

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04919
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Brookmead, Lower Road, Britford, Salisbury, SP5 4DU
DEVELOPMENT DESCRIPTION:	Two storey side extension and associated works
RECOMMENDATION:	That Planning Permission be GRANTED

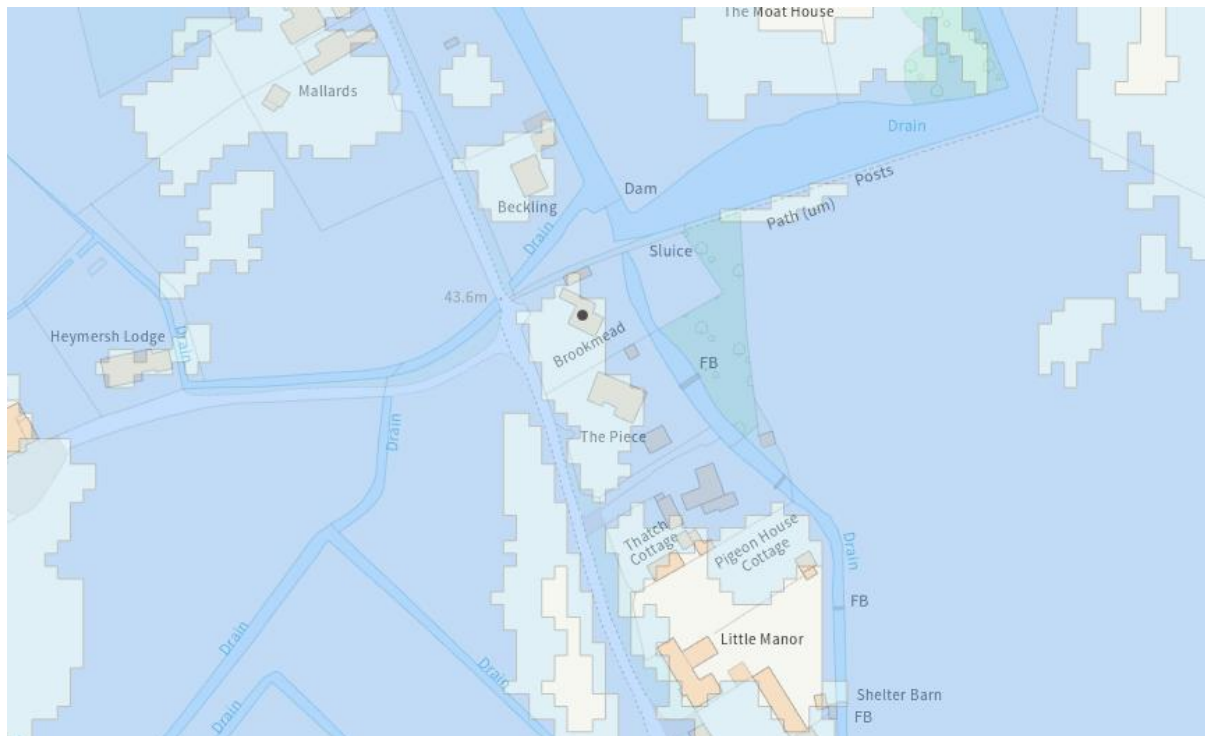
PROPOSAL

The proposal seeks planning permission for a two-storey side extension and associated works to an existing residential dwelling.

SITE DESCRIPTION/CONTEXT

The application site is a detached residential dwelling located adjacent to other residential dwellings along Lower Road. The application is located in the small village of Britford but outside of a defined settlement boundary of Salisbury as categorised by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP20.

The site is located within Flood Zone 3 and is at a high risk of groundwater flooding to both surface and subsurface assets.



While it is situated within the Hampshire River Avon Catchment and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA), these designations do not have a bearing on this householder planning application.

