



Supporting Planning Statement

**Change of Use of Garage to Home Workspace
Garage at 82 Westwood Road, Salisbury, Wiltshire,
SP2 9HR**

Applicant: Paul Shergold
Site Address: 82 Westwood Road, Salisbury, Wiltshire, SP2 9HR
Local Planning Authority: Wiltshire Council
Proposal: Change of use of existing domestic garage to a home workspace / workplace

1. Introduction

This Planning Statement has been prepared on behalf of Paul Shergold in support of a planning application to Wiltshire Council for the change of use of an existing garage at 82 Westwood Road, Salisbury, to enable its use as a home-based garage workspace.

The proposal seeks to make more effective and flexible use of existing built accommodation within the residential curtilage, without materially altering the external appearance of the building or the primary residential use of the dwelling.

The main driver for the proposed change of use is job uncertainty, with the workspace providing resilience, flexibility, and the ability to undertake employment or self-employed work from home in a sustainable manner.

2. Site and Surroundings

The application site comprises a terraced residential property located within an established residential area of Salisbury. The garage forms part of the domestic curtilage and is typical of garages found along Westwood Road, many of which are used for ancillary domestic purposes rather than vehicle storage.

The surrounding area is predominantly residential in character, with no nearby industrial or high-intensity commercial uses.

3. Description of the Proposal

The proposal involves the change of use of the existing garage to a home garage workspace / workplace. The workspace will be used by the occupant of the dwelling and will remain incidental to the main residential use.

Key characteristics of the proposal include:

- No extension or increase in footprint
 - No material alteration to the external appearance
 - No separate residential unit created
 - No retail use or unrestricted public access
 - Low-intensity, home-based working only
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4. Planning Policy Context

This proposal has been assessed against the statutory development plan and other material planning considerations. The following section provides a more detailed policy-led assessment consistent with Wiltshire Council officer report style and decision-making practice.

Development Plan Status

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) promotes sustainable development, including support for economic activity and flexible working practices. The proposal aligns with the NPPF by:

- Supporting economic resilience and employment opportunities
- Making efficient use of existing buildings
- Reducing the need to travel by enabling home working
- Protecting residential amenity

The NPPF also confirms that development should be approved where it accords with the development plan and does not give rise to unacceptable impacts.

Wiltshire Core Strategy (Adopted 2015)

The Wiltshire Core Strategy (WCS) remains the adopted development plan for Wiltshire and is a key material consideration. The proposal has been considered particularly against the following strategic objectives and policies:

- Core Policy 1 – Settlement Strategy: Supports sustainable development within defined settlements where it respects local character.
- Core Policy 2 – Delivery Strategy: Encourages appropriate development within settlements that does not result in unacceptable impacts.
- Core Policy 39 – Tourism, Leisure and Related Development (by analogy): Supports small-scale employment and economic activity where compatible with surrounding uses.
- Core Policy 57 – Ensuring High Quality Design and Place Shaping: Requires development to respect the character of the area and safeguard residential amenity.

The proposed change of use is modest in scale, utilises an existing building, and does not introduce external alterations or activity that would conflict with these policies.

Wiltshire Council – Working from Home Guidance

Wiltshire Council recognises that planning permission may be required where a garage or part of a dwelling is used as a workplace rather than for incidental domestic purposes. However, the Council's guidance makes clear that proposals are generally acceptable where:

- The dwelling remains primarily residential

- There is no significant increase in traffic or parking demand
- No harm is caused to neighbours' amenity

This application has been submitted to ensure transparency and compliance with this guidance.

5. Planning Justification

This section sets out the material considerations that weigh in favour of the proposal and demonstrates that no adverse impacts arise that would justify refusal.

Job Uncertainty and Economic Resilience

The primary justification for the change of use is job uncertainty, with the proposed workspace allowing the applicant to adapt to changing employment circumstances. The ability to work from home provides:

- Economic security and flexibility
- Reduced reliance on commuting
- Improved work-life balance
- Alignment with modern working practices supported at national and local level

Home-based working is increasingly recognised as a legitimate and sustainable form of employment that planning policy should support where impacts are limited.

Residential Amenity

The proposed use will not generate unacceptable noise, disturbance, or activity beyond typical residential levels. No machinery, deliveries, or out-of-hours working is proposed.

The use will remain subordinate to the residential use of the dwelling, ensuring no adverse impact on neighbouring properties.

Highways and Parking

The proposal will not result in a material increase in vehicle movements. No regular client visits are anticipated, and on-street parking conditions will remain unchanged.

The change of use therefore raises no highway safety concerns.

6. Precedents and Decision-Making Context

Wiltshire Council has previously approved home workspace and mixed-use proposals where they:

- Remain ancillary to the dwelling
- Do not harm residential amenity
- Do not materially affect highway conditions

The proposal at 82 Westwood Road is consistent with this established approach and represents a modest, proportionate form of development.

7. Suggested Planning Conditions (If Required)

Should Wiltshire Council consider it necessary, the following conditions would be acceptable to the applicant and would ensure the ongoing compatibility of the use with the residential area:

1. Ancillary Use Restriction
The workspace shall be used solely for purposes ancillary to the residential use of the dwelling at 82 Westwood Road and shall not operate as an independent commercial unit.
2. No External Alterations
No external alterations, signage, or advertisements shall be installed without prior written approval from the Local Planning Authority.
3. Limit on Visitors
No more than one visitor/client shall attend the site at any one time, and no more than two visits per day shall take place.
4. Hours of Use
The workspace shall only be used between the hours of 08:00 and 18:00 Monday to Friday, and 09:00 to 13:00 on Saturdays, with no use on Sundays or Bank Holidays.
5. Noise and Disturbance
No audible noise associated with the workspace shall be discernible beyond the site boundary.

These conditions would ensure that the development remains low-intensity and does not adversely affect residential amenity or highway safety.

8. Conclusion

This Planning Statement demonstrates that the proposed change of use of the garage at 82 Westwood Road, Salisbury to a home workspace:

- Is fully consistent with national and local planning policy
- Supports sustainable economic activity during a period of job uncertainty
- Makes efficient use of existing built form
- Preserves the residential character and amenity of the area
- Raises no highway or environmental concerns

For these reasons, it is respectfully requested that Wiltshire Council grants planning permission for the proposed change of use.