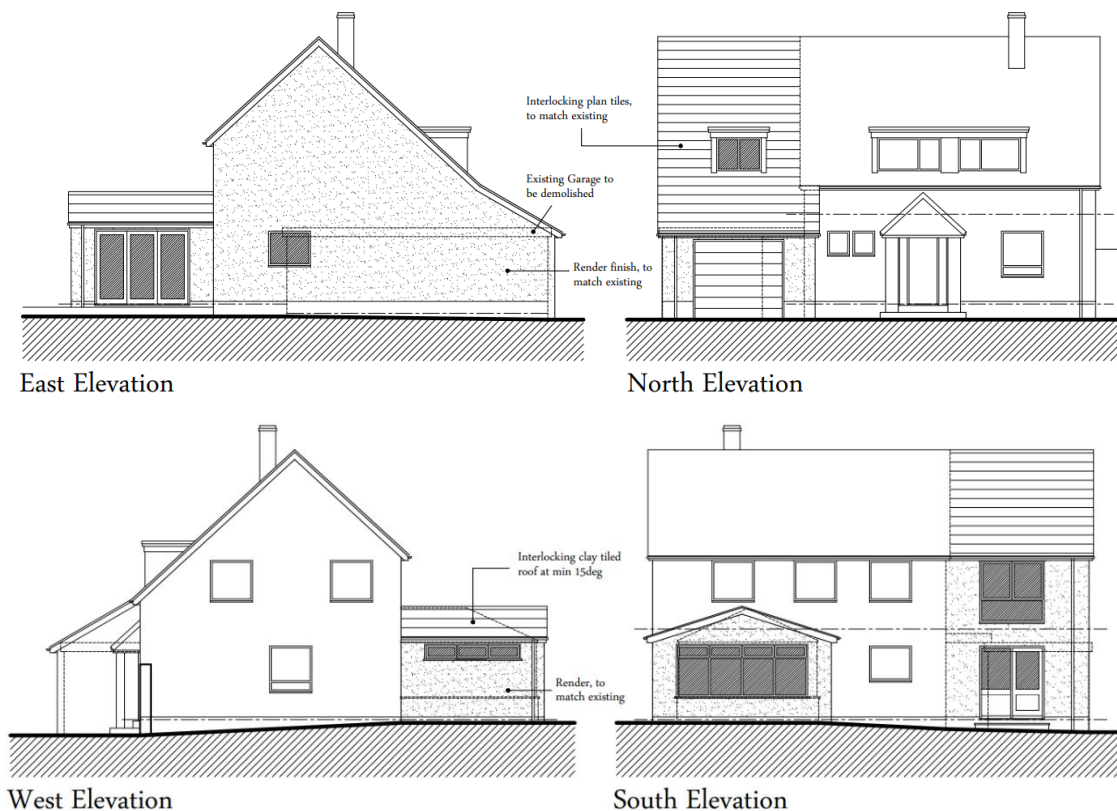
unacceptable loss of light to the neighbouring dwelling 144 Britford Lane. The full comments and accompanying documents are available in full online. The concerns are addressed later in this report.