The site has a substantial residential curtilage that extends primarily to the east and is bordered by residential dwellings to the north and south. The site is set within the Britford Conservation Area, with the boundary lying along the rear boundary of the application site. The application site is bordered by rights of way footpath BRIT1 to the north, a residential dwelling on the south, River Avon drains to the east, and the highway on the west.

PLANNING HISTORY

Proposal / Summary
PL/2023/07125 - Householder planning permission Decision - Approve with Conditions Date: 19/10/2023 – Single storey rear extension and associated works

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

Core Policy 58: Ensuring the Conservation of the Historic Environment

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

Saved Policy H31: Extensions to dwellings in the Countryside (Annexe D of WCS)

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Salisbury Neighbourhood Development Plan 2020 to 2038

CONSULTATION RESPONSES

Britford Parish Council: None received.

REPRESENTATIONS

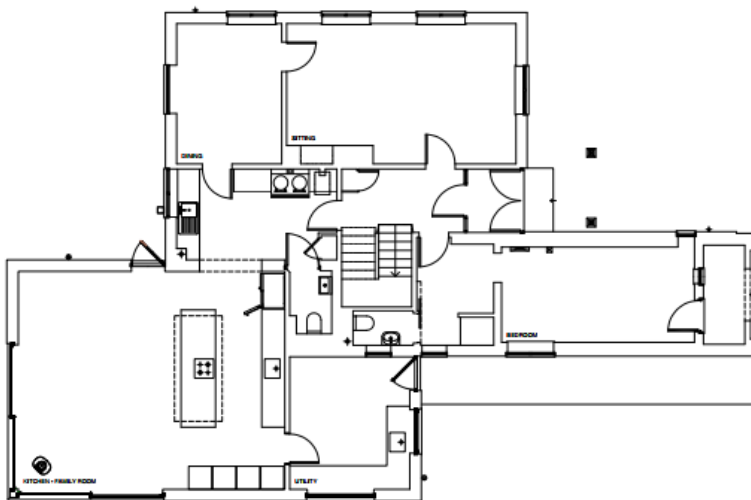
No comments were received.

ASSESSMENT

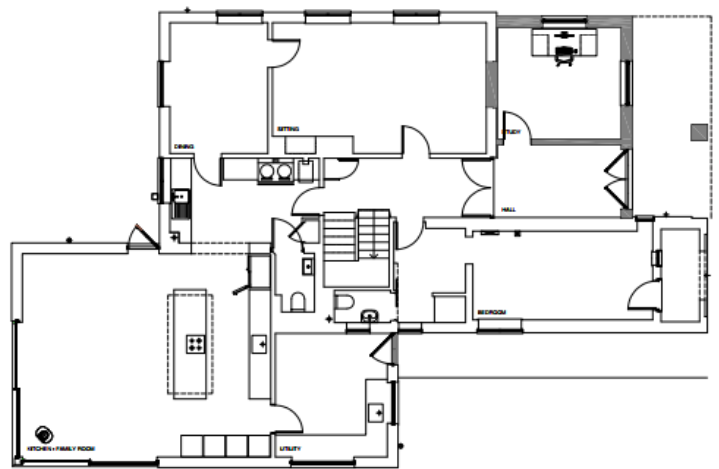
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

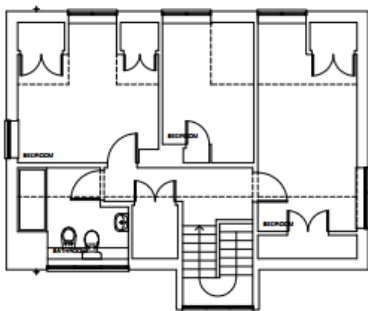
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



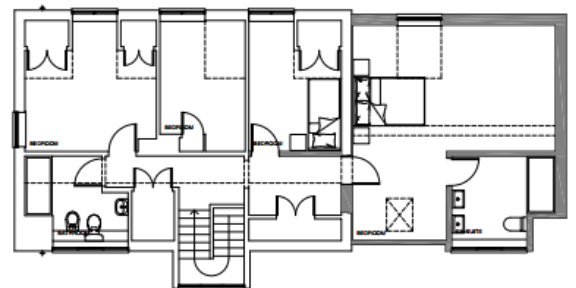
GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

