

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04032
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	15 St Lawrence Close, Stratford Sub Castle, Salisbury, SP1 3LW
DEVELOPMENT DESCRIPTION:	Proposed two storey side extension, internal alterations and single storey rear extension replacing existing conservatory.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

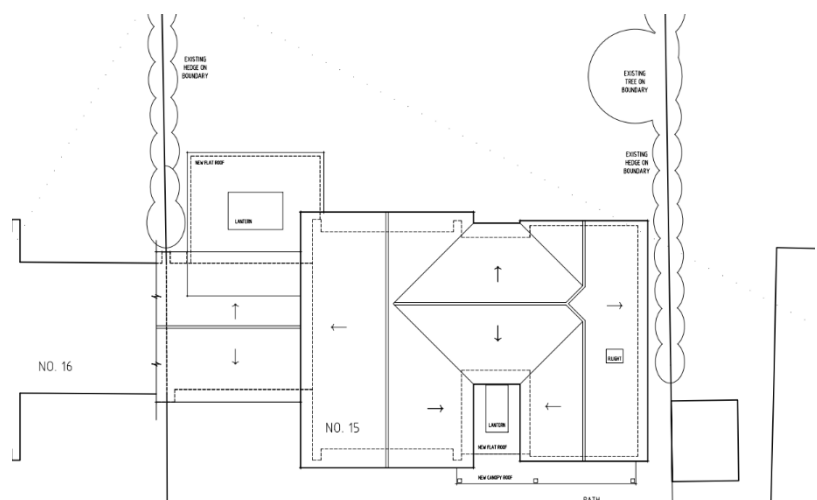
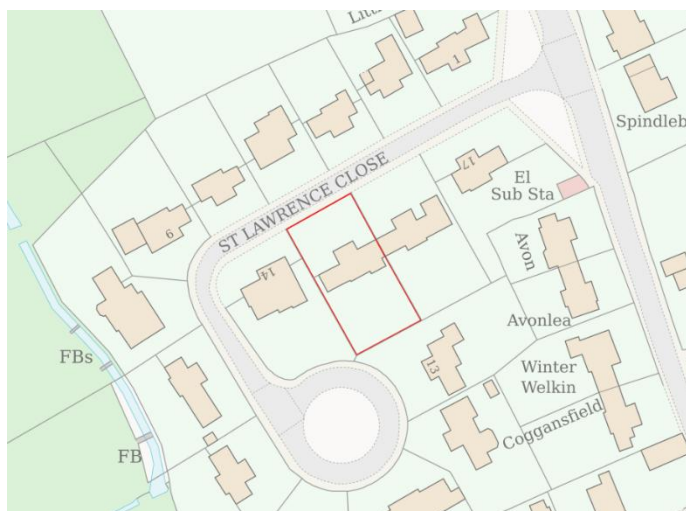
The proposal seeks planning permission for a two-storey side extension on the west elevation and a single-storey rear extension on the south elevation. The extensions would facilitate the creation of an additional bedroom through internal reconfiguration and provide additional living space.

SITE DESCRIPTION/CONTEXT

St Lawrence Close is a residential cul-de-sac within the settlement of Stratford-sub-Castle comprising 17 detached dwellings dating predominantly from the 1970s. Whilst the properties vary in their design, footprint and appearance, reflecting both their original construction and subsequent alterations and extensions, the close retains a broadly consistent suburban character and appearance.

The application site comprises a detached dwelling linked to No. 16 St Lawrence Close by an adjoining garage. The property is set behind a sizeable frontage providing off-street parking and benefits from a private rear garden. Owing to the limited boundary treatments at the southern end of the cul-de-sac, views of the rear of the property and its garden are available from the public realm.

The site lies within the Principal Settlement of Salisbury, as defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy. The property is also located within the Stratford-sub-Castle Conservation Area.



PLANNING HISTORY

Proposal / Summary
18/10361/FUL - Full planning permission Decision - Approve with Conditions Date: 14/12/2018 – Proposed single storey side extension and part conversion of garage.
16/03759/FUL - Full planning permission Decision - Approve with Conditions Date: 9/6/2016 – Proposed two storey side extension and alterations.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Area Strategy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- 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)

The Planning Practice Guidance

CONSULTATION RESPONSES

Salisbury City Council: support – with the following comment received:

‘Salisbury City Council supports this application.’

