

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

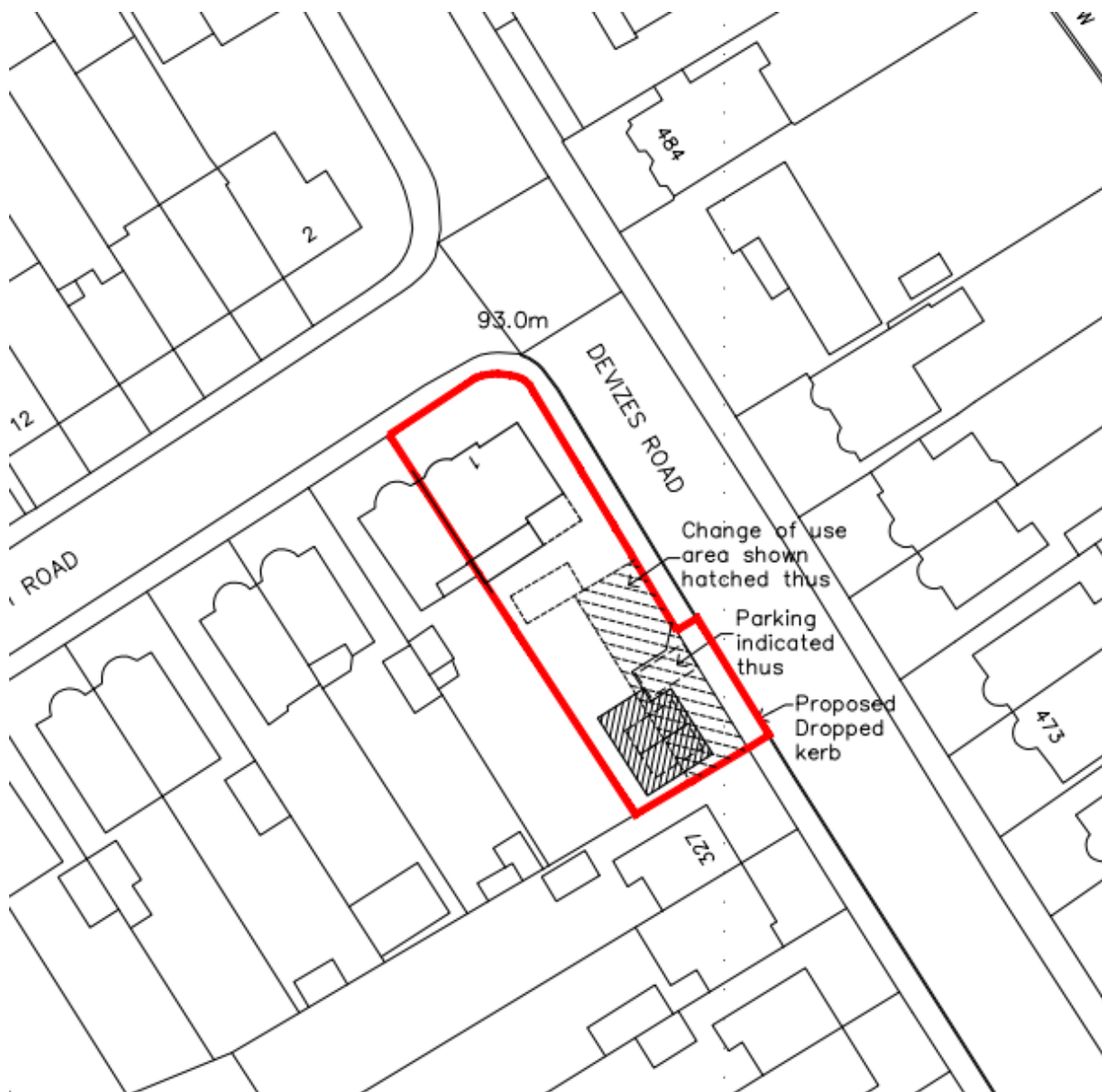
APPLICATION REFERENCE:	PL/2025/09496
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	1 Heath Road, Salisbury, SP2 9JS
DEVELOPMENT DESCRIPTION:	Demolition of existing garage, and erection of replacement detached two bay garage with ancillary playroom, change of use of advertising land to form residential curtilage and associated works
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The site is situated within the principal settlement boundary of Salisbury, as defined by WCS policies CP1, CP2 and CP20. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the Hampshire River Avon Catchment; and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site.

