

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04570
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	43 Pinewood Close, Bemerton Heath, Salisbury, SP2 9HZ
DEVELOPMENT DESCRIPTION:	Two storey side and rear extension and replacement of cladding
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

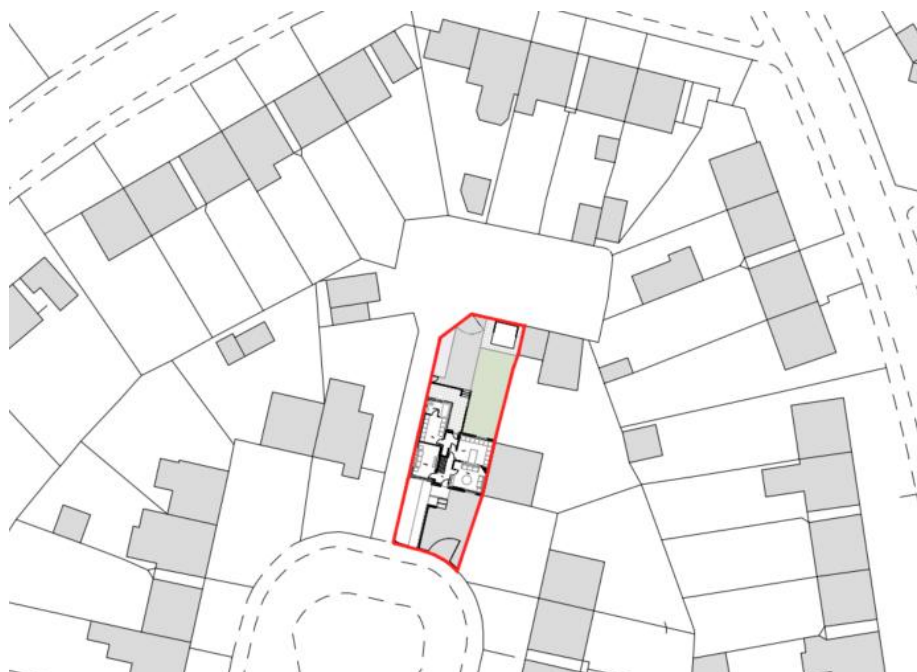
The proposal seeks planning permission for a two-storey side and rear extension and replacement of cladding of a residential dwelling.

SITE DESCRIPTION/CONTEXT

The site is situated within the principal settlement boundary of Salisbury as defined by WCS policies CP1, CP2 and CP20. The application site is surrounded by a mixture of similarly designed semi-detached dwellings along the cul de sac of Pinewood Close.

While the application site is located within the Hampshire River Avon Catchment and the New Forest Protected Sites these designations have no implication to the assessment of householder extensions to existing dwellings. The site is situated within the lowest risk of flooding (Flood Zone 1) and is not at risk of surface and ground water flooding.

The application site is bordered by the highway to the south and residential dwellings to the east with a path on the west leading to the parking court to the north.



PLANNING HISTORY

There have not been any previous planning applications for works at this application site.

RELEVANT POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF)

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 20: Spatial Strategy: Salisbury Community Area

Core Policy 57: Ensuring High-Quality Design and Place Shaping

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Salisbury Neighbourhood Development Plan 2020 to 2038

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

CONSULTATION RESPONSES

Salisbury City Council: Support.

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

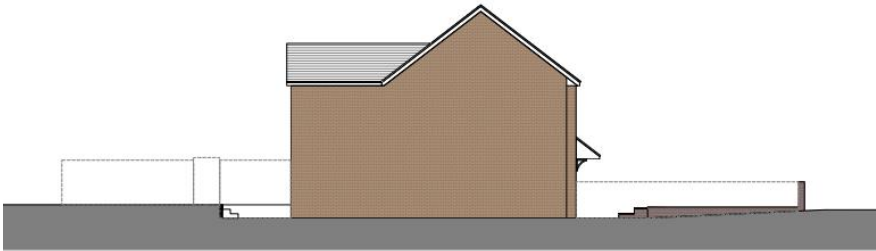
Core Policy 57 - Ensuring High-Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.



