

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04265
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Orchard Way, Amesbury, Salisbury, SP4 7QD
DEVELOPMENT DESCRIPTION:	Demolition of existing single-storey rear UPVC glazed conservatory and replacement with a single-storey flat roof extension on the same footprint. New double French doors to south gable end wall & internal remodelling
RECOMMENDATION:	That Planning Permission be GRANTED

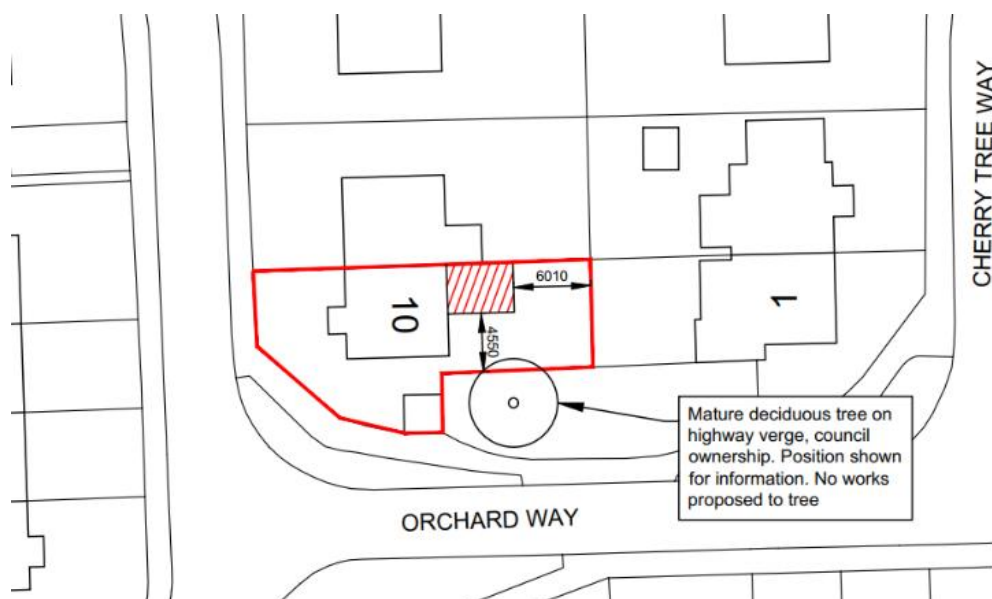
PROPOSAL

The proposal seeks planning permission for the replacement of an existing uPVC conservatory with a single-storey, flat-roofed rear extension of the same footprint. New French doors are also proposed at ground-floor level within the south-facing side elevation. The application was originally submitted with proposals to replace the existing hanging tiles on the dwelling with anthracite-grey horizontal cladding, which was also proposed as the external finish of the rear extension.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey, semi-detached dwellinghouse with a pitched roof, front garden and rear garden, occupying a prominent corner plot within Orchard Way. The dwelling is characteristic of the surrounding development, which is typified by exposed brickwork at ground-floor level on the front, rear and side elevations, together with brown concrete hanging tiles at first-floor level on the front and rear elevations. This consistent palette of materials contributes to the distinctive character and appearance of Orchard Way.

The site lies in an established residential area within the settlement boundary of Amesbury, as defined by Core Policies 1, 2 and 4 of the Wiltshire Core Strategy.





View of existing conservatory from public

PLANNING HISTORY

There is no relevant site history.

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

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

The National Planning Policy Framework (NPPF) – August 2026

The Planning Practice Guidance

CONSULTATION RESPONSES

Amesbury Town Council: Support – with the following text received:

‘Amesbury Town Council support this application.’

REPRESENTATIONS

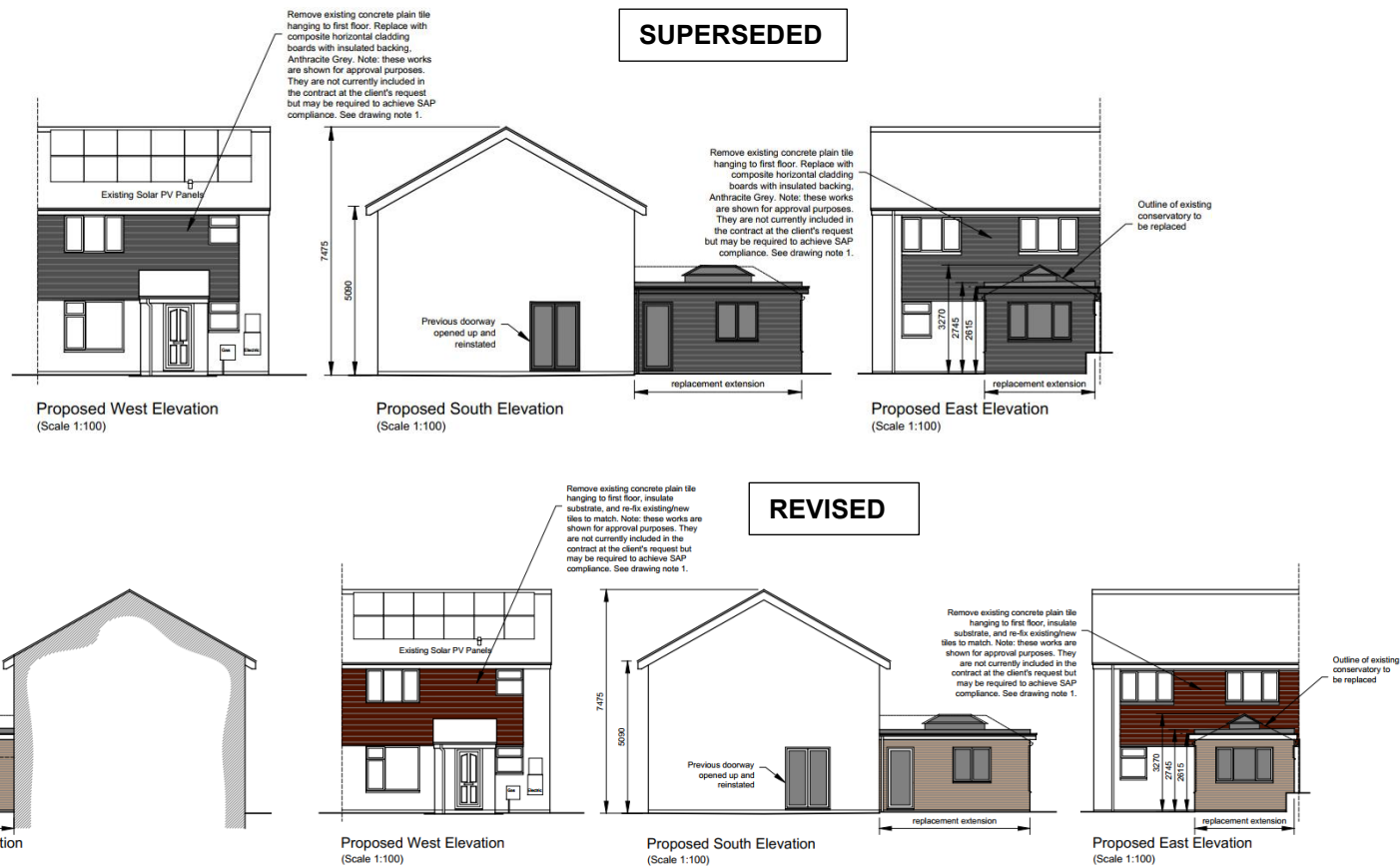
No comments were received.

