

Planning Statement

Change of Use of Garden Cabin to Appointment-Only Massage Therapy Business

35 Sarum Close, Salisbury, Wiltshire SP2 7LE

1. Proposal

This application seeks planning permission for the use of an existing garden cabin for a small-scale, home-based massage therapy business operated solely by the occupier of the dwelling.

The proposed use is clearly subordinate to, and compatible with, the primary residential use of the property. It would not operate independently of the dwelling, nor would it result in the creation of a separate planning unit. The use is low-intensity, appointment-only, and subject to clear operational controls.

The proposal has been carefully designed to avoid harm to residential amenity, privacy, highway safety, or the character of the area, in accordance with Wiltshire Core Strategy Core Policy 57 and the National Planning Policy Framework (NPPF).

2. Site and Surroundings

The application site comprises a detached dwelling within an established residential area of Salisbury.

The garden cabin is a timber outbuilding measuring approximately 4m × 2.5m, located to the rear of the garden. Access is via an existing garden gate and path along the side of No. 33. Clients arrive individually at pre-arranged times and enter the site immediately on arrival, with no waiting, congregation, or loitering.

Surrounding properties are detached dwellings with private rear gardens. The cabin lies entirely within the domestic curtilage of the dwelling and is not visually prominent within the street scene or wider area.

3. Planning History

PL/2025/03700: Retrospective planning permission granted for the cabin, subject to a condition restricting its use to purposes incidental to the dwelling.

Appeal Ref: APP/Y3940/W/25/3369903: The Inspector concluded that unrestricted commercial or residential use could give rise to potential impacts on privacy, residential amenity, and character, and emphasised the importance of controlling intensity and use.

This application responds directly to the Inspector's findings by proposing a clearly defined, controlled, and low-intensity use.

4. Description of the Proposed Use

The proposal is for a home-based massage therapy business operated solely by the dwelling occupier, with a maximum of one client attending at any one time.

The use operates on an appointment-only basis, limited to three days per week (Tuesday to Thursday), between the hours of 11:00 and 19:00.

One on-site parking space is reserved for client use and appointments will not be scheduled unless this space is available.

There are no employees, no external signage, lighting, or advertising, and no toilets, kitchens, or drainage connections.

Internal blinds are installed within the cabin and are used during operation to prevent overlooking. No physical alterations, extensions, or intensification of the site are proposed.

5. Planning Policy Assessment

5.1 Policy Context

Wiltshire Core Strategy Core Policy 57 requires development to safeguard residential amenity, including privacy, noise, disturbance, highway safety, and the character of the area. Paragraph 130(f) of the NPPF requires development to create places with a high standard of amenity for existing and future users. The proposal reflects national and local support for low-impact home-working uses.

5.2 Residential Amenity

The proposed use is quiet, low-key, and domestic in nature. Use is limited to one client at a time, on a strictly appointment-only basis, with restricted days and hours. One dedicated on-site parking space avoids on-street parking pressure. No employees, signage, lighting, or servicing activity is proposed. Internal blinds prevent overlooking.

The level of activity is comparable to normal residential comings and goings and would not result in material harm to neighbouring amenity, privacy, highway safety, or the character of the area. The use is fully reversible and has previously operated at a limited level without complaint.

5.3 Response to Appeal Decision

The Inspector identified potential harm arising from unrestricted commercial or residential use. This proposal avoids those outcomes through strict operational limits, privacy measures, and conditions preventing intensification or infrastructure expansion. The proposal therefore accords with the Inspector's conclusions.

6. Planning Conditions

The applicant accepts conditions restricting the use to the dwelling occupier, limiting client numbers, appointment-only operation, restricted days and hours, no employees, provision of on-site parking, retention of privacy blinds, prohibition of signage or facilities, and personal permission to the applicant only, in the interests of residential amenity and compliance with Core Policy 57.

7. Conclusion

The proposal is low-intensity, tightly controlled, and fully reversible. It protects neighbour amenity, privacy, and highway safety, maintains the residential character of the area, responds directly to the previous appeal decision, and complies with Wiltshire Core Strategy Core Policy 57 and the NPPF.

There is no evidence of material harm, and planning permission should therefore be granted subject to appropriate conditions.

Signed: Rio Briant

Date: 05 January 2026