

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

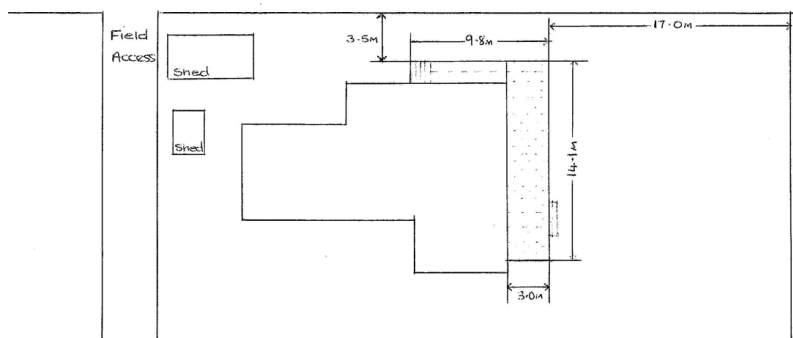
APPLICATION REFERENCE:	PL/2026/04177
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Jessamine Bungalow, Butter Furlong Road, West Grimstead, Salisbury, SP5 3SE
DEVELOPMENT DESCRIPTION:	Construction of a raised side patio with a brick retaining wall, steps, and safety balustrade.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a raised patio with retaining wall, steps and glazed balustrade along the south and west elevations of the dwelling.

Revised plans with consistent dimensions and a materials schedule were received 14.08.2026 and a second 21-day consultation period was undertaken.

Proposed plan



Proposed Site Plan Rev A

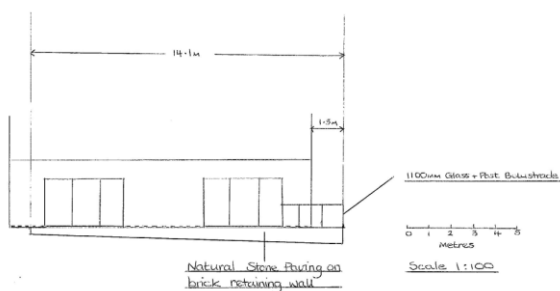
14 AUGUST 2026

0 2 4 6 8 10
Metres

Scale 1:200

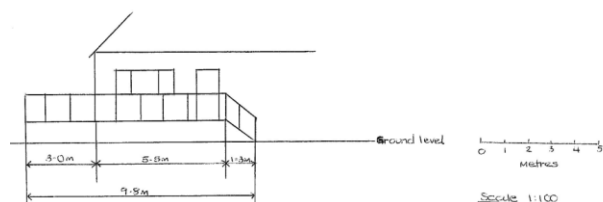
Proposed elevations

Proposed Side Elevation Rev A, 14 August 2026



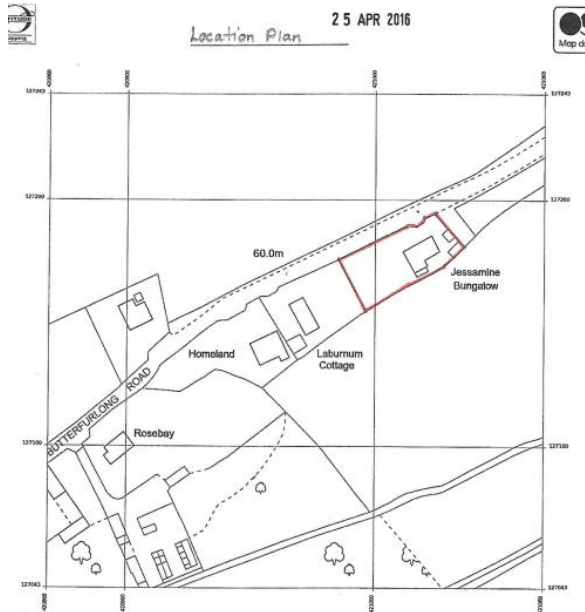
Scale 1:100

Proposed Rear Elevation Rev A, 14 August 2026



Scale 1:100

SITE DESCRIPTION/CONTEXT



The application site relates to a detached single storey dwelling located on the northern edge of the small village of West Grimstead, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 23 (Spatial Strategy for the Southern Wiltshire Community Area).

The dwelling is sited towards the northeast corner of the plot. There is a residential neighbour (Laburnum Cottage) to the west of the site, Butterfurlong Road forms the north boundary and the east and west boundaries are countryside.

The dwelling has been extended as per 16/04060/FUL.

The application site is subject to the following planning policy constraints:

- Flood Zone 1
- Special Landscape Area saved policy C6 Salisbury District Local Plan
- Within the 13.8km recreational zone of influence for New Forest Protected Sites
- River Test Catchment
- Salisbury Plain and West Wiltshire Downs Countryside Character Area

PLANNING HISTORY

Proposal / Summary
16/04060/FUL - Full planning permission Decision - Approve with Conditions Date: 15/6/2016 – Proposed demolition of existing rear conservatory and construction of single storey side and front extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Saved policies of the Salisbury District Local Plan:

C6 – Special Landscape Area

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Grimstead Parish Council: No objection

REPRESENTATIONS

Two representations were received from the occupier and co-owner of neighbouring property 'Laburnum'.

I am concerned with a number of issues relating to this planning application and believe I have grounds to object on inconsistencies contained within the planning application documentation.

Firstly the drawn plans do not seem consistent and to scale with the written text and measurements and are unclear and contradictory. The starting ground level is not clear in order to establish what the overall height of the patio/wall will be?.