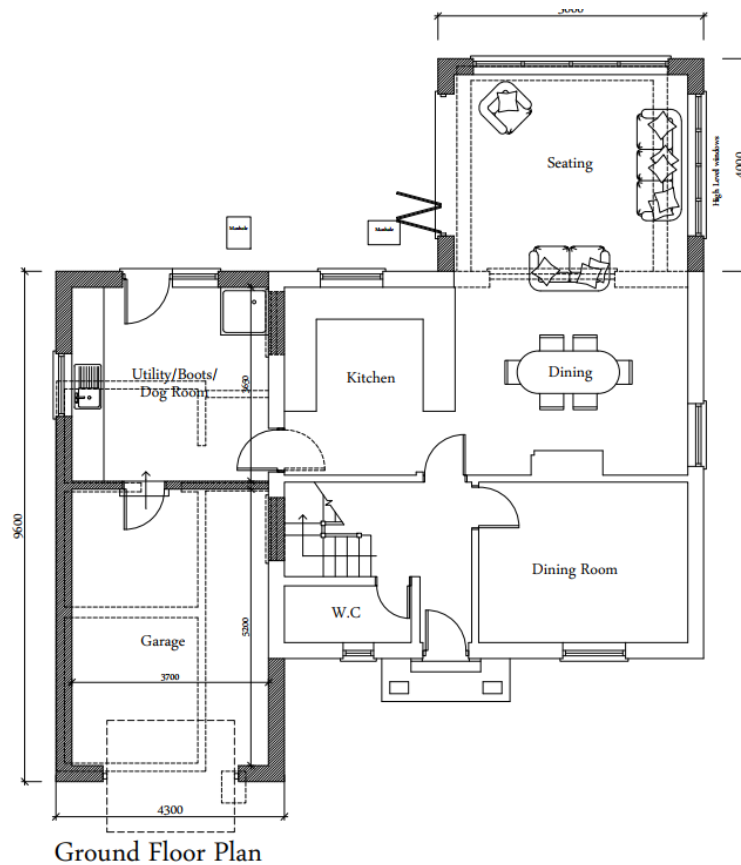
ASSESSMENT

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 of the Wiltshire Core Strategy seeks to ensure that development achieves a high standard of design that responds positively to local character and distinctiveness. Similarly, Policy DP3 of the National Planning Policy Framework requires development to respond positively to its context and integrate appropriately with its surroundings through its scale, form, appearance, materials and architectural detailing.

The application property is a detached dwellinghouse set back from Britford Lane and screened to a significant degree by vegetation along the access driveway. As a result, the dwelling has a limited presence within the public realm and is experienced only in glimpsed views from Britford Lane and Public Right of Way SALS19. Consequently, the proposal would have a limited wider impact upon the character and appearance of the surrounding area.

Notwithstanding this, the proposed two-storey side extension would result in a noticeable alteration to the appearance of the dwelling and therefore requires careful consideration. The extension projects 4.3 metres from the existing side elevation and increases the overall built form of the property. However, the design incorporates a catslide roof form and a ridge height that matches the existing dwelling, ensuring that the extension remains visually subordinate and well integrated with the host building. The proposed front dormer reflects the scale and proportions of the existing dormer features and assists in breaking up the roof slope. Matching roof tiles and render are proposed, further reinforcing the visual relationship between the extension and the existing dwelling. Whilst the garage element projects forward of the principal elevation, the roof design and overall composition ensure that it would not appear unduly dominant or incongruous.

The proposed single-storey rear extension would be contained wholly to the rear of the dwelling and would not be visible from the public realm. By virtue of its single-storey scale, shallow pitched roof and rearward siting, it would appear subservient to the host dwelling and would not give rise to any harmful design impacts. The extension would also replace an

existing conservatory and is considered to represent a more coherent and permanent addition to the property. Materials are proposed to match those of the existing dwelling.

The proposed fenestration is considered proportionate to the scale and design of the development. The implications for neighbouring residential amenity are considered separately below.

Having regard to the scale, form, appearance, materials and relationship of the extensions with the existing dwelling, the proposal is considered to represent a well-designed addition that would preserve the character and appearance of both the host dwelling and the surrounding area. The development therefore accords with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and Policy DP3 of the National Planning Policy Framework.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact on the amenities of neighbouring occupiers. 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 considering impacts on neighbouring occupiers, relevant matters include outlook, daylight, sunlight, privacy, overshadowing and overbearing effects.



Proposed two storey extension

Overbearing impact, overshadowing and loss of light

One objection has been received from the occupier of a neighbouring dwelling raising concerns regarding the potential for the proposed two-storey side extension to result in an overbearing form of development and cause harmful overshadowing and loss of light.

In assessing these concerns, consideration has first been given to those neighbouring properties most likely to experience any impact from the proposed extensions. The dwellings to the east and south of the application site are sufficiently separated from the proposed development such that no material impact in terms of outlook, overshadowing or loss of light would arise. The assessment therefore focuses on the neighbouring dwellings immediately to the west and north-east, numbers 140 and 144 respectively.

The dwelling to the west, 140, would principally be affected by the proposed single-storey rear extension. The two-storey side extension is located on the opposite side of the application property and would not materially affect this neighbour. The rear extension would replace an existing conservatory and, whilst marginally larger in footprint, would remain single storey with a shallow pitched roof. Taking account of the existing built form, the limited increase in scale and its relationship with the shared boundary, the proposal would not result in any unacceptable loss of outlook, light or increased sense of enclosure to the occupiers of this property.

The dwelling to the north-east, 144, occupies a closer relationship with the proposed two-storey side extension and is therefore the property most likely to experience an impact. Due to the orientation of the properties and the positioning of the rear extension, no material impact would arise from the single-storey rear addition. The assessment therefore focuses on the proposed two-storey side extension.

The extension would increase the overall massing of the dwelling and would be visible from the neighbouring garden and rear-facing rooms. However, the presence of a view towards a neighbouring extension does not in itself constitute unacceptable planning harm. The key consideration is whether the resulting relationship would cause an unacceptable overbearing effect or unacceptable loss of light, which in turn has an unacceptable impact on amenity.

