

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04958
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Harefield Crescent, Netheravon, Salisbury, SP4 9RN
DEVELOPMENT DESCRIPTION:	Erection of a two-storey side extension, single storey front entrance porch.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two-storey side extension and a single storey front entrance porch.

SITE DESCRIPTION/CONTEXT

The application site is located in the countryside and consists of a semi-detached dwelling within a residential cul-de-sac lying approximately 800 metres south of the large village of Netheravon and not defined by a settlement boundary according to the Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP26.

Harefield Crescent consists of approximately 15 dwellings similarly designed believed to be ex Ministry of Defence properties with a green space surrounding it.

The application site lies within the 6.4km recreational buffer of the Salisbury Plain SPA and lies within an area with the lowest risk of flooding at Flood Zone 1 and has no risk to ground water or surface water flooding.

The site is situated within the Hampshire River Avon Catchment area; however, this ecological designation has no implication to this householder planning permission due to the nature of the proposed work.

The site is part of a large TPO area with reference E/278.



PLANNING HISTORY

Proposal / Summary
K/34859 - Harefield Crescent, Netheravon - Full planning permission Decision - Approve with Conditions Date: 21/11/1997 – Alterations to existing access and formation of new access.

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 26: Spatial Strategy: Tidworth Community Area

Core Policy 50: Biodiversity and Geodiversity

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

Core Policy 69: Protection of the River Avon SAC

Salisbury District Local Plan 'saved' policies

Replacement Dwellings and Extensions in the Countryside

H30

H31

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

The Planning Practice Guidance

CONSULTATION RESPONSES

Netheravon Parish Council: Support.

Highways: 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.

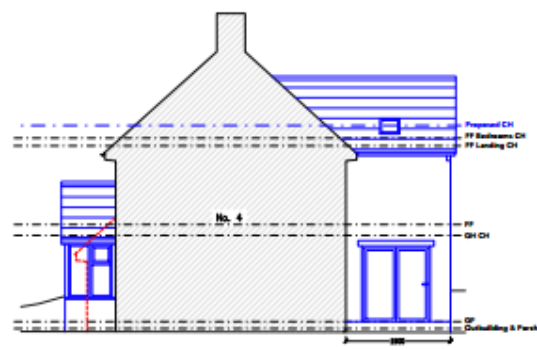
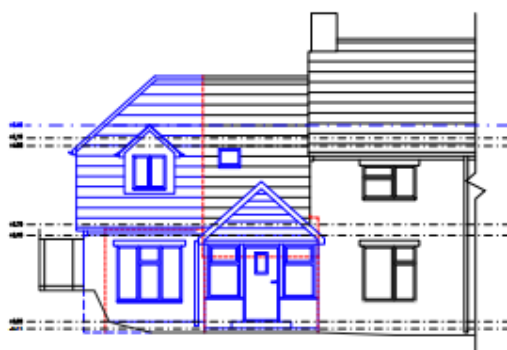
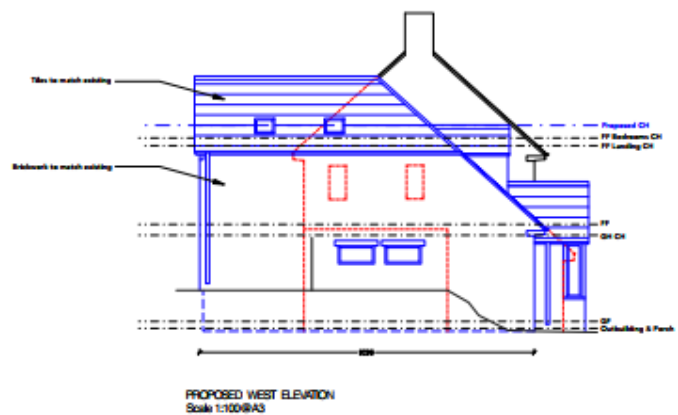
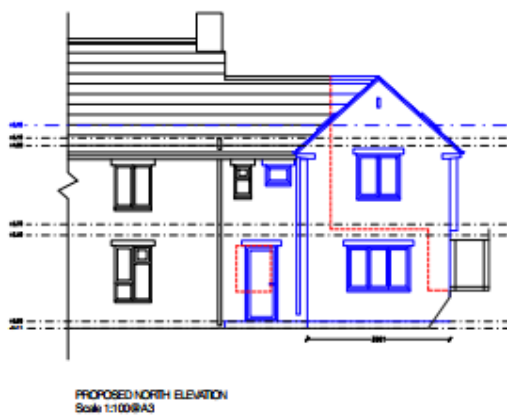
The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result