Also the materials mention vehicle access and hard standing but the existing vehicular access to the property (in front of the garage) does not seem to be linked to this new development within the plan and I would very much oppose a change to access via the highway for privacy, safety and security reasons. I am concerned that the owners seem to have intended to change the vehicular access by knocking down the roadside fence and not reinstalling it. I did speak to the planning officer previously to raise my concern from a highway safety, security of my property to the side and rear of theirs as there is now full visibility from the roadside and was assured that no change of vehicular access was permanent.

Given that the area of the patio development is over 5m², further hardstanding at the property as well as the concrete block construction of the patio will only further contribute to current highway flooding outside the front of the property which is already a significant issue in winter and affects my field access to the side of Jessamine Bungalow. I am also concerned about potential run off and flooding to the rear of the property as a result of what appears to be the use of non-permeable materials for this new patio area. No mention of drainage is made at all within the planning application. I feel further clarification on the exact material type and the plans for drainage is required and that the materials to be used are out of keeping with the local rural setting and other properties in the area, and could incorporate permeable materials.

And

I am the co-owner of the neighbouring property. The planning application form is not consistent and does not appear to align with the elevations or block plan. Under the Materials section it states;

Type – Vehicle access and hard standing

Existing Materials and Finishes – None, sloping grass garden

Proposed materials and finishes - Natural Stone paving slabs in grey.

However in the Pedestrian and Vehicle Access, Roads and Rights of Way section it

clearly says that no new or altered vehicle access is proposed to or from the public highway. Why then in the Materials section are they proposing materials associated with a Vehicle access and hard standing? The current Vehicular access is in front of the garage at the left hand side of the property, the opposite side to the proposed development and the plans do not show either a new vehicular access or a development to link the existing vehicular access with the new development.

Additionally the text on the block plan shows a proposed patio size of 3m x 7m, however the area indicted in the block plan when measured seems to be 13m x 3m for the length along the side elevation, which of these is correct, either the area shown is incorrect or the text on the block plan is incorrect. The site plan also shows a dimension of 700cm for the length of the development along the side elevation of the property, however again it is shown as running for almost the entire length of the side elevation and when scaled from the drawing is nearly 13m long.

I wish to object to the planning application on the grounds of these inconsistencies in the planning application, as with them it is not possible to properly comment on the proposal and we would ask that the council requests that these errors are corrected and the plans resubmitted so that we can properly comment on this planning application.

The area of the proposed development is significantly greater than 5m², however the materials used appear to be non-permeable but there is no indication of what drainage will be put in place to prevent run off and flooding to either the nearby public road to the front of the property which already suffers from significant flooding during the winter months or to the adjacent property (field) to the rear of the development. Again I would like to object to this current application until it is clear either the development will use permeable materials or an adequate drainage scheme will be put in place.

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.

Policies DP3 and DP4 of the National Planning Policy Framework 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 application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

The application relates to external works to an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

The proposals are for a patio that would wrap around the southeast and southwest elevations. Due to the level change across the site (higher north corner to south), the finished floor level is up to 1m above the existing ground level, therefore the patio requires planning permission. A retaining wall is proposed where required, this will be finished with 'Marshalls Marshalite walling stone'.

The patio is proposed to extend beyond the external walls by 3m on the southwest elevation and 1.5m on the southeast side. A glazed balustrade is proposed around the southern corner of the patio (where required by building regulations) and a set of steps are proposed. The materials schedule confirms the surface to be natural stone paving.

The scale of the proposed patio is considered appropriate in relation to the size of the plot, existing dwelling and distance to boundaries. It is located at the rear and side of the property and would not be visible from public vantage points. The materials are considered acceptable.

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.

There is one residential neighbour 'Laburnum Cottage' that lies approximately 35m to the west of the proposed development. There is a large area of vegetation providing screening towards the shared boundary, combined with the distance between the dwellings and the nature of the proposals as a patio, it is considered that there would not be any impact to the amenity of this neighbour.

Objections have been received from both the occupant and the co-owner of Laburnum Cottage with regards to accuracy of plans, vehicular access and drainage. These matters are discussed in the appropriate sections below.

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.

Highways Impact

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 proposals do not include for any changes to access or parking arrangements. Objections were raised from neighbours regarding the application form and if its reference to hard standing, but the applicant has confirmed in the 'Materials Schedule' that no works to vehicle access / parking / vehicle hardstanding are proposed as part of this application.

During a site visit, the Case Officer noted that a section of hedge along the north boundary has been removed but it is understood that this was to facilitate access for the extension and will be reinstated in due course.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

The application site is within the River Test Catchment and is within the 13.8km recreational zone of influence for New Forest Protected Sites, but given the nature of the development, ecological impact is not an issue for this application.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Other issues

Objections were received regarding issues with consistency of scale in the original documentation. A revised set of drawings was received, and a second 21-day neighbour consultation period was undertaken. No further comments were received during this period.

Objections were also raised regarding the size of the proposed patio area and the materials being 'non-permeable'. The proposal is for a patio to an existing dwelling. The site is within Flood Zone 1 and any surface water drainage requirements for householder applications will be considered as part of a Building Regulations application.

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.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

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.

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 25 Apr 2016, received 06.07.2026

Block Plan Rev A 14 August 2026, received 14.08.2026

Proposed Site Plan Rev A 14 August 2026, received 14.08.2026

Proposed Side Elevation Rev A 14 August 2026, received 14.08.2026

Proposed Rear Elevation Rev A 14 August 2026, received 14.08.2026

Materials Schedule 17th August 2026, received 17.08.2026

Materials Marshalls Marshalite Walling Stone Details, received 06.07.2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved plans and schedule.

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