REPRESENTATIONS

No comments were received.

ASSESSMENT

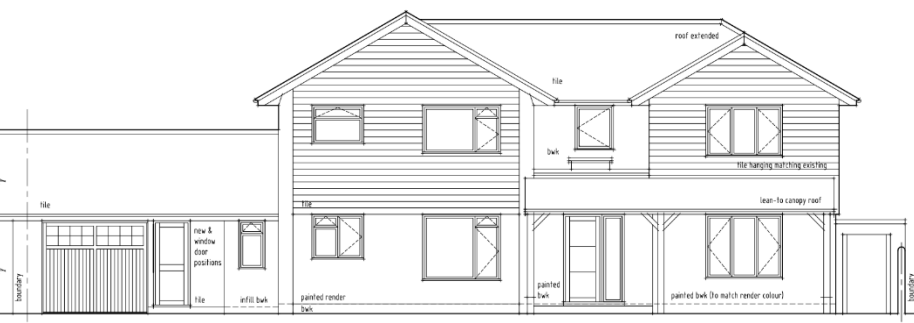
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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.



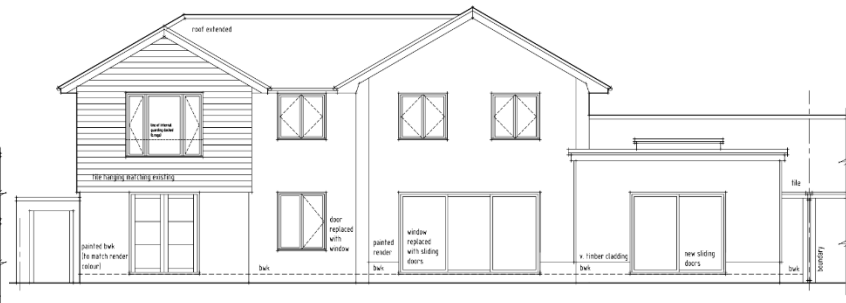
Existing North Elevation



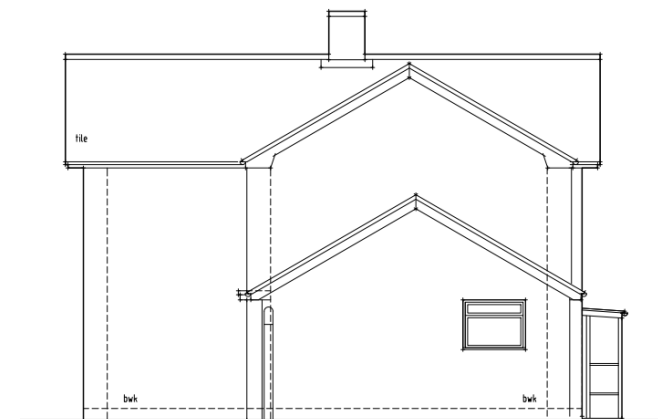
Proposed North Elevation



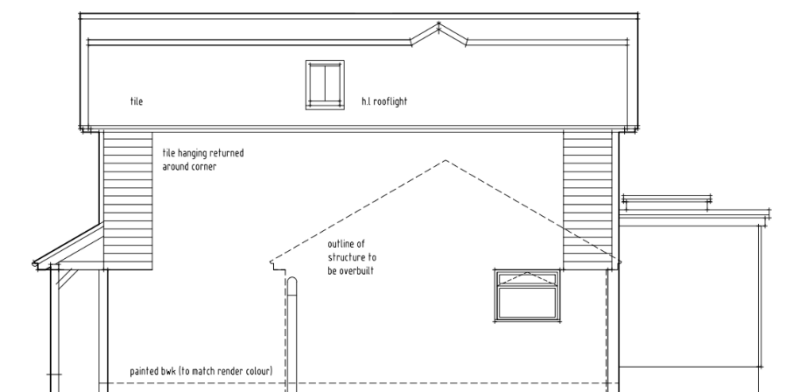
Existing South Elevation



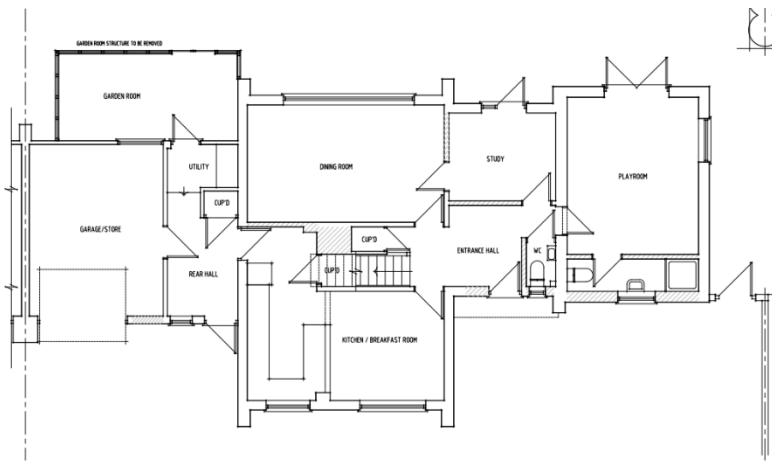
Proposed South Elevation



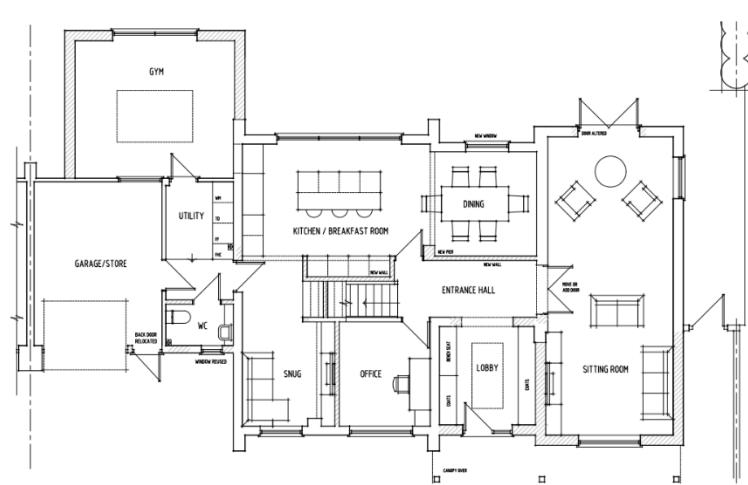
Existing West Elevation



Proposed West Elevation



Existing Ground Floor Plan



Proposed Ground Floor Plan

Design and impact on the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development achieves a high standard of design that responds positively to local character and distinctiveness. Paragraphs relating to achieving well-designed places within the National Planning Policy Framework (NPPF) similarly require development to function well and add to the overall quality of an area. In assessing design quality, regard has been had to the scale, siting, form, appearance, materials and relationship of the proposal to its surroundings.

Two storey side extension

This element of the proposal has the greatest potential to affect the appearance of the dwelling and the character of the area, given its scale and prominence on the principal elevation. However, the case officer's assessment is that the design, scale and choice of materials would result in a proportionate addition that remains in keeping with the host dwelling and would not harm the character or appearance of the street scene.

It is important to recognise that, as observed during the site visit, the majority of dwellings within St Lawrence Close have been altered or extended to varying degrees. Many properties have been subject to two-storey side extensions of differing designs. Most notably, the adjoining property at No. 16 was granted planning permission under application 16/03759/FUL for a substantially similar two-storey side extension. The established character of the street and the presence of comparable development within the immediate vicinity demonstrate that a two-storey side extension at No. 15 is acceptable in principle.

The extension has been designed with a shallow pitched front roof slope and a ridge height set below that of the host dwelling. As a result, it would appear subordinate to the original dwelling and would not read as an overly dominant addition within the street scene.

