

ATLAS

PLANNING GROUP

PLANNING STATEMENT

1 Heath Road
Salisbury
Wiltshire
SP2 9JS

November 2025

TABLE OF CONTENTS

Introduction	3
Site Description	3
Relevant Planning History	4
Application Reference - PL/2025/04697	4
The Proposal	4
Planning Considerations	6
Principle of Development	6
Impact on the Character and Appearance of the Area	6
Ecology and Arboricultural Impacts	8
Impact on Residential Amenity	8
Highways & Parking	9
Planning Balance and Conclusions	10

INTRODUCTION

- 1.1 This Statement has been produced by Atlas Planning Group in support of an application seeking full planning permission for the demolition of existing garage, and erection of replacement detached two bay-garage with ancillary playroom, change of use of advertising land to form residential curtilage and associated works at 1 Heath Road, Salisbury, SP2 9JS.
- 1.2 The Statement will assess the development proposal in the context of national and local planning policy found with the National Planning Policy Framework (2024), the Wiltshire Core Strategy (2015) and the Wiltshire Design Guide (2024).

SITE DESCRIPTION

- 2.1 The application site relates to 1 Heath Road, a two storey semi-detached dwelling situated on the corner of Devizes Road and Heath Road. The site comprises a detached single garage and wooded shed in the centre of the rear garden.
- 2.2 A strip of land lies between the existing rear garden fence and Devizes Road. This land historically formed part of the rear garden serving the application site and is currently under the applicant's ownership. However, its last lawful use was for advertising between 2008 and 2014, and there has been no material change of use since then.

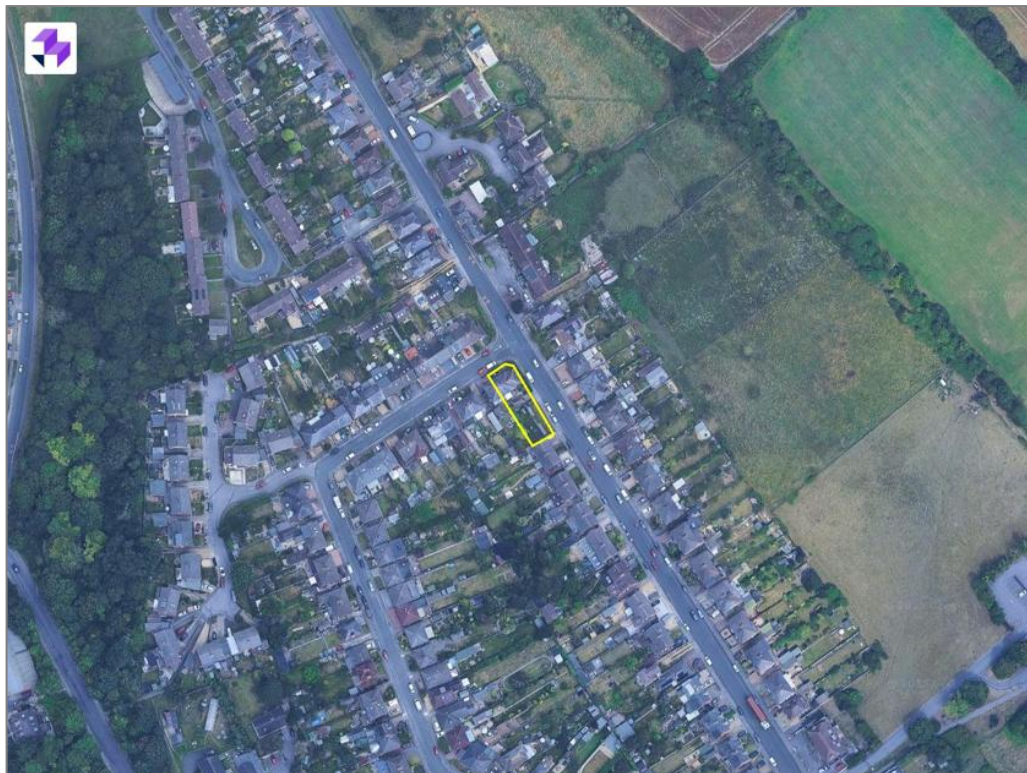


Figure 1 - Aerial view of application site

RELEVANT PLANNING HISTORY

3.1 The relevant planning history of the site is as follows:

APPLICATION REFERENCE - PL/2025/04697

3.2 In June 2025, an application was submitted to Wiltshire Council seeking householder planning permission for a single storey rear extension.