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 on the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development is of a high standard of design that responds positively to local character and distinctiveness. Policy DP3 of the National Planning Policy Framework requires 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 application was originally submitted with proposals to replace the existing hanging tiles on the dwelling with anthracite-grey horizontal cladding, which was also proposed as the external finish of the rear extension. Given the consistent use of brown concrete hanging tiles throughout Orchard Way, the introduction of a contrasting material and colour would have resulted in an appearance out of keeping with the prevailing character of the area, contrary to the objectives of Core Policy 57 and Policy DP3. Following discussions with the case officer, revised plans were submitted retaining the existing hanging tiles, with any replacement tiles required to match the existing in colour and appearance.

The existing uPVC conservatory is visible from Orchard Way owing to the site's corner-plot position. Its materials are not characteristic of either the host dwelling or the wider street scene. The replacement extension would occupy the same footprint and would be finished in

facing brick to match the existing dwelling, with a grey flat roof and white uPVC windows, fascias and soffits. These materials are considered sympathetic to the existing dwelling and would integrate satisfactorily with the surrounding built form. As such, the replacement extension presents a modest improvement to the appearance of the site when viewed from the public realm.

The extension would occupy the same footprint as the existing conservatory and would be of a broadly comparable overall height. Whilst the proposed roof form differs from the existing hipped conservatory roof, the scale, form and proportions of the extension are considered appropriate and would not appear incongruous or visually intrusive. The proposed French doors within the south-facing elevation would be only partially visible from the public realm and would represent a minor alteration to the dwelling. They would not result in any harm to the character or appearance of the host dwelling or the wider area.

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 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 upon neighbouring amenity.

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 having regard to its impact on the residential amenity of neighbouring occupiers, with particular reference to loss of light, overshadowing, outlook, privacy and overbearing effects.

Whilst the extension would be visible from a number of nearby properties, the only neighbouring dwelling with the potential to experience a material amenity impact is No. 12 Orchard Way, the adjoining property to the north.

The proposal would replace an existing conservatory occupying the same footprint and would be of a broadly comparable overall height. Whilst the extension would be visible from No. 12 Orchard Way and would remain a noticeable addition to the host dwelling, its height, depth and overall massing are considered acceptable in this context. The extension would remain subordinate to the host dwelling and would not result in an unacceptable loss of light, outlook or an overbearing impact upon neighbouring occupiers.

The existing conservatory forms part of the established relationship between the two properties and is therefore a relevant consideration. However, even when considered independently of the existing structure, the siting, scale and single-storey form of the proposed

extension are such that no unacceptable harm to neighbouring residential amenity would arise.

In terms of privacy, the proposal would result in a modest improvement to the existing situation. The current conservatory incorporates glazing within the upper section of the north-facing elevation, whereas the replacement extension would contain no openings within this elevation. This would remove the potential for overlooking towards the neighbouring rear garden. The proposed French doors give no view into neighbouring dwellings as they will face the highway with the view interrupted by existing boundary fencing.

The proposal would therefore safeguard the residential amenities of neighbouring occupiers and is considered to accord with criterion vii of Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and Policy P3 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 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 (26010 / P001) – date received: 08/07/2026
- Block plan – ref (26010 / P002) – date received: 08/07/2026
- Proposed floor plans, elevations and section – ref (26010 / P100B) – date received: 13/08/2026

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 'proposed floor plans, elevations and section' – ref (26010 / P100B) – date received: 13/08/2026

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

4. Any replacement hanging tiles installed on the main dwelling shall match the existing hanging tiles in colour, profile and appearance.

REASON: In the interests of visual amenity and the character and appearance of the area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any Order revoking or re-enacting that Order with or without modification, no windows, doors or other openings shall be inserted within the north-facing elevation of the extension hereby permitted.

REASON: In the interests of safeguarding the privacy and residential amenities of the occupiers of the adjoining property.