Turning to materials, the case officer sought to ensure that the extension would integrate successfully with the existing dwelling and minimise its visual impact. Revised plans confirm that the ground floor of the front elevation would be finished in off-white render to match the existing dwelling, whilst the first-floor front elevation would incorporate hanging tiles and roof tiles to match those existing. The use of matching materials would ensure that the extension appears as a cohesive addition to the dwelling. This approach mirrors that successfully employed at No. 16 and is considered to preserve the established character and appearance of the street scene.

Rear extension

The proposed rear extension would not be readily visible from the public realm, although limited views may be available from the southern end of the cul-de-sac owing to the relatively open nature of boundary treatments in this location.

The extension would replace an existing predominantly glazed conservatory. In design terms, the proposed structure would comprise a flat-roof addition finished with vertical timber cladding and a grey roof covering. Whilst contemporary in appearance, such a treatment is typical of modern domestic rear extensions and is considered appropriate in this context.

The extension would remain clearly subordinate to the host dwelling, with its maximum height remaining below the cill level of the first-floor windows. Although its maximum height exceeds the eaves level of the attached garage, this is considered necessary to provide a functional internal floor-to-ceiling height. The existing conservatory has an approximate height of 2.1 metres, whereas the replacement extension would have a maximum height of approximately 3.3 metres.

Given its limited visibility, subordinate scale and appropriate design approach, the rear extension would not result in harm to the character or appearance of either the dwelling or the surrounding area. Having regard to the above, the proposal is considered to accord with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the design objectives of the NPPF.

Stratford Sub Castle Conservation Area

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas when exercising planning functions. Core Policy 58 of the Wiltshire Core Strategy seeks to ensure that designated heritage assets, including conservation areas, are conserved in a manner appropriate to their significance. The NPPF similarly requires decision-makers to have regard to the desirability of sustaining and enhancing the significance of heritage assets and to give great weight to their conservation.

The site is located within the Stratford Sub Castle Conservation Area. The contribution made by St Lawrence Close to the significance of the conservation area is primarily derived from its established residential character, with the cul-de-sac forming part of the twentieth-century character of the area. It is also evident from the site visit that many properties within the close have been extended or altered over time.

In this context, the proposed development represents a sympathetic alteration to an existing dwelling. The two-storey side extension adopts a scale, form and material palette that reflects the host dwelling and wider streetscape, whilst the rear extension would be largely screened from public views. The cumulative effect of the design approach and choice of materials ensures that the proposals would integrate appropriately with both the host dwelling and surrounding built form.

The proposed development would therefore preserve the character and appearance of the Stratford Sub Castle Conservation Area and would accord with the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of

the Wiltshire Core Strategy and the heritage objectives of the NPPF. No harm to the significance of the conservation area has been identified.

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 occupiers of neighbouring properties.

The NPPF requires development to be appropriate to its location, taking account of its likely effects on health, living conditions and the environment. In assessing the effects of development on neighbouring occupiers, regard should be had to matters including outlook, dominance, loss of light, privacy and other impacts upon residential amenity. Having regard to the nature of the proposals and the position of the application site, the principal properties for consideration are Nos. 14 and 16 St Lawrence Close, although the relationship with all surrounding dwellings has been assessed.



View of application site from rear



Overbearing, overshadowing and loss of light

The proposed two-storey side extension has the greatest potential to affect No. 14 St Lawrence Close to the west. The extension would replace an existing single-storey side addition, meaning that built form and massing on this side of the dwelling are already established. Whilst the proposal would increase the scale of development, the extension has been designed with a ridge height that remains below that of the host dwelling and would therefore appear subordinate when viewed from the west.

Given its relationship to the existing dwelling, the proposal is not considered likely to result in any materially greater overshadowing than that already experienced from the host property. Furthermore, a reasonable separation distance would remain between the two detached dwellings, ensuring that the development would not give rise to an unacceptable overbearing impact on the occupiers of No. 14.

The proposed rear extension would replace an existing conservatory and would increase the maximum height of built form in this location from approximately 2.1 metres to approximately 3.3 metres. Whilst the roof of the proposed extension may be visible from No. 16 to the east, visibility in itself does not constitute material harm. An existing boundary hedge would block a view of most of the rear extension. The extension would remain set away from the shared boundary and would retain an appropriate degree of separation from neighbouring land.