The application site consists of a two-storey semi-detached dwelling located on the corner of Devizes Road and Heath Road within the built-up area of Salisbury. The site has a modest front garden, a large mature hedge boundary on the north going across to the northeastern boundary, a detached single garage with a dropped kerb on the northeastern side, and a wooden shed in the centre of the garden. On the eastern side of the site which lies along Devizes Road, the site currently has a close boarded fence set back from the boundary by approximately 6 metres after which is a grass area with an existing utility pole and a hydrant marker within this area with the topography sloping downward towards the footpath. The strip of land east of the boundary fence was historically used as advertisement land. This is now under the ownership of the residential dwelling and is subject to this change of use application to form ancillary residential use.





PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1993/0657	Two storey extension, ground floor kitchen and conservatory and replacement single garage	Approve with Conditions
PL/2025/04697	Proposed Single Storey Rear Extension	Approve with Conditions

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 20 Salisbury Community Area
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 61 Transport and Development
- Core Policy 64 Demand Management

Salisbury Neighbourhood Development Plan 2020 to 2038

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Air Quality SPD (July 2023)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)

CONSULTATION RESPONSES

Salisbury City Council: SCC support the comments made by the Highways Officer.

WC Highways: No Objection - Subject to Condition

I refer to the above planning application for demolition of the existing garage, and the erection of a replacement detached two bay garage with ancillary playroom, change of use of advertising land to form residential curtilage and associated works.

This proposal for the garage and parking is identical to PL/2025/04697 and I therefore raise no highway objection providing the following conditions are imposed...

These conditions have been included in the recommendation.

Ecology: No Objection. Details of the consultation response received is discussed in the relevant section below.

REPRESENTATIONS

No representations were received during the consultation process.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

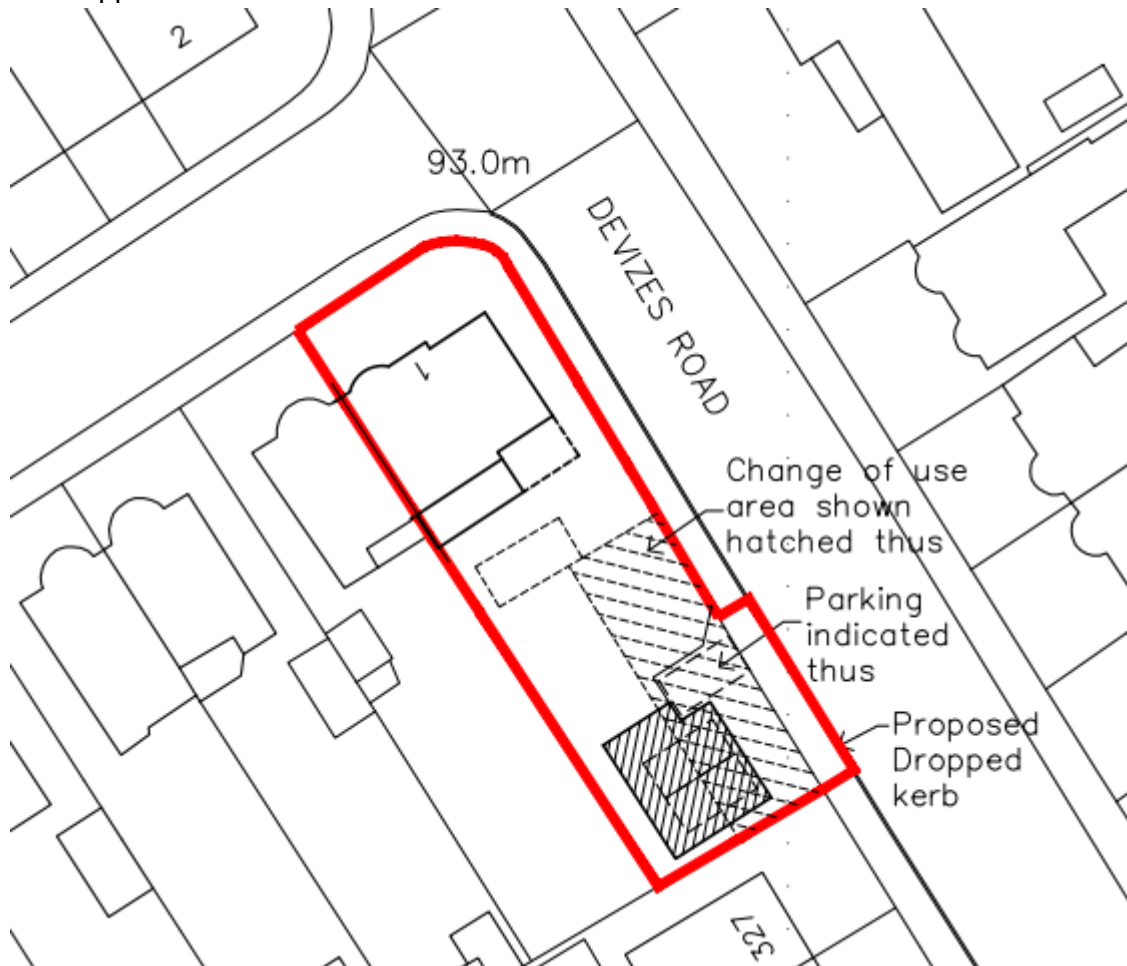
- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.

- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.



Assessment

This application is a change of use application from advertisement land to residential curtilage. The applicant purchased the strip of land to the front of their existing rear garden after the use as advertising land ceased. However, no material change to the land occurred during the change of ownership. The existing residential garden timber boarded fence separating the advertisement land and rear garden of the applicant has remained despite a change of ownership. This is now under the ownership of the residential dwelling and is subject to this change of use application to form ancillary residential use. The surrounding area is characterised by residential dwellings, the historic use of this area of land for the display of advertisements ceased in 2014, bringing this area of land into residential use is considered to reflect the existing use of the surrounding area. This application proposes the erection of a garage/outbuilding with a double garage on the ground floor and on the first floor has a proposed use as an incidental playroom associated with the host dwelling. A condition has been included in the recommendation to ensure that this incidental use is retained.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

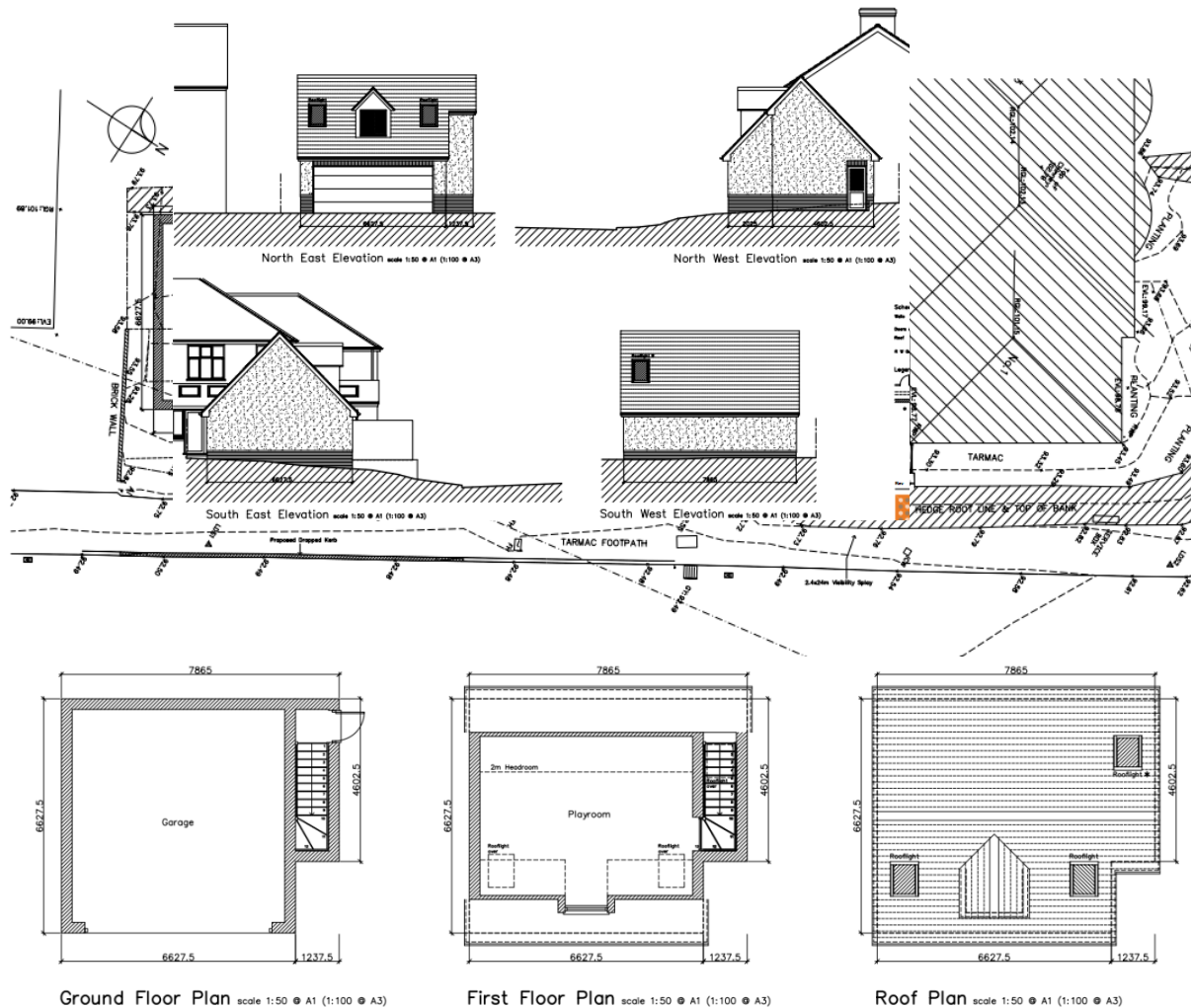
- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Alongside the proposed change of use of land, an existing single storey detached bungalow is proposed to be demolished. The existing close boarded timber fence is proposed to be removed and erected along the edge of the red line boundary. Lastly, a two-storey detached garage outbuilding is proposed to be erected on the southeastern section of the application site. The garage outbuilding measures approximately 7.8 metres in width, and 6.6 metres in length. On the ground floor a double car garage area is proposed with a garage door on the front elevation. A staircase is proposed on the side of the outbuilding accessed from the side elevation and rear garden of the host dwelling. On the first floor, an open plan playroom is proposed to be used incidental to the host dwelling. A single pitched dormer roof is located on the front elevation with two roof lights on either side. A third parking space adjacent to the outbuilding is proposed. The materials are proposed to be brick and render to match the host dwelling. The pitched roof is proposed to have a slate roof to match the surrounding area. The proposed garage is set back from the building line of the host dwelling but set forward of the building line of the neighbouring dwelling on the south (no. 327) However, the massing, eaves height and the ridge height of the garage/outbuilding is lower than the neighbouring dwelling and is subservient. The proposed works would not cause any significant impact on the wider area and are acceptable accordingly. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

