

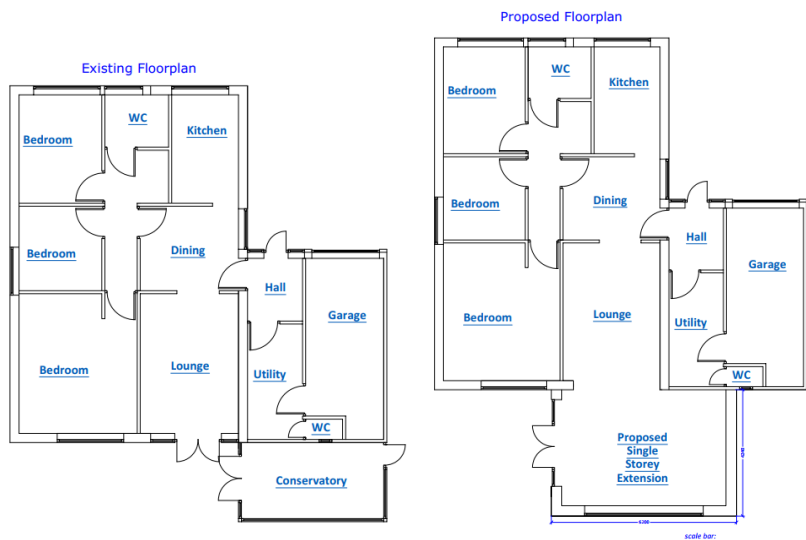
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04990
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	19 Fairfield, Upavon, Pewsey, SN9 6DZ
DEVELOPMENT DESCRIPTION:	Erection of a single storey extension on the rear elevation
RECOMMENDATION:	That Planning Permission be GRANTED

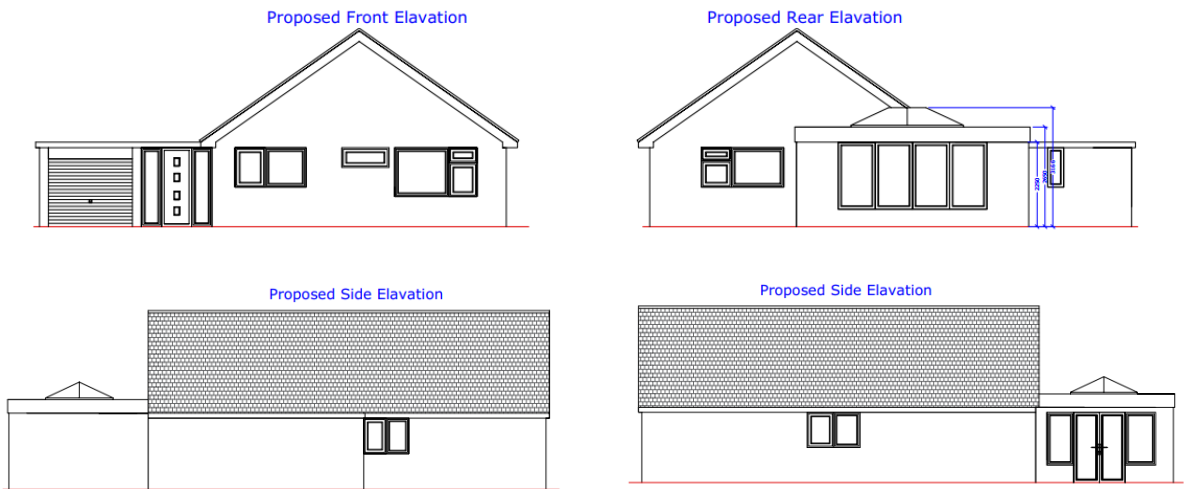
PROPOSAL

The proposal seeks planning permission for a single storey rear extension, replacing an existing conservatory.

Plans



Elevations



SITE DESCRIPTION/CONTEXT



The application site relates to a detached, single-storey dwelling located within the settlement boundary of the large village of Upavon, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 18 (Spatial Strategy for the Pewsey Community Area).

19 Fairfield occupies a corner plot, surrounded by single storey residential dwellings. Fairfield sits at a slightly higher level than the neighbours to the south on Devizes Road and Farriers Field.

The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA). The site is within Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
K/41554 - 19 Fairfield, Upavon - Full planning permission Decision - Approve with Conditions Date: 24/7/2001 – The erection of a single storey extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 18: Spatial Strategy for the Pewsey Community Area
- Core Policy 50: Biodiversity and Geodiversity
- 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
- 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

Upavon Parish Council: No comments received

REPRESENTATIONS

One representation received with comments as follows:

I have no objection to the proposed new extension. However, I have critical concerns regarding the demolition and removal of the existing extension to make way for the new structure. This is due to its immediate proximity to my active domestic oil tank and pipeline, which is close to the boundary wall. I estimate that my oil tank is less than 3 meters from the proposed demolition work.

I am concerned there may be an environmental risk, that is, a risk of ground and/or

water pollution caused by an oil leak resulting from any building work, conducted in such close proximity to my oil tank. I am concerned that such work could present a risk of fracturing fuel line connections, damaging the oil tank base or the tank itself.

To mitigate against any potential environmental contamination, I request the local planning authority attaches the necessary pre-commencement conditions to any approval to ensure my oil tank and its pipework will be safely shielded from damage as the result of any demolitions and construction work.

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 proposed single storey extension would replace an existing conservatory on the rear (south) elevation. It would have a proposed footprint of 6.2m x 4.24m with a window on the south elevation and a set of glazed doors on the west elevation. The extension is proposed to have a flat roof with a lantern roof window. Materials are proposed to be brickwork to match the existing dwelling and a black EPDM roof covering. The extension would provide an extension to the lounge.

The proposed eaves level is higher than the existing conservatory and the eaves of the existing bungalow, whilst this will result in a slightly awkward detail between the pitched roof eaves and the proposed flat roof, the proposed extension is located at the rear of the property and not visible from public vantage points. The proposed design, form and materials is typical of residential settings and is 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.

19 Fairfield is a detached, single storey dwelling. The proposed rear extension replaces an existing conservatory; the level of glazing is therefore reduced and privacy between neighbours is improved. There would be no windows on the east elevation, facing towards 19 Fairfield. Due to the corner plot, there is a larger distance to boundary with 20 Fairfield and as the amount of glazing is reduced, the proposals are not considered to impact this neighbour or the neighbours to the south.



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 single-storey extension to a dwelling with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) 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.

Other issues

Comments have been received from the neighbour to the east of the application site, raising concerns regarding the demolition of the existing extension and the construction works taking place in close proximity to their domestic oil storage tank and associated pipework. In particular, concerns have been expressed regarding the potential for damage to the tank or fuel lines, which could result in ground or water contamination.

These concerns are noted. However, the protection of adjoining property, private infrastructure and the prevention of pollution during demolition and construction are matters that are controlled through separate legislation and regulations (e.g. building regulations and party wall etc). If in the unlikely event of contamination caused by the proposed building works were to occur, these matters can be investigated for example under Environmental Health legislation. It is therefore not appropriate or necessary to impose any planning conditions relating to this matter.

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 PP-15144242v1, received 10.08.2026
 - Proposed Site Plan TQRQM26219162714667, received 10.08.2026
 - PROPOSED,ELEVATIONS,&FLOORPLAN,COMBINED. A002 Rev 1, received 10.08.2026

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.