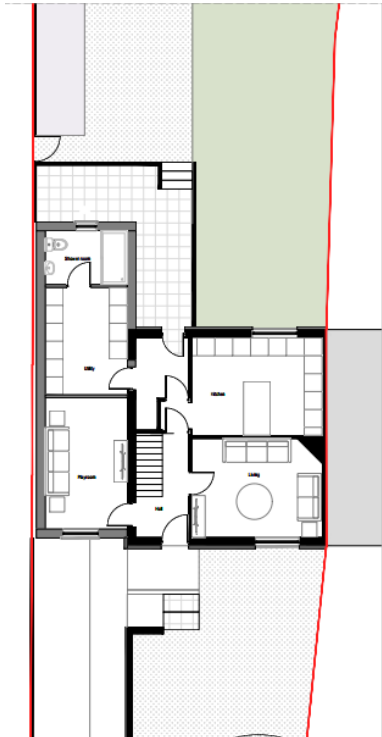
01 - Proposed Front Elevation



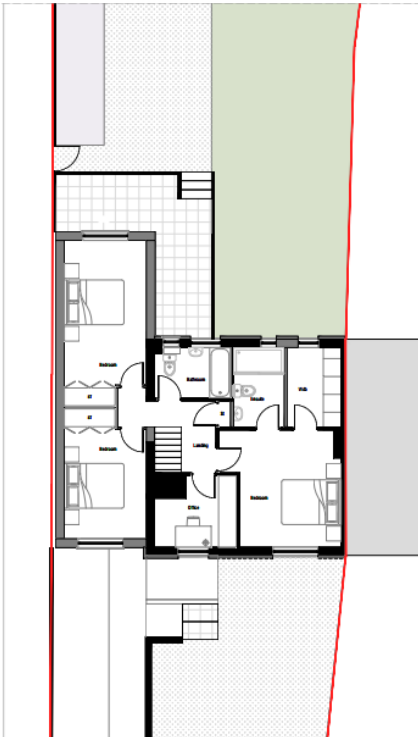
02 - Proposed Rear Elevation



03 - Proposed Side Elevation



Proposed Ground Floor Plan



02 - Proposed First Floor Plan

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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 consists of a two storey three-bedroom semi-detached dwelling with a front driveway and a rear garden. The application proposes to erect a two-storey side extension which measures approximately 3 metres in width and 10.5 metres in length. The side extension has been set back from the existing front elevation of the host dwelling by approximately 0.3 metres. Internally, the extension proposes to create a utility room and playroom on the ground floor. The first floor currently has three bedrooms and a family bathroom, the extension proposes to convert one bedroom into an en-suite and walk in wardrobe and convert the second bedroom into an office. The extension then creates two bedrooms. In total, after the extension, the first floor would have 3 bedrooms, one with an en-suite and walk in wardrobe, and an office room. While the external walls are currently pebbledash, the extension proposes to use brick. There are other instances within the adjacent area which has used brick, as such this use of material is not considered to be out of keeping with the area. The massing and scale match the ridge height and eaves line of the host dwelling. The proposed fenestrations will also match the existing fenestrations of the host dwelling. Although the extensions are subservient to the host dwelling, the proposed extensions are of a large scale. However, within the context and residential setting of the area, the proposed gable extension is considered acceptable due to the scale and siting of the extension on the application site and the application site being located adjacent to an access track to the west and parking court to the south therefore the application site and extensions to the host dwelling does not directly abut neighbouring dwellings.

The proposed extension has been designed to retain a rear garden and existing parking configuration in the front driveway. The application site is located in a cul de sac and is surrounded by two storey dwellings similar to the application site. The application site is located adjacent to an access track on the west which leads to an internal parking court to the north.

The proposed extension is contained within the site, reflects the residential character of the area, and within the broader setting would not be of harm to the area. The surrounding area is characterised by different forms and layouts of semi-detached dwellings. As such, this extension is not considered to create a detrimental impact on the street scene of the surrounding area. 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.

