

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03974
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Napier House, Buller Park, Porton, Salisbury, SP4 0LU
DEVELOPMENT DESCRIPTION:	Erection of a front porch and a rear single-storey extension with a new associated chimney.
RECOMMENDATION:	That Planning Permission be GRANTED

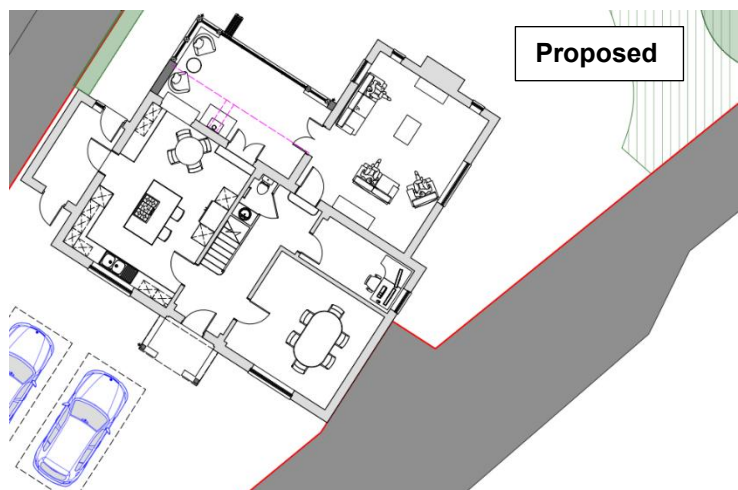
PROPOSAL

The proposal seeks planning permission for a front porch, a single-storey rear extension replacing an existing conservatory, and a brick chimney associated with the extension.

SITE DESCRIPTION/CONTEXT

The site contains a two-storey detached dwelling with a pitched roof, a detached garage positioned forward of the principal elevation, and associated off-street parking. The dwelling forms a pair with the neighbouring property, 4 Buller Park, to the south-east. The pair was approved under planning permissions S/2002/0389 and S/2002/2296 and forms part of a small cul-de-sac comprising five dwellings in total.

The site lies within the settlement boundary of the Large Village of Porton, as defined by Core Policies 1, 2 and 4 of the Wiltshire Core Strategy, and is located outside the Porton Conservation Area.



PLANNING HISTORY

Proposal / Summary
S/2002/2296 - Reserved Matters Decision - Approve with Conditions Date: 10/3/2003 – FOR TWO NEW DWELLINGS WITH GARAGING AND ALTERATION TO ACCESS
S/2001/2194 - Outline Planning Decision - Withdrawn Date: 14/1/2002 – ERECTION OF TWO DWELLINGS
S/2002/0389 - Outline Planning Decision - Approve with Conditions Date: 8/4/2002 – ERECTION OF TWO DWELLINGS AND ALTERATION OF EXISTING ACCESS

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 57: Ensuring High Quality Design and Place Shaping

Idmiston Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Idmiston Parish Council: No objection – with the following text received:

‘Idmiston Parish Council have no objection to this planning application.’

Arboricultural Officer: Comment – with the following text received:

‘The proposed development does not appear to significantly impact on trees, but I cannot be sure without additional information. If further comment is required a tree survey, constraints plan and Arb Impact Assessment, prepared in accordance with BS5837:2012, will be required.’

