

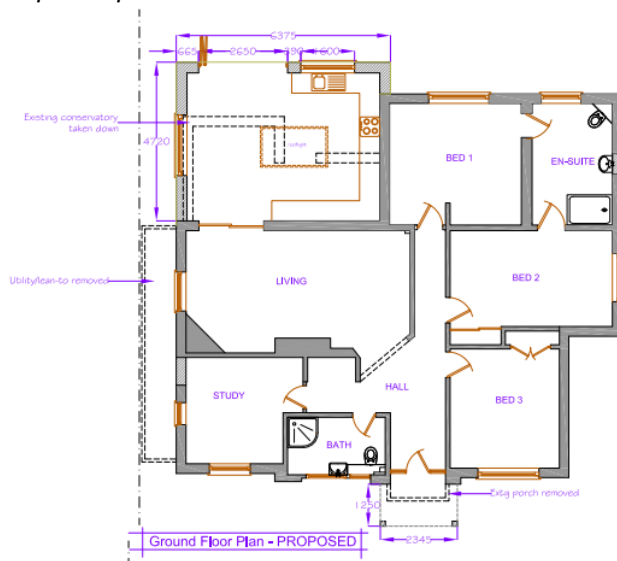
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04398
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Rosebuds, Southampton Road, Alderbury, Salisbury, SP5 3AF
DEVELOPMENT DESCRIPTION:	Single storey rear extension in lieu of existing conservatory, New open porch (timber) in lieu of existing uPVC porch. Removal of lean to and blocking up of one window and one door.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

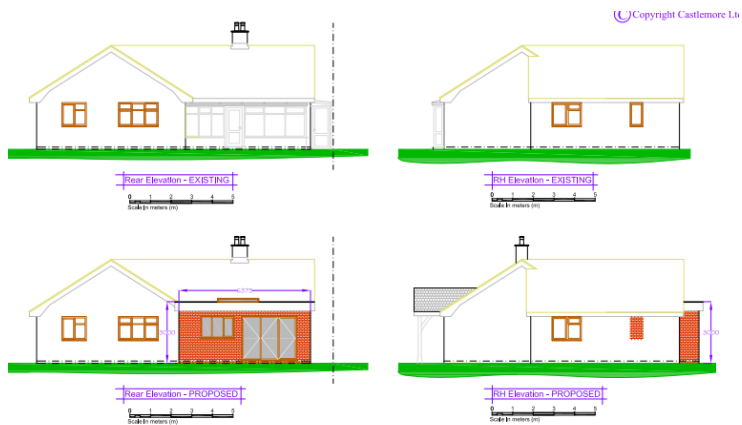
The proposal seeks planning permission to replace an existing conservatory with a single storey rear extension, remove an existing porch and replace with an oak framed porch and remove a lean-to on the south elevation, infilling of one window and door.

Proposed plan

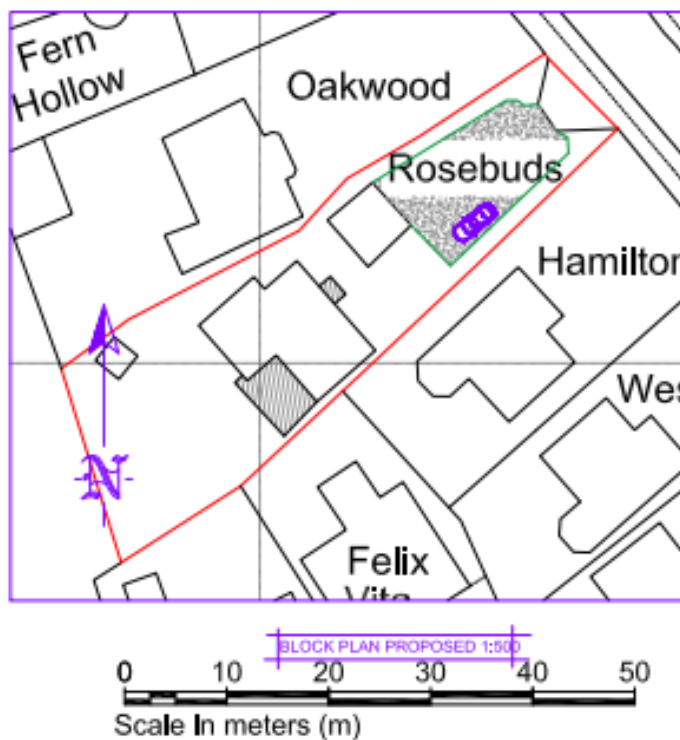


Existing and proposed elevations





SITE DESCRIPTION/CONTEXT



The application site relates to a detached single storey dwelling located within the settlement boundary of the large village of Alderbury, as defined by Wiltshire Core Strategy (WCS) core

policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 23 (Spatial Strategy for the Southern Wiltshire Community Area).

The property is within a residential area, set back from the road with a large driveway and single storey garage. The site rises from east to west.

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

- Flood Zone 1
- River Test Catchment
- 13.8km recreational zone of influence for New Forest Protected Sites

PLANNING HISTORY

None

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 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Alderbury Parish Council: No objection

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 - 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 proposals are to replace an existing conservatory with a single storey rear extension, remove an existing porch and replace with an oak framed porch and remove a lean-to on the south elevation, infilling of one window and door.

The proposed rear extension would measure 4.72m x 6.375m, partially overlapping the footprint of the existing conservatory, with a flat roof, eaves height 3m. Materials are proposed to be facing brick, to match the existing and a flat roof. Glazed doors and a window are proposed on the southwest elevation and a single, high-level window on the south east elevation, cill height 1.7m. One roof window is proposed in the flat roof.

The proposed extension is a modest addition to a modern dwelling, located at the rear of the property, partially replacing an existing conservatory and would not be visible from public vantage points. The proposed external materials match the existing dwelling. These materials are considered appropriate and would ensure that the extension integrates satisfactorily with the host property.

The proposals include to remove an existing upvc porch and replace it with an open sided, oak frame porch with a pitched roof. This traditional design is considered an improvement on the existing porch and therefore the character and appearance of the area.

The infilling of existing windows and removal of lean-to extension on the south elevation would fall within permitted development regulations and are 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.

The closest neighbour to the proposed extension is 'Felix Vita', which lies to the south of the site.

The single storey height and scale of the proposed extension, located at the rear of the dwelling, partially on the footprint of the existing conservatory is not considered to materially alter the relationship with the neighbouring properties. The proposal is single storey, and the proposed windows will face the rear garden in a similar orientation to existing windows. The window on the southeast elevation is proposed to have a high cill (1.7m) so no overlooking towards the shared boundary. It is therefore considered that the proposals do not introduce any new opportunities for overlooking, loss of light, overshadowing or overbearing. No representations have been received.

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.

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 proposal relates to a new extension to an existing dwelling. The application site is within the catchment of the River Test and within the 13.84km recreational zone of influence for New Forest Protected Sites, but due to the nature of the development, ecological impact is not an

issue for this application. There is no reasonable likelihood of protected species being present or affected.

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

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:
Drawing 3139-01 EXISTING AND PROPOSED PLANS AND ELEVATIONS SITE
PLAN LOCATION PLAN, received 23.07.2026

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 used in the existing building and detailed on the application form and approved plans.

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