3.3 Planning permission was granted in August 2025.

3.4 It is relevant to note that this application previously sought planning permission for the erection of a detached garage. However, the garage element of the proposal was removed during the application due to the requirement for a full planning application for the change of use of the land formerly used for advertising.

THE PROPOSAL

4.1 The proposals seek full planning permission for the demolition of existing garage, and erection of replacement detached two bay-garage with ancillary playroom, change of use of advertising land to form residential curtilage and associated works.

4.2 The description of development is as follows:

“Demolition of existing garage, and erection of replacement detached two bay garage with ancillary playroom, change of use of advertising land to form residential curtilage and associated works”

4.3 A two-bay garage will form the ground floor, and the first floor will be used as an ancillary playroom. Access will be via a new dropped kerb off Devizes Road. Externally, the outbuilding will have a pitched roof, and a material palette comprising facing bricks and render under slate roof tiles.

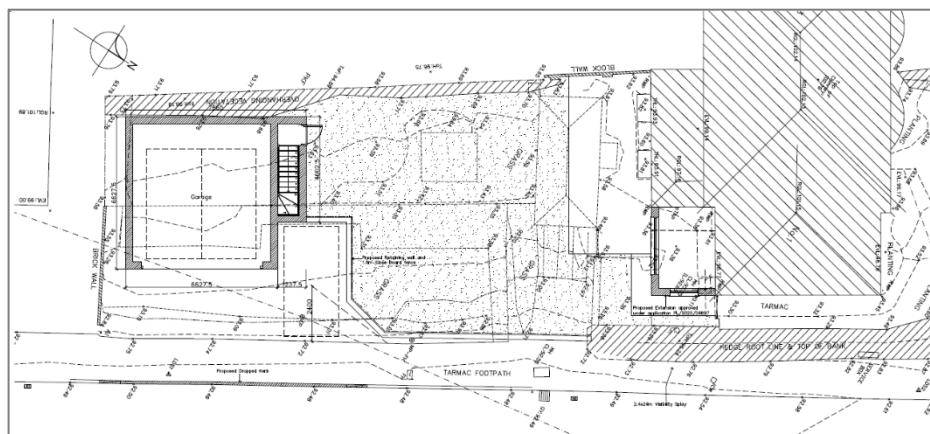


Figure 2 - Proposed site plan

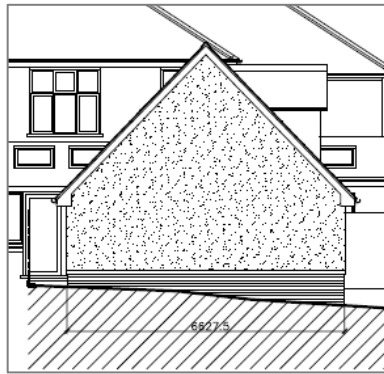


Figure 3 - Proposed south east elevation

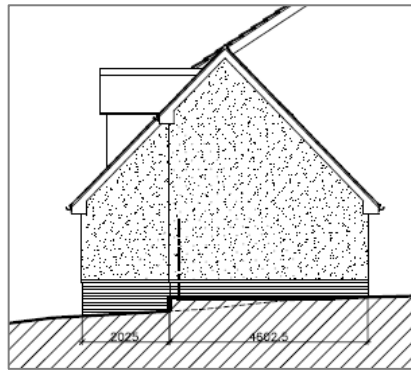


Figure 4 - Proposed north west elevation

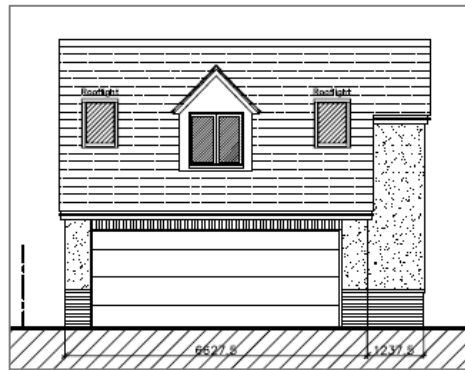


Figure 5 - Proposed north east elevation

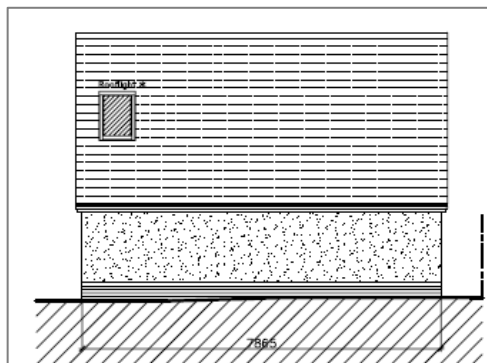


Figure 6 - Proposed south west elevation

PLANNING CONSIDERATIONS

- 5.1 Wiltshire Council's Core Strategy (2015) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The National Planning Policy Framework (NPPF) (2024) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.
- 5.3 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to see if the proposal is an appropriate form of development for the application site.