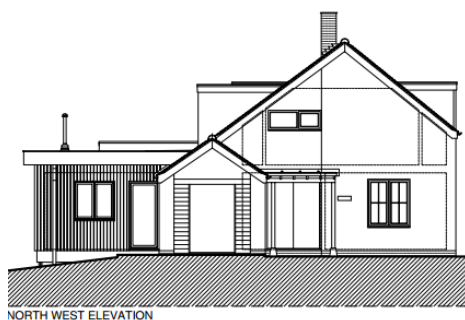


FIRST FLOOR PLAN

Existing plans

Proposed plans

Existing



NORTH WEST ELEVATION

Proposed

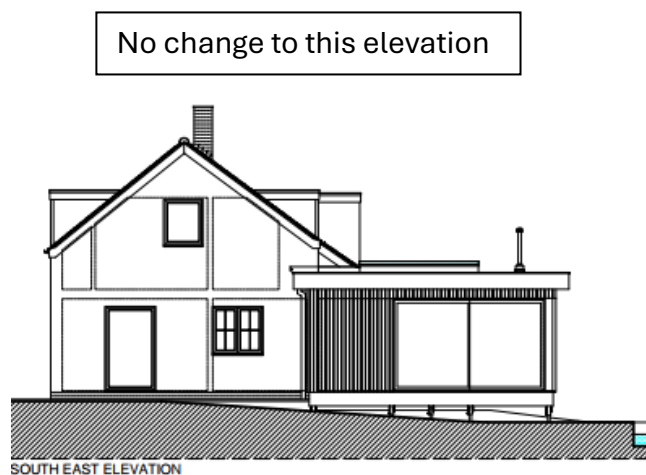
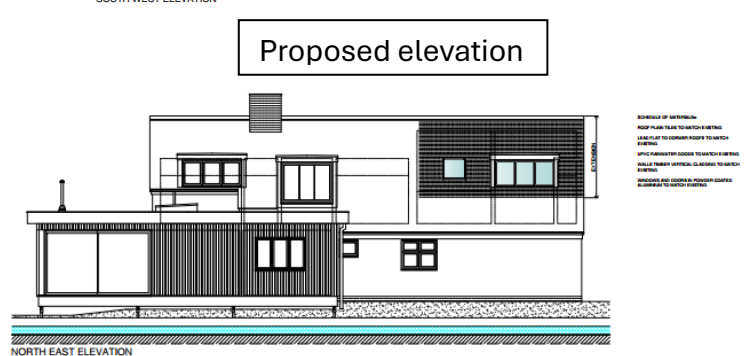
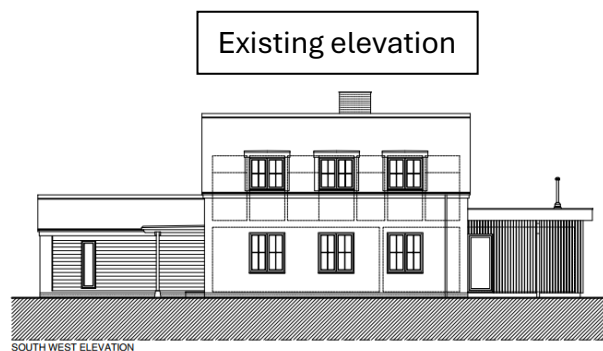


NORTH WEST ELEVATION

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 the extension of 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 application site is a 1.5 storey detached dwelling with a front driveway with parking for up to 4 vehicles and a rear residential garden with part of River Avon going through the rear garden. This application proposes to construct a 1.5 storey infill front extension to create a home office on the ground floor and an additional bedroom on the first floor. On the ground floor the application proposes an additional footprint of approximately 3.8 metres in width and 5.7 metres in length. The proposed extension would infill the existing recessed area to the front of the dwelling and would provide additional accommodation at ground and first-floor level. Whilst the extension would introduce additional built form to the principal elevation, its scale and massing would remain proportionate and subservient to the host dwelling.