The existing separation distance between the dwellings of approximately 11 metres would be maintained. Whilst the proposal would replace an existing single-storey garage with a two-storey structure, the extension projects only marginally further forward than the existing garage footprint by the width of a brick. The ridge height matches that of the existing dwelling and the catslide roof design assists in reducing the perceived bulk and dominance of the extension. Taking these factors together, it is not considered that the proposal would appear unacceptably dominant, oppressive or overbearing when viewed from the neighbouring property. It would appear as a logical addition to the existing built form.

The objecting neighbour has provided a detailed assessment of what they consider to be the likely impact of the proposed two storey extension on the level of sunlight and overshadowing to their property. This includes detailed calculations based on BRE standards.

However, officers do not agree with this assessment. BRE assessments such as provided by the third party are not routinely used by Wiltshire Council as part of the assessment of planning

applications, and instead, a more generalised assessment is carried out based on the orientation of the dwellings, the topography, and the path of sun throughout the day. To this end, during the case officers visit to the site (in late august 2026), the following photo below shows the sun at a considerably higher altitude than the existing adjacent property, and also much higher than the likely side extension height (approximately shown by a red outline as below).



It can be observed from the above, even allowing for some inaccuracy in the red line above, that the sun would have to lower considerably in its elevation to be obstructed by the existing dwelling or the proposed side extension.

The neighbouring dwelling is positioned to the north-east of the application site but lies predominantly to the north of the proposal, whilst the sun travels from east to west throughout the day. It is acknowledged that the proposed two-storey side extension may result in some additional shadowing when compared to the existing situation during winter months when the sun is lower in the sky toward the end of daylight hours. However, this is likely to be very limited in duration, similar to that already caused by the existing dwelling and limited to the winter months. In the summer months, as is illustrated by the above photo, the sun will be high enough in the sky for the extended dwelling not to have a significant shadowing impact, particularly taking into account that other intervening built form and planting will also interrupt the sun's path.

Having regard to the retained separation distance, the positioning of the dwellings, the limited forward projection of the extension beyond the existing garage footprint and the matching

ridge height, any increase in shadowing would be limited in extent and duration. The neighbouring property would continue to receive sufficient daylight and sunlight to maintain acceptable living conditions, and the proposals would not result in an unacceptable loss of light or materially harmful overshadowing.

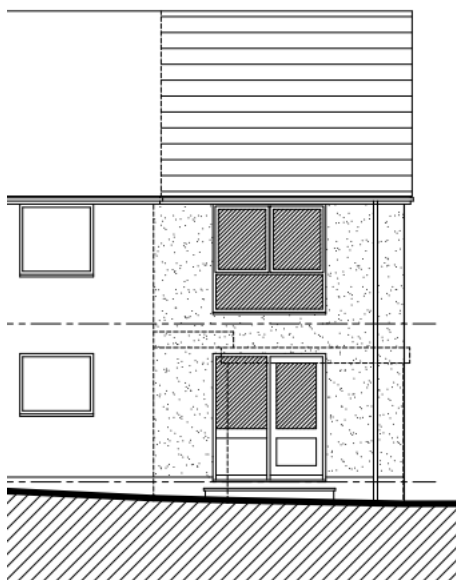
Overlooking and privacy

Whilst the objection received primarily relates to overshadowing and loss of light, consideration has also been given to the potential impact of the proposal on neighbouring privacy.

The proposed front dormer serving the ensuite bathroom has the potential to introduce direct views towards the neighbouring property if left unobscured and capable of opening in a conventional manner. Following discussions with the applicant's agent, it has been confirmed that the dormer window will be fitted with obscured glazing and designed as a bottom-hung opening only. A condition is recommended requiring the window to be fitted with level 5 obscure glazing and retained as such for the lifetime of the development.

Subject to this condition, the proposal would not result in an unacceptable loss of privacy or overlooking and would preserve the reasonable level of privacy currently enjoyed by neighbouring occupiers.

The Case Officer also discussed the proposed first-floor rear window with the applicant's agent, who confirmed that the lower section of the window is intended to remain fixed shut and is not intended to function as a Juliet balcony or similar feature.



Whilst the submitted proposal (above) does not include a balcony, it is recognised that the creation of such a feature in the future could materially alter the relationship with neighbouring properties and introduce additional overlooking. A condition has therefore been imposed

requiring the bottom section of the window to remain fixed shut and preventing the formation of a balcony or similar structure. This does not imply that a future balcony would necessarily be unacceptable in planning terms; rather, no such proposal forms part of the application currently under consideration and any future alteration of this nature would need to be subject to its own assessment, consultation and determination on its individual planning merits.