PRINCIPLE OF DEVELOPMENT

- 5.4 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.
- 5.5 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.
- 5.6 The application site relates to a detached two storey property and strip of underused land within the defined settlement boundary of Salisbury.
- 5.7 The principle of development is therefore acceptable subject to the proposal's accordance with the other relevant planning policies.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

- 5.8 Core Policy 57 requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing building. Appendix D of the Wiltshire Design Guide states that *"proposed extensions should be carefully considered to respect the original building and the neighbouring properties"*.

- 5.9 The site is located within an established residential area which is characterised by two storey dwellings set with spacious plots.
- 5.10 As aforementioned, the proposed outbuilding will comprise facing bricks and render to match the appearance of the existing garage and be in-keeping with the host dwelling. Likewise, the use of slate roof tiles will be in-keeping with the neighbouring dwellings along Heath Road and Devizes Road. Overall, the proposal has been carefully designed to respect and reflect the local vernacular.
- 5.11 During the previous application on the site (Reference: PL/2025/04697), the Council raised concerns relating to the siting of the garage and its impact on the building line of Devizes Road. Similarly, it had been deemed the proposed dormer would be disruptive to the street scene. Nevertheless, it is relevant to note that the proposed outbuilding will sit 1.15 metres north of the building line of the recently approved extension to the host dwelling. The garage is therefore stepped back from the host dwelling which will act as a transition point and facilitate continuity in the street scene along Devizes Road.
- 5.12 The formal change of use of the site from advertising to residential will also be more in-keeping with the established residential character of the area. Overall, it is considered that the chosen design and materiality will preserve the character and appearance of the area in line with Core Policy 57 and the Wiltshire Design Guide (2024).

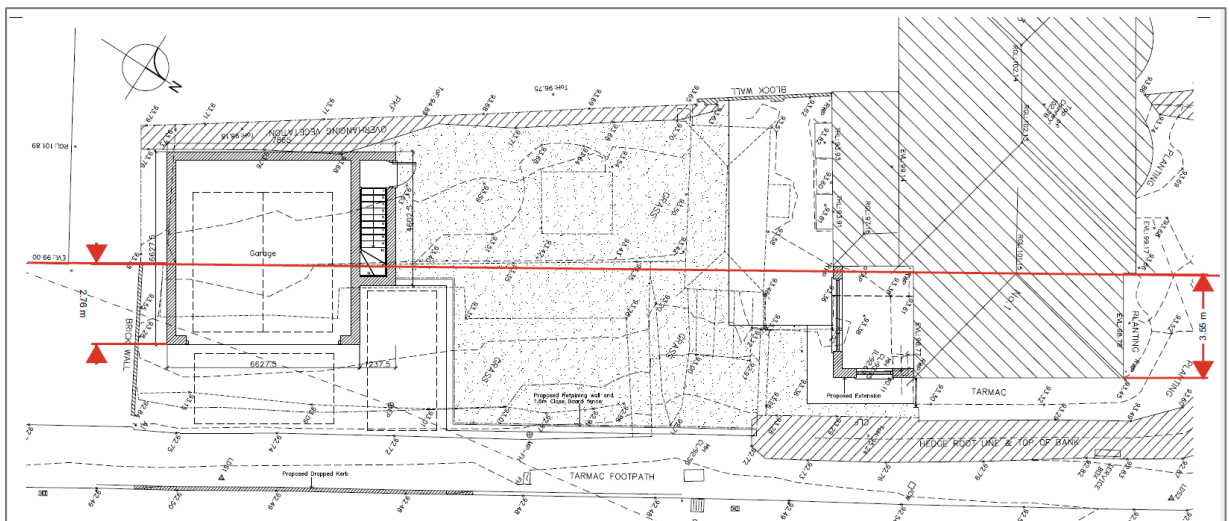


Figure 7 - Relationship between new garage, host dwelling and building line of Devizes Road