The ridge height of the extension is proposed to match the ridge height of the principal roof of the host dwelling. The extension would read as a subordinate addition due to its relatively limited width and its relationship with the wider form and proportions of the existing dwelling.

The form of the proposed extension being a cat sliding roof form reduces the massing and bulk of the proposed extensions.

On the first floor one dormer on the southwest elevation and one dormer on the northeast elevation is proposed. The proposed dormer windows to the south-west and north-east roof slope are also considered appropriately scaled, they match the scale and forms of existing dormers adjacent to the proposed dormers. They would therefore not appear unduly dominant.

The proposed palette of materials, comprising roof tiles, leaded flat roofing, uPVC rainwater goods, vertical timber cladding and aluminium windows, would match or complement those of the host dwelling. This would provide an appropriate degree of visual continuity between the existing dwelling and the proposed extension.

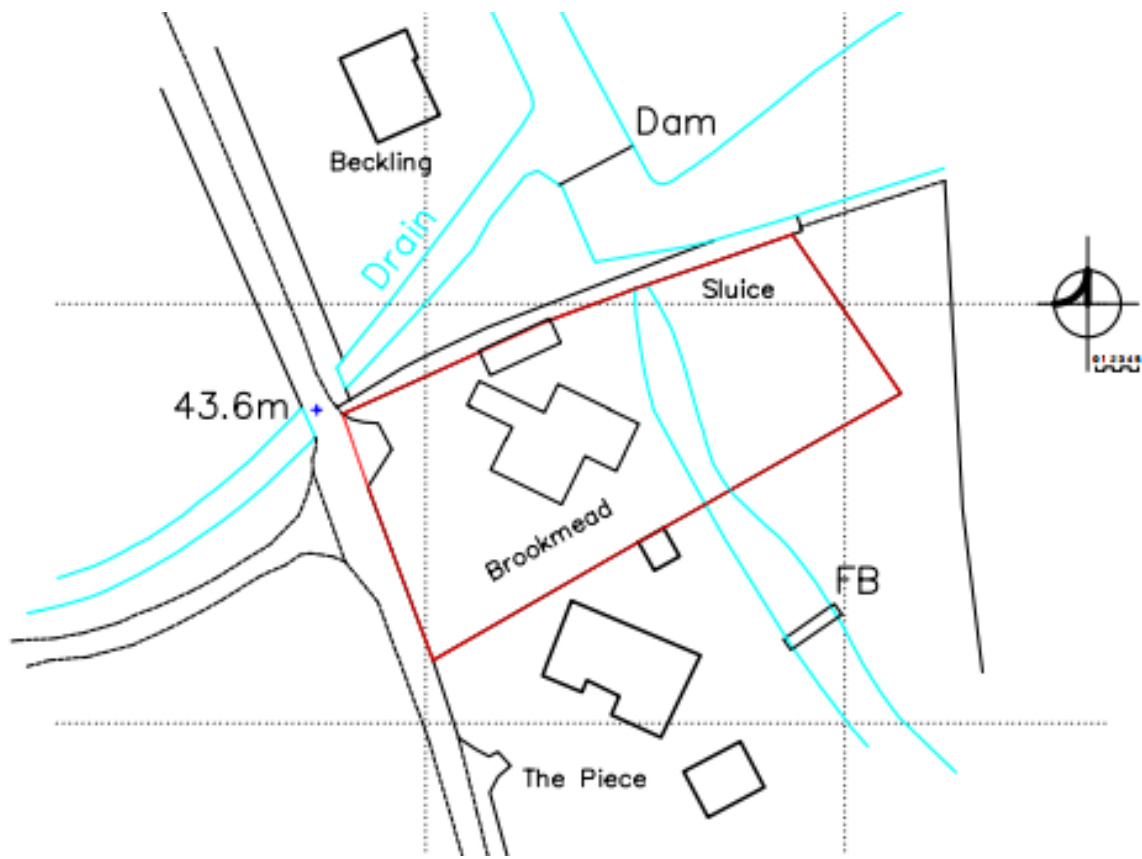
Overall, having regard to its scale, siting, massing, roof form, fenestration and proposed materials, the extension would appear as a sympathetic and proportionate addition to the dwelling. It would integrate appropriately with the existing built form and would not result in an incongruous or unduly dominant addition within the plot. The proposal is therefore considered to accord with the design principles of Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations. The application site is located within the Britford Conservation area as shown by the hatched green area in the map below. The application site itself is not a listed dwelling nor does it have historical interest. However, there are a few listed buildings in the surrounding area as shown by the black hatched buildings in the map below.

