

APPLICATION FOR FULL PLANNING PERMISSION DELEGATED REPORT

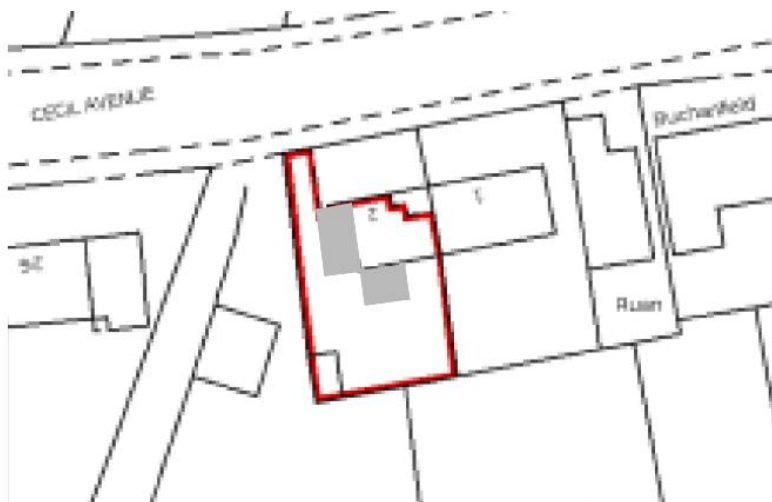
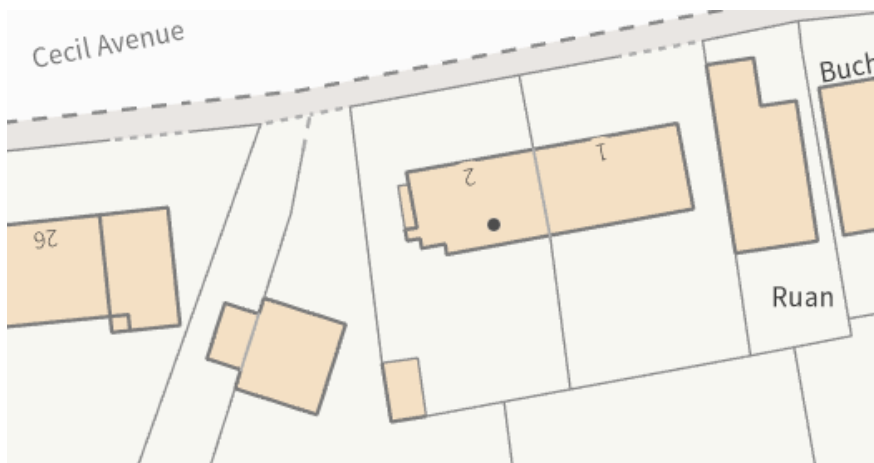
APPLICATION REFERENCE:	PL/2026/02686
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Flat 1, 2 Cecil Avenue, Harnham, Salisbury, SP2 8EE
DEVELOPMENT DESCRIPTION:	Rear and side single storey extension to ground floor flat
RECOMMENDATION:	That Planning Permission be GRANTED