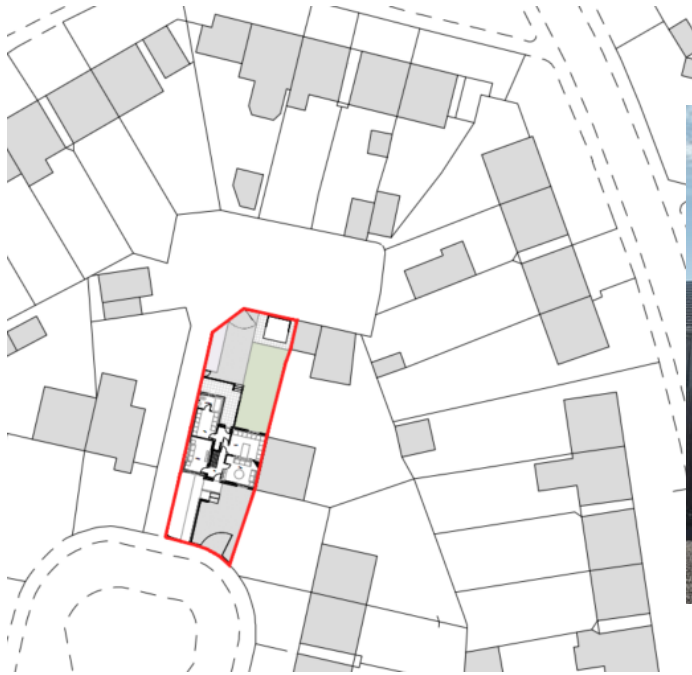
Amenity

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.



Loss of Light / Overshadowing

In terms of overshadowing, the orientation of the two-storey side extension to the surrounding context means that as the sun goes from east to west the extension has the potential to cast overshadowing to the neighbouring dwelling on the west No.42. The neighbouring dwelling has a window on this side elevation which serves the landing area. However, any overshadowing instances on the side elevation would only be during the first half of the day and the principal bedrooms which have windows on the front and rear elevations are not considered to be impacted by overshadowing caused by the proposed side extension. The access track on the west of the application site creates additional distance between the proposed extension and the neighbouring dwelling no.42.

Loss of Privacy

With regards to overlooking issues, the side extension does not propose windows on the west side elevation. A condition has been included in the recommendation to ensure that no additional windows on the side elevation would be inserted without a further application which would allow the impacts of any additional windows to be assessed. The application proposes windows on the front and rear elevation. The windows on the front elevation (south) faces the front driveway and the highway, there are no amenity spaces impacted from this elevation. The windows on the rear elevation (north) faces the rear garden of the application site and the

internal parking courtyard to the rear. The rear gardens and rear elevations of the neighbouring dwellings to the north are approximately 36 metres from the proposed first floor bedroom window. There may be oblique views from the first-floor windows of the proposed extensions to no. 42. However as the application site is located in a dense residential area, there is an established relationship of inter looking between dwellings especially from these oblique angles and at this distance. Additionally, no comments have been received during consultation.

Therefore, in this case, the proposed additional first floor window is not considered detrimental enough to warrant a refusal on those grounds.

Overbearing Impact

The proposed two storey side extension will be adjacent to the access track on the west with no. 42 across the track. The two-storey side extension is not considered to create an overbearing effect to the neighbouring dwelling no. 42 on the west which lies approximately 6 metres from the side extension. The neighbouring dwellings across the parking court lie approximately 36.5 metres to the north from the proposed extension. 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.

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 begin 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:

Existing location plan Drawing No. 00-001-P1 Received: 21 July 2026

Proposed site plan Drawing No. 10-002-P2 Received: 03 September 2026

Proposed ground and first floor plans Drawing No. 10-100-P2 Received: 03 September 2026

Proposed roof plan Drawing No. 10-101-P2 Received: 04 September 2026

Proposed elevations Drawing No. 10-200-P2 Received: 03 September 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), no window, other than those shown on the approved plans Proposed ground and first floor plans Drawing No. 10-100-P2 Received: 03 September 2026 shall be inserted in the Proposed West Elevation as shown on the of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 43 Pinewood Close, Bemerton Heath, Salisbury, SP2 9HZ, and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.