The direct adjacent dwellings have no overarching design characteristic which the proposed works would detract from. The proposed extensions are not considered to cause harm to the setting of the nearby listed buildings, nor would the proposed extensions have undue impact on the setting of the conservation area.





Site plan showing neighbouring dwellings

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 & Overbearing Impact

The application site is bordered by residential dwellings on the north and south. In terms of overshadowing and overbearing impact, the application proposes to infill an existing area to

the southwest of the host dwelling. The location of the extension is not directly adjacent to the neighbouring dwellings. As such, there would not be an impact on overshadowing to the residential amenity of the adjacent dwellings. The proposed extension is minimal in scale and follows the ridge height of the existing dwelling. As such, it is not considered that there would be an overbearing impact to the residential amenity of the neighbouring dwellings.

Loss of Privacy

The application proposes one dormer window on the south west (front) elevation and one dormer and rooflight on the north east elevation (rear). The front dormer window would face the front driveway of the application site and the highway. This would not face any of the neighbouring dwellings. The north east dormer would face the rear elevation of the application site. This would face the neighbouring dwelling on the north, Beckling. As existing, the host dwelling has a window on the north west elevation which serves a bedroom. This window faces the neighbouring dwelling to the north. The north east rear elevations have 2 existing dormers one serving a staircase and one for the bathroom. These windows face the neighbouring dwelling on the north as existing. The proposed additional dormer window facing the rear elevation does introduce a new view to the neighbouring dwelling, however this would be similar to the existing established relationship between the dwellings as existing as described above. Therefore, this new first floor dormer window would not warrant a refusal on overlooking grounds. 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.

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

This application proposes the addition of a ground and first floor extension to a residential dwelling. The works would create an additional footprint of approximately 34 square metres. The area where the proposed extension is to be located has existing areas of hardstanding and a gravel driveway. As the application site consists of an existing residential dwelling with the proposed extension being in an area of existing hardstanding, the site being in Flood Zone 2 and 3 does not warrant a refusal. However, as required, the agent submitted a site-specific flood risk assessment which has noted the following:

Due to the known soft ground in this area, we propose to form the extension using a concrete raft foundation with concrete beam and block flooring, this will minimise the depth of any excavations. The new floor will be set at a height to match the existing floor level of the main house, the existing external surrounding ground levels will be retained and maintained upon completion.

The new floors shall not incorporate any low-level sub floor ventilation nor will cavity walls incorporate any low-level air-bricks as background ventilation. Where practical all electrical services will be routed down from ceiling level and set at levels in the fabric higher than standard

The proposed measures indicated in the FRA have been included as a condition to this permission to ensure that the proposed extension will not exacerbate flooding and to conform with the Environment Agency's recommendation. The proposal therefore complies with Core

Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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:

Location Plan Received: 05 August 2026

Proposed Block Plan Received: 05 August 2026

Proposed Plans and Elevations Drawing No. 1632-02B Received: 05 August 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. The mitigation measures detailed in the approved Flood Risk Assessment (FRA) [Submitted 11/09/2026] shall be carried out in full prior to the first bringing into use of the development.

REASON: In the interests of flood prevention.