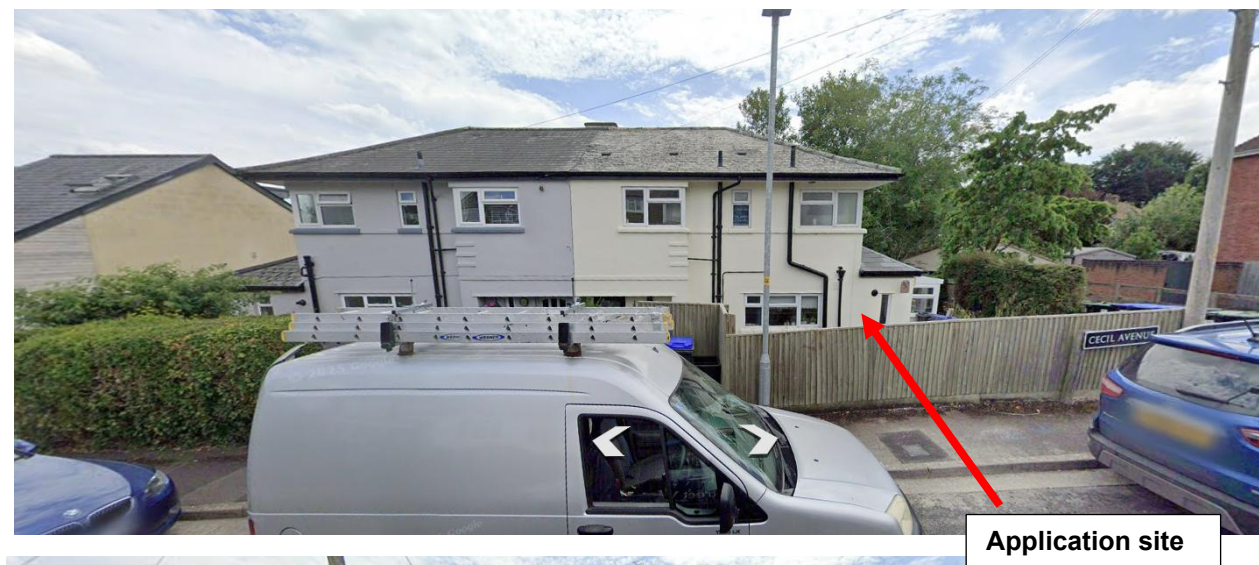
PROPOSAL

The proposal seeks planning permission for a single-storey hipped-roof extension to the west-facing side elevation, replacing an existing extension. A single-storey flat-roof extension is also proposed to the south-facing rear elevation.

SITE DESCRIPTION/CONTEXT

The application site forms part of a pair of originally hipped-roof semi-detached dwellings. Address records indicate that each dwelling has subsequently been subdivided into two flats, comprising a ground-floor and first-floor flat within each property, resulting in four flats in total. This application pertains to the ground floor flat at number 2. The site lies within the Principal Settlement of Salisbury, as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy.





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 20: Salisbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Salisbury Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Salisbury City Council: No comment – with the following text received:

‘Salisbury City Council has no comment.’

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

‘The proposal will not increase the number of bedrooms in the dwelling and therefore parking provision does not need to increase. I raise no highway objection.’

REPRESENTATIONS

One third party comment from the owner of a neighbouring dwelling made the following comment:

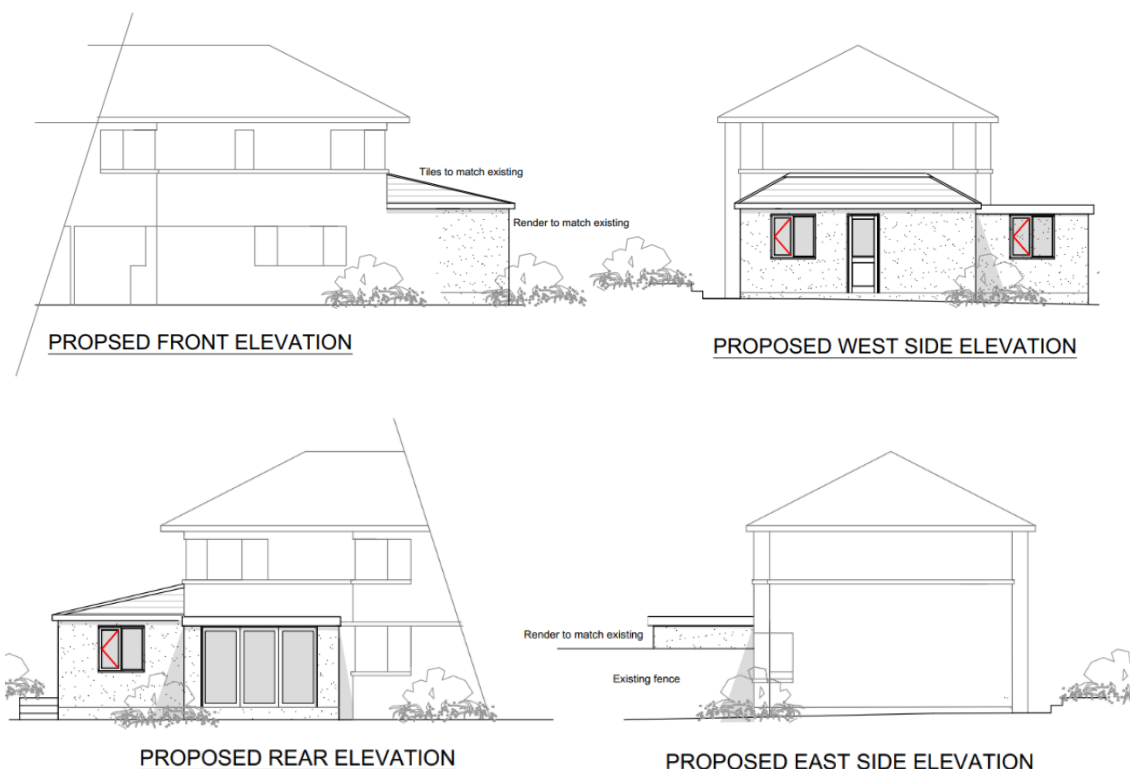
‘We do not object to the what would be the finished extension, however we wish to flag up that the submission of certificate A is incorrect, as we (Flat 2), and not the applicant, own a small parcel of land included in the application. We understand that the applicant is kindly dealing with this amendment.’

