

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04976
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	131 EAST GOMELDON ROAD, GOMELDON, SALISBURY, SP4 6NB
DEVELOPMENT DESCRIPTION:	Rear single storey extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension on the north facing elevation of the dwelling.

SITE DESCRIPTION/CONTEXT

The site is a detached single storey bungalow with front parking area and rear garden. The site is within the established residential area of the Small Village of East Gomeldon, West Gomeldon/ Gomeldon, which has no defined settlement boundary as defined by Core Policies 1,2 and 4 of Wiltshire Core Strategy.



PLANNING HISTORY

There is no relevant site history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury Community Area

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Idmiston Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Idmiston Parish Council: No objection subject to condition – the following text was received:

'Idmiston Parish Council have No objection, provided that the highways parking-space stipulation is complied with. It was noted that no parking plan had been submitted.'

WC Highways: No objection subject to condition – a summary of the response is copied below and the suggested condition has been included on the decision notice.

'I am satisfied with the proposed parking arrangements and therefore raise no highway objection providing the following condition is imposed.'

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 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard is had to scale, form, appearance, materials and the relationship of development to its surroundings.

The proposed rear extension comprises two elements. The first extends the rear of the dwelling to provide an enlarged kitchen/dining area, using matching brick, render and roof tiles to integrate with the existing bungalow. The second replaces the existing flat roof garage and study with a flat roof extension providing a bedroom, ensuite and utility room, finished in matching render.

Both elements are subordinate to the host dwelling and are confined to the rear of the property. The use of matching materials ensures the development integrates well with the existing dwelling and maintains its character and appearance.

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 seeks to ensure that development does not result in unacceptable impacts on the amenity of neighbouring occupiers. In assessing amenity impacts, regard is had to matters including outlook, privacy, overbearing effects and loss of light.

The proposed extension is single storey and would not increase the overall height of the dwelling. Whilst it would increase the building footprint, neighbouring properties would continue to view a single storey bungalow and the proposal would not result in any unacceptable overbearing impact, overshadowing or loss of light.

The proposed bi-fold doors would provide views over the rear garden and paddock beyond. No new windows are proposed within the west side elevation and only minor alterations to

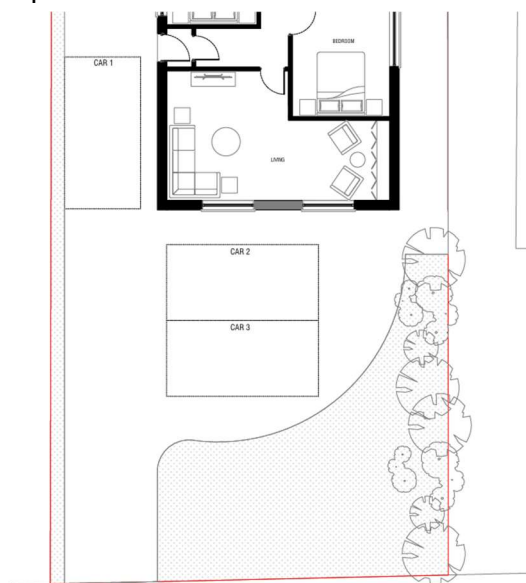
existing openings are proposed on the east elevation. Given the ground floor nature of the development and the established relationship between neighbouring dwellings, the proposal would not result in any unacceptable loss of privacy.

The proposal is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61, which seeks to ensure proposals are capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure development provides appropriate parking provision in accordance with the standards set out in the Local Transport Plan. The transport policies of the NPPF similarly seek to ensure that development provides safe and suitable access for all users and does not result in an unacceptable impact on highway safety.

The proposal would increase the number of bedrooms within the dwelling from three to four. In accordance with Wiltshire's adopted parking standards, a four-bedroom dwelling is required to provide three off-street parking spaces meeting the dimensions specified by Wiltshire Council Highways. Following consultation, the Highway Officer requested the submission of a parking plan to demonstrate compliance with these standards. A parking plan was subsequently submitted and, following reconsultation, the Highway Officer raised no objection to the development subject to a condition securing the retention of the approved parking spaces.



EAST GOMELDON ROAD

The proposal would not alter the existing means of access to the site and adequate parking and turning provision would remain available within the curtilage of the property. Having regard to the Highway Officer's consultation response and the submitted parking plan, it is considered that the development would not result in any adverse impact on highway safety or the operation of the surrounding highway network.

The proposal therefore complies with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan 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.

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, or highway safety.

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 (ref: 00-001-P1) – date received: 07/08/2026
- Proposed elevations (ref: 10-200-P1) – date received: 07/08/2026
- Proposed site plan (ref: 10-002-P1) – date received: 07/08/2026
- Proposed ground floor and roof plan (ref: 10-100-P1) – date received: 07/08/2026
- Parking plan (ref: 00-010-P1) – date received: 15/09/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved 'proposed elevations'.

REASON: In the interest of the visual amenity and character of the area.

4. No part of the development hereby permitted shall be first brought into use until the parking spaces [3] have been completed in accordance with the details shown on the approved 'parking plan' (ref: 00-010-P1). The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.