REPRESENTATIONS

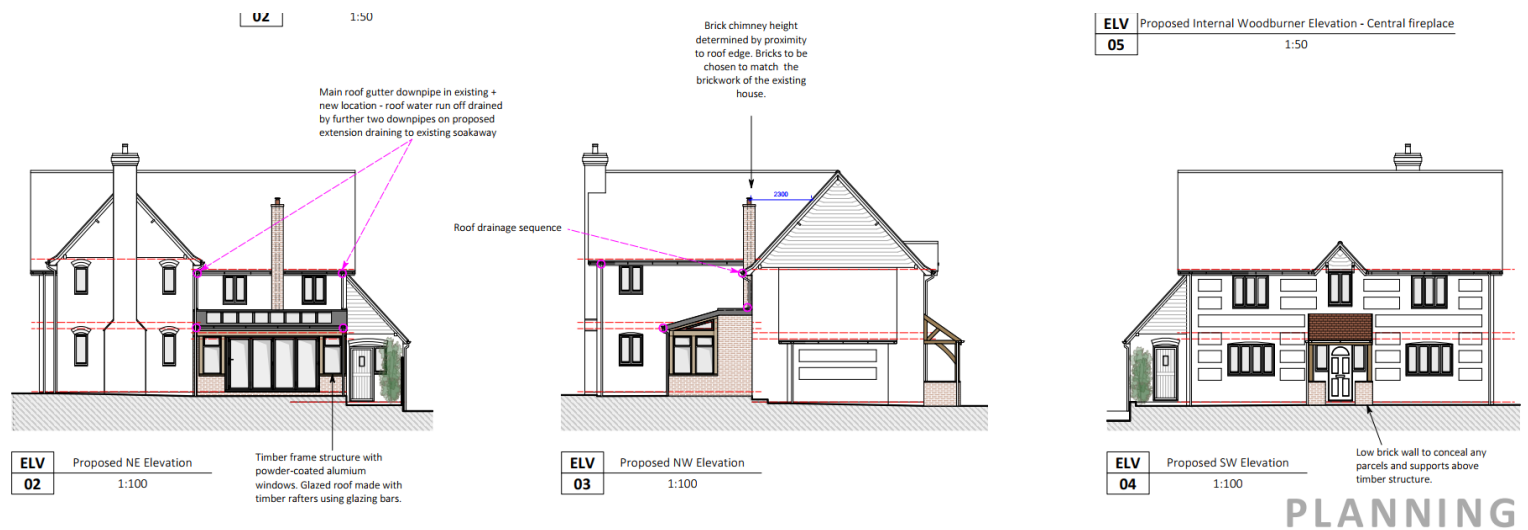
No comments were received.

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 character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development is of a high-quality design that responds positively to local character and distinctiveness.

The proposed porch and rear extension would have limited visibility from the public realm due to existing boundary treatments and would appear as subordinate additions to the dwelling. The rear extension would replace an existing conservatory and, through its scale, form and use of materials, would integrate satisfactorily with the host dwelling. The porch would be modest in scale and incorporate a brick plinth and clay roof tiles to match the existing dwelling.

The proposed chimney would be the most visible element of the development, including in views from Idmiston Road to the west. However, its narrow form, brick to match that of the dwelling, and height below the ridge of the dwelling would ensure that it remains a subordinate feature that relates appropriately to the character and appearance of the property.

Having regard to the above, the proposal is considered to comply with 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 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on the amenities of neighbouring occupiers.

The proposed rear extension would be single storey in scale and the associated chimney would be of limited height. Whilst the chimney and extension may be visible from properties on the opposite side of the road to the west, their scale and positioning would ensure they would not result in an unacceptable loss of light, overbearing impact or overshadowing to neighbouring dwellings. The proposed porch would be modest in scale and sufficiently separated from the neighbouring property to the south-east such that no adverse amenity impacts would arise.

The development would not introduce any opportunities for harmful overlooking and would not result in a loss of privacy to neighbouring occupiers.

Having regard to the above, the proposal would not result in any unacceptable harm to neighbouring residential amenity and therefore accords with Core Policy 57(vii) of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

Arboriculture

The Council's Arboricultural Officer was consulted on the proposals as the proposed rear extension would be located in proximity to a tree and hedge within the residential curtilage, as identified on the submitted site plan. The tree and hedge are not subject to a Tree Preservation Order and the site is not located within a conservation area.

The Arboricultural Officer's comments invite the case officer to take a proportionate and pragmatic approach as to whether further information and arboricultural comment are required. Having regard to the scale and nature of the proposals, the case officer does not consider that any further information is necessary in this instance. The application relates solely to the erection of a porch, rear extension and associated chimney, and there is no

substantive evidence before the Local Planning Authority to indicate that the development would result in any unacceptable arboricultural impacts.

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.

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.

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 – ref (1189/05) – date received: 24/06/2026
- Proposed site plan – ref (1189/06-A) – date received: 08/07/2026
- Proposed plans and elevations – ref (1189/03-E) – date received: 07/09/2026

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 'proposed plans and elevations' – ref (1189/03-E) – date received: 07/09/2026.

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