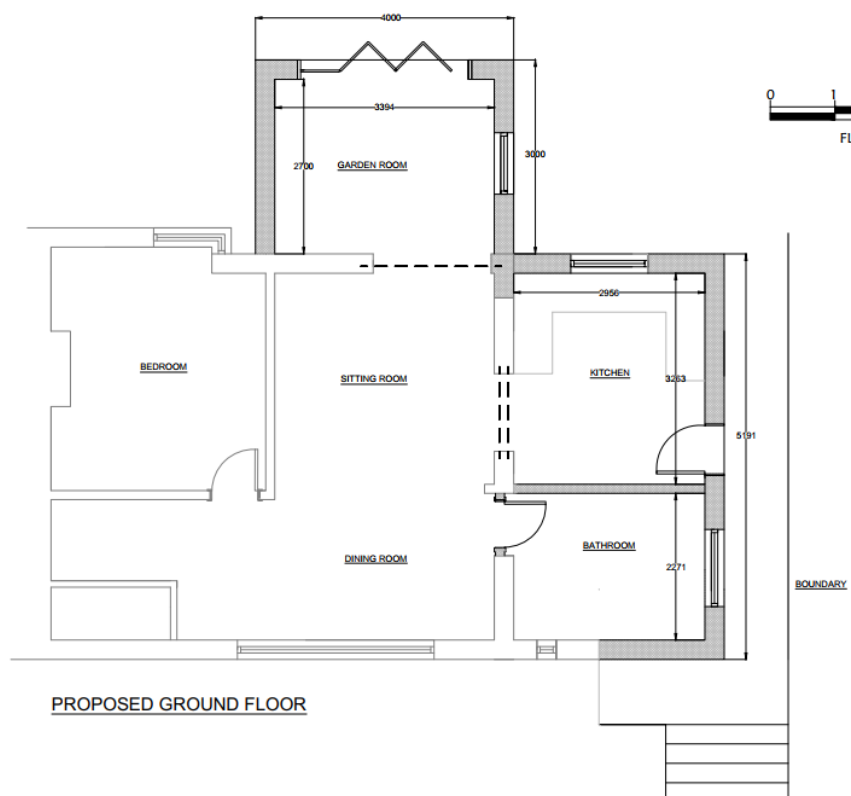
ASSESSMENT

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 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy seeks to secure development that responds positively to its context and local distinctiveness and is of a high standard of design. Development should be visually attractive, appropriately scaled, and integrated into its surroundings whilst reinforcing local character. The National Planning Policy Framework (NPPF) places significant weight on achieving well-designed places and requires development to function well and add to the overall quality of an area. In assessing design quality, regard is had to matters including scale, form, massing, appearance, materials and the relationship of development to the host building and its wider surroundings.

Side extension

The proposed side extension would be visible from the public realm and would therefore have a bearing on the appearance of the host property and wider street scene. The application property forms one half of a pair of semi-detached dwellings, with both properties having existing side extensions. As a result, the pair currently exhibits a broadly symmetrical built form when viewed from Cecil Avenue. Whilst the side extension at No. 1 Cecil Avenue incorporates a traditional half-hipped roof form, the existing side extension at the application property has a more lightweight glazed appearance which interrupts, to some extent, the visual consistency of the pair. The proposed replacement extension would adopt a more conventional design approach, incorporating a hipped roof form and external materials to match the host building.

The proposed extension would remain subordinate to the original dwelling and would closely reflect the scale, footprint and general appearance of the side extension at No. 1 Cecil Avenue. As a consequence, the development would reinforce the visual relationship between the two semi-detached properties and result in a more cohesive and balanced appearance within the street scene. Overall, the proposal is considered to preserve and modestly enhance the appearance of the dwelling and its contribution to the character of the area.

Rear extension

A single-storey rear extension measuring approximately 4 metres in width by 3 metres in depth is proposed on the south-facing rear elevation. Owing to its siting to the rear of the building, the extension would not be readily visible from the public realm.

The proposed extension is modest in scale and would appear as a proportionate addition to the host property. It would retain adequate separation from adjoining boundaries and would not project to an extent that would appear visually dominant or incongruous when viewed from neighbouring land. Furthermore, the simple flat-roof design is considered appropriate in this rearward location and would not detract from the character or appearance of the original building. Given its limited scale, subordinate form and restricted visibility, the rear extension would not result in any harmful impact upon the character or appearance of the host property or the wider area.