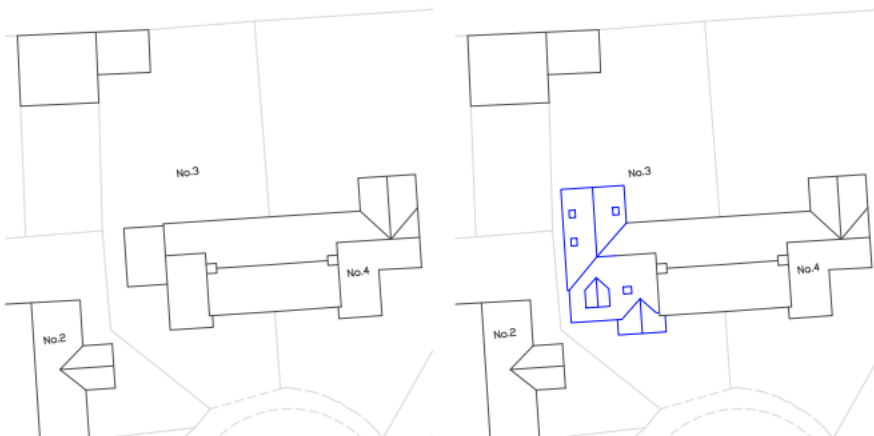
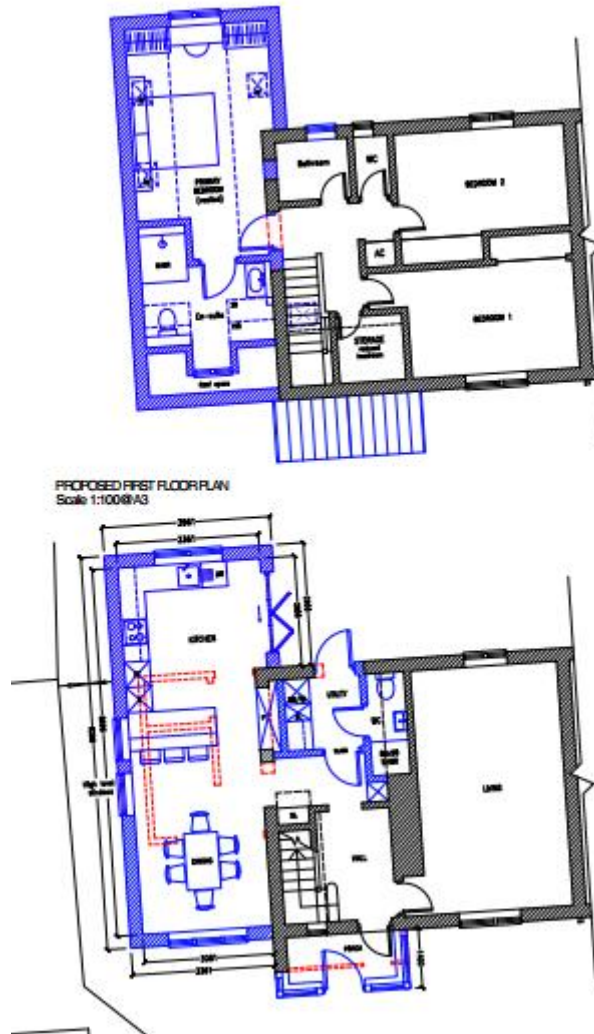
in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

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 consists of a 2-bedroom semi-detached dwelling with three different roof forms, a pitched roof, a catsliding roof and a single storey flat roof. This application proposes to demolish the single storey flat roof and to create a 1.5 storey side extension with a half-hipped roof, a pitched dormer and a two-storey rear gable end extension and a single storey front porch. The ridge height of the proposed 1.5 storey element matches the ridge height of the 1.5 storey cat sliding roof and the eaves height match the two storey and single storey elements of the host dwelling. The extension will create an open plan kitchen and dining area and an additional bedroom and en-suite on the first floor. The materials are proposed to be brick and concrete roof tiles to match the existing host dwelling.

The surrounding cul de sac is characterised by similarly designed dwellings which have had extensions over the years. The works are considered to be in keeping with the host dwelling and the surrounding area with the proposed materials to be matching the host dwelling and the massing and scale of the eaves and ridge height matching the 1.5 storey roof of the host dwelling. 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.