ECOLOGICAL AND ARBORICULTURAL IMPACTS

- 5.13 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Core Policy 50 requires proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. The policy also requires all proposals to incorporate appropriate mitigation measures to avoid and reduce disturbance on sensitive wildlife species and habitats. All development should also seek to maximise opportunities to enhance biodiversity.
- 5.14 A preliminary ecological appraisal has been produced in support of the application (November 2025). The proposed outbuilding will be sited on a strip of land already maintained as private garden. The grassland is regularly cut to a short sward height. An assessment of Magic Maps confirms that the application site does not lie within a designated priority habitat area.
- 5.15 This application is accompanied by a Biodiversity Net Gain Metric (November 2025). Importantly, the proposed development will achieve an 8.88% net gain in habitat units and result in no harm to protected species or trees.
- 5.16 Since the proposals will not impact any on-site priority habitat, as set out within the PPG, the applicant is willing to accept the biodiversity net gain condition should planning permission be granted meaning the unit deficit can be delivered with an off-site provider.
- 5.17 It is therefore considered that the proposal satisfies the requirement of Core Policy 50 and Section 15 of the NPPF.

IMPACT ON RESIDENTIAL AMENITY

- 5.18 Paragraph 135 of the NPPF states decisions should ensure that developments optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and create places which promote health and well-being, with a high standard of amenity for existing and future users.
- 5.19 Core Strategy Policy 57 (*'Ensuring High Quality Design & Space Shaping'*) requires development to ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensure that appropriate levels of amenity are achievable within the development itself.
- 5.20 The proposed outbuilding will be located in close proximity to 327 Devizes Road, which has three side windows on the eastern elevation directed towards to the application site. Due to the existing boundary

fence and by virtue of the fact that the site forms part of a dense and close-knit residential area, the separation distance is considered acceptable in this instance.

- 5.21 Whilst the proposals include a roof light on the south east elevation, this is placed at a high level and the proposed playroom will not be used like habitable bedroom. On this basis, there will be negligible risk of adverse in-looking or overlooking occurring on 3 Heath Road nor 327 Devizes Road.
- 5.22 In terms of existing and future occupiers, the proposals will formalise an underused strip of land which historically formed part of the rear garden serving the application site to create a more functional and spacious family home.
- 5.23 Therefore, the proposal accords with comply with Core Policy 57.

HIGHWAYS & PARKING

- 5.24 Core Policy 62 seeks to mitigate any adverse impact on the transport network on transport users, local communities and the environment.
- 5.25 1 Heath Road is already served by a single bay-garage and the site lies in a sustainable location. Indeed, the current application seeks permission for the demolition of the existing single garage, however, the dwellinghouse will continue to accommodate four bedrooms and the proposed parking provision of 3 spaces will be consistent with the parking standards set by Wiltshire Council.
- 5.26 During application PL/2025/04697, the LHA confirmed that the current garage would be acceptable subject to conditions. The applicant has confirmed agreement to the previous conditions meaning the proposal can proceed with adversely impacting highway safety.
- 5.27 On this basis, the scheme is acceptable in highway terms.

PLANNING BALANCE AND CONCLUSIONS

- 6.1 The current application seeks planning permission for the demolition of the existing garage, erection of a replacement garage with ancillary playroom, and change of use of advertising land to form residential curtilage.
- 6.2 The application site lies within the defined settlement boundary of Salisbury and therefore the principle of development is acceptable.
- 6.3 In terms of design, the proposed outbuilding will comprise facing bricks and render to match the appearance of the existing garage and be in-keeping with the established residential character. Whilst the Council raised concerns relating to the siting of the garage and its impact on the building line of Devizes Road, the proposal will be stepped back from host dwelling and its recently approved extension. The proposed siting of the garage will therefore act as a transition point and facilitate continuity in the Devizes Road street scene.
- 6.4 Due to the established residential character of the area, it is considered that the proposal will not give rise to any adverse impacts on residential amenity by virtue of overlooking, in-looking, loss of light or privacy. The current application seeks to create a more functional and spacious family home.
- 6.5 Further, the existing access off Devizes Road will be retained and the parking provision will continue to be acceptable in line with Wiltshire Council's Parking Standards. Overall, the proposal will result in a betterment to the existing parking situation and not cause any adverse impact to highway safety or highway users that would warrant the refusal of planning permission.
- 6.6 In the absence of any clear demonstrable impacts that would outweigh the benefits of the residential outbuilding, we commend the proposal to you and respectfully ask that Wiltshire Council approve this application without delay.