Overall design conclusion

Having regard to the scale, form, appearance and materials of the proposed extensions, the development is considered to respond appropriately to the host building and surrounding context. The proposal would preserve the character and appearance of the area and, in respect of the replacement side extension, would result in a modest improvement to the visual coherence of the semi-detached pair. The development therefore accords with the design objectives of Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant design principles of the NPPF.

Amenity

Core Policy 57(vii) of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact on the amenities of adjoining occupiers through loss of privacy, overshadowing, visual intrusion, overbearing impact or other adverse effects. The National Planning Policy Framework places significant weight on securing a good standard of amenity for existing and future occupiers. In assessing residential amenity impacts, regard should be had to matters including outlook, daylight and sunlight, privacy, overbearing effects and the overall quality of the living environment.

Overbearing impact, overshadowing and loss of light

The proposed side extension would be positioned adjacent to the western side of the application property. The nearest structure to this part of the development is a neighbouring garage, with the nearest neighbouring dwelling located approximately 13 metres to the west. Having regard to this separation distance, together with the single-storey scale and limited footprint of the proposed extension, the development would not appear unduly prominent or oppressive when viewed from neighbouring properties. Nor would it result in any material loss of daylight or sunlight to neighbouring habitable rooms or private amenity areas.

Similar conclusions are reached in respect of the proposed rear extension. The extension projects approximately 3 metres from the rear elevation and is limited to single-storey height. The development would retain approximately 3 metres separation from the neighbouring garden area to the north and, given its modest scale and positioning, would not give rise to any unacceptable overbearing impact, overshadowing or loss of light to neighbouring occupiers.

Having regard to the above, the proposal would safeguard the amenities of neighbouring occupiers and accords with criterion vii of Core Policy 57, Appendix D of the Wiltshire Design Guide and the relevant provisions of the NPPF.

Privacy and overlooking

The proposed extensions are single-storey in nature and therefore present limited opportunity for overlooking or loss of privacy. The proposed side extension includes a bathroom window in the west-facing elevation. Whilst the orientation and positioning of this opening would limit direct views towards neighbouring residential properties, it is considered reasonable and necessary in the interests of residential amenity and privacy to secure obscure glazing by condition. Subject to such a condition, no unacceptable overlooking or loss of privacy would arise.

No windows or other openings are proposed within the east-facing side elevation of the rear extension. Given the relationship with neighbouring land, the insertion of additional openings within this elevation could give rise to overlooking concerns. It is therefore considered appropriate to remove permitted development rights for the insertion of windows, doors or other openings within the east-facing side elevation of the rear extension. Subject to this condition, the proposal would not result in any unacceptable loss of privacy for neighbouring occupiers.

Amenity conclusion

Overall, the proposed development would not result in any unacceptable harm to neighbouring residential amenity by reason of overbearing impact, overshadowing, loss of light, overlooking or loss of privacy. The proposal therefore complies with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the amenity objectives of the NPPF.

Highways

Although Wiltshire Council Highways were consulted on the application, the proposal does not increase the number of bedrooms within the flat and would not give rise to any material increase in parking demand. Furthermore, no alterations are proposed to the existing access arrangements or parking provision serving the site. Having regard to the nature and scale of the development, no highway safety or parking issues arise and the proposal is therefore acceptable in highway terms.

Third party comment

One third-party representation was received which raised no objection to the proposed development but queried the ownership certificate submitted with the application, stating that Certificate B should be signed because part of the land within the application red line is not within the applicant's ownership. A revised application form was subsequently received with Certificate B completed and confirmation that notice had been served on the owners of Flat 2. The application was then re-publicised for a period of 21 days on the basis of the corrected ownership certificate, during which no further comments were received.

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:

- Existing and proposed roof plan – ref (05-A) – date received: 27/04/2026
- Location plan – ref (05-A) – date received: 27/04/2026
- Proposed block plan – ref (06-B) – date received: 27/05/2026
- Proposed elevations – ref (04-B) – date received: 22/07/2026
- Proposed ground floor plan – ref (03-B) – date received: 27/04/2026

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 elevations (ref:04-B).

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, shall be inserted in east facing side elevation of the rear extension hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. The ground floor window in the west facing side elevation serving the bathroom of the side extension hereby permitted shall be fitted with obscured glazing to a minimum of Pilkington Level 5 prior to first occupation of the development and shall thereafter retained as such for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.