Amenity conclusion

The proposed development has been carefully assessed with regard to its relationship with surrounding residential properties and the concerns raised through public consultation. Whilst the two-storey side extension would increase the scale and visibility of built form when viewed from the neighbouring property to the north-east and would result in a limited increase in shadowing when compared with the existing situation, these effects would not be so significant as to result in unacceptable planning harm.

It is important to note that neither Core Policy 57 nor Policy P3 of the National Planning Policy Framework require development to have no impact on neighbouring occupiers. The relevant policy test is whether the development would result in an unacceptable impact on living conditions. Whilst the proposal would result in some additional built form and a limited increase in shadowing when compared to the existing situation, having regard to the relationship between the properties, retained separation distance, design of the extension and mitigation secured by condition, the Case Officer does not consider those effects to amount to an unacceptable impact on neighbouring residential amenity.

The proposal is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and Policy P3 of the National Planning Policy Framework and no reason for refusal on amenity grounds arises.

Highways

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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

The site is accessed via Britford Lane, which also forms part of Public Right of Way SALS19. Wiltshire Council Highways have been consulted on the application and raise no objection. In reaching this position, the Highway Officer notes that the proposal would increase the size of the dwelling but that the property retains sufficient off-street parking provision to meet Wiltshire's adopted parking standards. No concerns have been raised regarding access arrangements, vehicle movements or highway safety.

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.

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.

Rights of way

The Council's Public Rights of Way Officer was consulted on the application and raised no objection to the proposed development. The response advises that Public Right of Way SALS19, which runs alongside Britford Lane, must remain unobstructed during the construction phase and recommends the inclusion of a standard informative on any planning permission. As the proposed development is contained entirely within the residential curtilage and would not affect the route or use of the public right of way, no objections are raised on rights of way grounds. An informative has been added to the decision notice accordingly.

Other matters

The objection also questions the weight that should be attached to Salisbury City Council's consultation response. The City Council was consulted in accordance with the statutory process and provided a response of support. Whilst the circumstances in which that response was reached are disputed by the objector, the Local Planning Authority is required to determine the application on its planning merits having regard to the Development Plan, material considerations, consultation responses and representations received during the consultation period. The concerns raised by the objector have been fully considered as part of this assessment and the recommendation is based on the Case Officer's independent assessment of the proposal rather than any single consultation response.

CONCLUSION

The proposed two-storey side extension and single-storey rear extension have been assessed against the relevant provisions of the Development Plan and all other material considerations. The development is considered to represent a well-designed and proportionate addition to the existing dwelling that would preserve the character and appearance of both the host property and the surrounding area.

Careful consideration has been given to the concerns raised by the neighbouring occupier regarding overbearing impact, overshadowing, loss of light and privacy. Whilst the two-storey side extension would increase the built form visible from the neighbouring property to the north-east and would result in a limited increase in shadowing when compared to the existing situation, the retained separation distance, positioning of the dwellings, design of the extension and wider site context ensure that these effects would not give rise to unacceptable harm to residential amenity. Furthermore, conditions have been imposed to secure appropriate glazing and opening restrictions to safeguard neighbouring privacy.

The proposal raises no highway or public rights of way concerns, provides adequate parking provision, and no other material planning considerations have been identified that would justify withholding planning permission.

The proposal therefore complies with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations.

Accordingly, planning permission 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:

- Proposed plans and elevations (ref: 1044/PL/01) – date received: 07/07/2026
- Location and site plan (ref: 1044/Ex/01) – date received: 07/07/2026

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 plans and elevations’ (ref: 1044/PL/01) – date received: 07/07/2026.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors, or other form of openings other than those shown on the approved plans, shall be inserted in the first floor or roof of the two storey extension hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. The front dormer window in the extension hereby permitted serving the ensuite shall be fitted with obscured glazing to Pilkington Level 5, or an equivalent level of obscurity, and shall be bottom-hinged only. The window shall be installed as such prior to the first occupation of the development hereby permitted and shall thereafter be maintained as such for the lifetime of the development.

REASON: In the interests of safeguarding the privacy and residential amenity of neighbouring occupiers in accordance with Core Policy 57 of the Wiltshire Core Strategy.

6. The first-floor window in the rear elevation of the extension hereby permitted shall be installed with the lower glazed panel fixed shut and shall thereafter be retained as such for the lifetime of the development. No balcony, Juliet balcony, raised platform or similar external amenity feature shall be installed in association with this opening at any time.

REASON: In the interests of safeguarding the privacy and residential amenity of neighbouring occupiers in accordance with Core Policy 57 of the Wiltshire Core Strategy.

Informative

Rights of way

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way SALS19 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.