

Application Number:	PL/2025/09353
Location:	Vimy Ridge, London Road, Firsdown, Salisbury, SP4 6DU
Proposal:	Detached double garage and ancillary accommodation for dependant persons

[Planning Application: PL/2025/09353](#)

[A30 - Google Maps](#)

[SP4 6DU - Google Maps](#)

The application proposes the erection of a double garage with ancillary accommodation for dependant persons. The accommodation would be associated with the principal dwelling on the site, Vimy Ridge. Access would be taken from the existing entrance onto the A30, which also serves a recently approved two-bedroom replacement dwelling (Ref:PL/2024/04861).

Sustainability

The site lies outside any defined settlement boundary and is located on the A30, a Class 1 road with no pedestrian facilities or access to public transport. As a result, future occupants would be heavily reliant on the private car.

Development creating a new, independent dwelling in this location would therefore be contrary to Core Policies 60 and 61, which seek to promote sustainable transport choices and reduce dependence on private car travel.

Proposal

The proposed building would contain a kitchen, living room, bedroom, bathroom and double garage. The garage dimensions (5.9m x 6m) fall slightly short of the current minimum standard of 6m x 6m for two cars. However, as the use is intended to be ancillary to the main dwelling, flexibility can be applied, and additional independent parking is not always required.

No supporting statement accompanies the application to clarify how parking is intended to operate between Vimy Ridge and the proposed ancillary accommodation. In addition, the arrangement and degree of separation mean the building could be perceived as a self-contained residential unit. An independent dwelling in this location would not be supported on transport sustainability grounds.

Ancillary accommodation, however, can be acceptable where it remains functionally linked to, and occupied as part of, the main household. To ensure this, any approval would need to be subject to a condition preventing independent occupation.

Access and parking

The shared private drive benefits from a wide access onto the A30, allowing vehicles to pass safely. The proposed arrangement is suitable for serving the ancillary accommodation. There is adequate space in front of the garage to allow vehicles to manoeuvre and sufficient on-site space for parking and turning.

Summary and Recommendations

From a highways perspective, the proposed access, parking and turning arrangement are acceptable.

If the Planning Case Officer is satisfied that the development constitutes ancillary accommodation to Vimy Ridge, I raise **no highway objection**, subject to the following condition.

Condition:

The ancillary building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Vimy Ridge.

Reason:

The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

If, however, the Planning Case Officer considers that the proposal amounts to the creation of a separate planning unit, the following reason for refusal is recommended:

The site is located outside of the settlement policy boundary, raising concerns with regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors, the lack of pedestrian facilities/safe cycling provision. The proposal is therefore contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, paras 109, 110, 115 & 117 of the National Planning Policy Framework (December 2024), which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternative in order to promote a sustainable pattern of development.

Amanda Hall
Highways Development Management Engineer