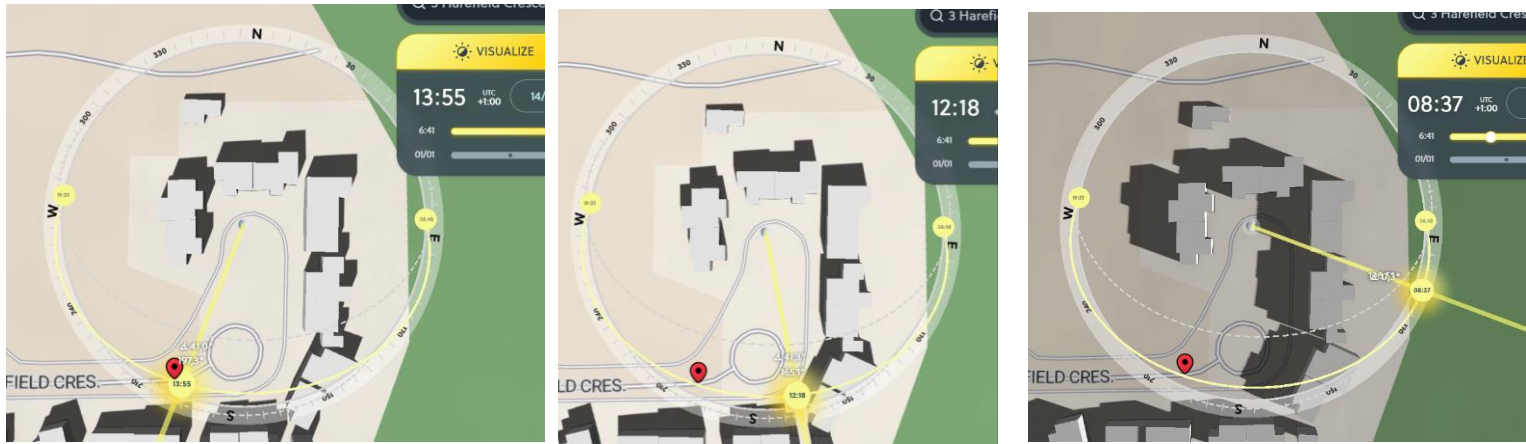
Amenity

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

The application site is located between residential dwellings on the east and southwest. The application proposes extensions on the western side of the host dwelling. The application site and no.2 are in close proximity to each other with some existing overshadowing occurring between the application site and no. 2 in the morning and no.2 and the application site in the afternoon. The extension will minimally increase overshadowing to the neighbouring dwelling during the morning. As this additional overshadowing is only for a few hours and as there is existing overshadowing between the dwellings, this is not significant enough to warrant a refusal on these grounds.

Overbearing Impact

With regards to overbearing impacts, the application site consists of a single storey flat roof extension at close proximity to no.2 on the west. The proposed extensions are located approximately 1 metre from the neighbouring dwelling. The extension closest to the neighbouring dwelling has been designed in such a way to have a half hipped and catsliding element to reduce the bulk and impact to the neighbouring dwelling.

Loss of Privacy

In terms of privacy, the extensions propose fenestrations on the proposed north elevation (rear), the proposed west elevation (side facing no.2), proposed south elevation (front) and proposed east (side facing no.4).

The proposed east side elevation facing no. 4 is a ground floor patio door, this is not considered to cause any overlooking to the neighbouring dwelling. The proposed south elevation faces the front elevation. From this elevation the first-floor dormer has the potential to cause oblique overlooking to the neighbouring dwelling. However, this window is proposed to serve an en-suite bathroom, this window has been conditioned to be obscure glazed to

safeguard the neighbour's amenity as the window is in close proximity to the neighbouring dwelling.

With regards to the proposed north elevation which faces the rear, the fenestrations face the rear residential garden of the application site. Any oblique overlooking from the proposed window is similar in location to the existing rear elevation windows of the host dwelling albeit closer in proximity to the neighbouring dwelling.

With regards to the proposed west elevation the application proposes two first floor windows. There are no proposed windows on the first floor. A condition has been included in the recommendation which removes the permitted development rights of the dwelling to insert first floor windows as these windows have the potential to create overlooking to the adjacent dwelling which is in close proximity to this elevation. 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.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered. Harefiled Crescent is a private road accessed off of A345. The application site consists of a 2-bedroom dwelling with the proposal increasing the host dwelling to a 3- bedroom dwelling. Wiltshire's current parking standards do not require any additional parking requirements for the addition of a bedroom from 2 to 3. The application site has existing unallocated private parking which is proposed to be retained and is considered sufficient as noted by the highways officer. Therefore, the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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.



Impact on Trees

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance landscape character, including important trees, woodland and hedgerows. Policy N2 of the National Planning Policy Framework seeks to conserve and enhance the natural environment and requires development proposals to take account of the contribution made by trees and other natural features to the character and quality of an area.

The application site is part of a large TPO area with reference E/278. While the application site is part of a large blanket TPO area, the location of the proposed extension is not in close proximity to trees. The extension is a side and rear extension to a host dwelling and is currently a side and rear garden without any trees. Additionally, there are no trees or TPOs in close proximity to the proposed extensions. It is considered that the proposal would not result in unacceptable harm to existing trees or their long-term retention and would comply with Core Policy 51 of the Wiltshire Core Strategy and Policy N2 of the National Planning Policy Framework.

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:

Site Location Plan and existing and proposed Block Plan Drawing No. 2026-01 Rev A Received: 07 August 2026

Existing and proposed plans Drawing No. 2026-02 Rev A Received: 07 August 2026

Existing and proposed floor plans and dimensions Drawing No. 2026-03 Rev B Received: 07 August 2026

Existing Elevations Drawing No. 2026-04 Rev A Received: 07 August 2026

Proposed Elevations and dimensions Drawing No. 2026-05 Rev B Received: 07 August 2026

Existing and proposed parking plan Drawing No. 2026-06 Rev A Received: 07 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 submitted documents.

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

4. Before the development hereby permitted is first brought into use the proposed window on the south elevation as shown on Proposed Elevations and dimensions Drawing No. 2026-05 Rev B Received: 07 August 2026 shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the window shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans Proposed Elevations and dimensions Drawing No. 2026-05 Rev B Received: 07 August 2026, shall be inserted in the west elevation above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.