

Application Number:	PL/2026/00429
Location:	Rodings, Firs Road, Alderbury, Salisbury, SP5 3BD
Proposal:	Demolish existing garage, erect new set back double garage with flat roof, erect new single storey side extension and conservatory, and proposed internal alternations.

[Firs Rd - Google Maps](#)

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I refer to the above planning application which seeks approval for the demolition of an existing single garage and a new double garage, together with a single storey side extension and conservatory.

Proposal

The proposed development would extend the existing three-bedroom bungalow, together with internal alterations, to provide a four-bedroom dwelling.

The existing single garage is proposed to be demolished and replaced with a double garage which would be set back further into the plot, and would achieve a much-improved parking arrangement.

Access and parking

The existing access location and form is not proposed to be altered.

The increase in the size of the dwelling to accommodate four bedrooms would require the provision of three parking spaces to accord with the Adopted Parking Standards set out in Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy.

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

The proposed new double garage is of appropriate dimensions to be considered appropriate to accommodate parking for two cars, and as the new garage is to be set back further into the plot it will also accommodate additional parking fronting the garage.

The level of parking for the extended dwelling is therefore considered acceptable.

Summary and Recommendations

The proposed alterations and extensions to the dwelling of Rodings provide an acceptable level of parking and improve the parking facilities for the dwelling.

It is therefore recommended that no highway objection is raised.

Amanda Hall
Highways Development Management Engineer