It is also noted that detached dwellings benefit from permitted development rights for single-storey rear extensions of up to 4 metres in height. The proposed rear extension would have a maximum height of approximately 3.3 metres and would remain below the cill level of the first-floor windows of the host dwelling. Taking these factors into account, the proposal would not result in any unacceptable overbearing impact, loss of light or overshadowing to neighbouring occupiers.

Overlooking and loss of privacy

In assessing privacy impacts, it is important to recognise the existing character of St Lawrence Close. Owing to the winding layout of the cul-de-sac and the generally open nature of rear boundary treatments, there is an established degree of intervisibility between neighbouring properties and gardens. This was evident during the site visit, particularly in relation to the rear gardens of Nos. 14 and 15.

Only one rooflight is proposed within the west-facing roof slope of the extension. Given its position within the roof plane and the dressing room it serves, the rooflight would not result in harmful overlooking towards No. 14.

The proposal would also not result in any materially greater overlooking towards properties to the north and south, as views from the development would be broadly comparable to those already available from the existing first-floor windows of the dwelling. Consequently, the proposal would not materially alter the established relationship between the property and neighbouring occupiers in these directions.

No alterations are proposed to the east-facing side elevation of the main dwelling and therefore no additional overlooking would arise in that direction. The proposed rear extension

would contain windows facing only into the application site's rear garden, with no side-facing openings proposed.

The principal privacy consideration relates to the enlarged first-floor rear window serving Bedroom 1. This opening is notably larger than the existing first-floor windows, closer to the west elevation than existing first floor windows. Accordingly, the case officer sought clarification regarding its operation. The agent confirmed that the central glazed panel would be fixed shut, with only the outer side panels capable of opening.

The proposed opening has not been assessed as a Juliet balcony or other external amenity feature, nor has it been presented as such within the application. To ensure that the window cannot function as a balcony or similar platform in the future, a condition is recommended requiring the central panel to remain permanently fixed shut and preventing the installation of any balcony, Juliet balcony, raised platform or comparable structure associated with the opening.

Whilst the proposed window would provide a more open outlook towards the rear garden of No. 14, the resulting relationship is not considered unacceptable when viewed in context. The rear garden of No. 14 is already visible from the public realm owing to the limited boundary treatments at the southern end of the cul-de-sac and is also subject to overlooking from first-floor windows within the surrounding area, including those at No. 8 St Lawrence Close. Any view from the proposed window towards No. 14 would be oblique rather than direct, with the recommended condition providing further assurance that the opening cannot evolve into a balcony-style feature.

Accordingly, the proposal is not considered to give rise to unacceptable impacts on the residential amenities of neighbouring occupiers and is therefore compliant with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions of the NPPF.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61, which seeks to ensure that proposals are served by safe and suitable access to the highway network. Core Policy 64 requires development to provide parking in accordance with the standards set out within the Wiltshire Local Transport Plan. The NPPF similarly seeks to ensure that development provides safe and suitable access for all users and does not give rise to unacceptable impacts on highway safety.

The proposal would increase the number of bedrooms within the dwelling from four to five. Under the adopted Wiltshire Parking Strategy, dwellings with four or more bedrooms are required to provide three parking spaces. As the requirement remains unchanged for a five-bedroom dwelling, no additional parking provision is required as a result of the proposal. Given the limited scale of the development and the absence of any alterations to the site's access arrangements, consultation with the Highway Authority was not considered necessary.

A proportionate assessment undertaken by the case officer during the site visit confirmed that the existing driveway provides sufficient parking and turning space for at least three vehicles.

The proposal would not reduce the available parking provision or prejudice safe access to and from the site.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan and the NPPF.

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:

- Proposed plans and elevations – ref (562-11-B) – date received: 14/09/2026
- Location plan – date received: 26/06/2026

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 (562-11-B) – date received: 14/09/2026.

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

4. The first-floor window in the rear elevation of the two storey extension hereby permitted shall be installed with the central 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.