To the south of the proposed garage/outbuilding lies no.327 Devizes Road a semi-detached residential dwelling. The orientation and position of the garage outbuilding being north of the neighbouring residential dwelling means that any overshadowing generated by the proposed garage/outbuilding would not have an impact on the amenity of the existing dwelling. There are no proposed fenestrations on the southeast elevation of the garage/outbuilding. A condition will also be included in the recommendation to remove any permitted development rights for the insertion of fenestrations on this elevation to protect the existing amenity of the neighbouring dwellings and prevent any overlooking. Overall, it is considered that the

subservient nature and massing of the proposed garage/outbuilding do not propose an overbearing impact to the existing streetscape. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impacts and Parking

The LPA's highways officer initially assessed a proposed garage/outbuilding on this site during the initial application with reference PL/2025/04697. Their initial comments noted:

The site is to be accessed off the classified A360 Devizes Road and although turning should be provided for a vehicle access accessed off a classified road, many of the surrounding properties do not have turning and it is therefore expected to have reversing vehicles entering the highway and for this application I will not insist on turning.

What is also unusual is that there is a utility pole and hydrant marker within the grassed area which will of course require moving before any works could be undertaken and it must be confirmed with the relevant utility companies that their relocation is possible otherwise any development could not be implemented.

The highways officer had initial concerns regarding inter-pedestrian visibility and proposed location of parallel parking space. These concerns have now been resolved with revised fencing and parking spaces.

For this planning application, the highways officer has noted that: *This proposal for the garage and parking is identical to PL/2025/04697 and I therefore raise no highway objection providing the following conditions are imposed.*

The conditions which the highways officer has suggested have been stipulated in the recommendation.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The LPA's ecology officer has commented on the submitted documents and has noted:

Protected and Notable Species/Habitats

An ecological assessment was submitted in support of the proposals which is welcomed. The proposed development will result in the loss of a small area of species poor amenity grassland. Proposals for the replacement garage also include vegetated garden and two small native trees.

Bats

A single garage with a hipped roof will be lost to the development. The ecological survey states that the slate roof is close-fitting and the interior is permanently illuminated via side windows assessing the structure as having 'negligible' potential to support roosting bats.

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Birds

No bird nests were identified within the building to be demolished. However, please note that all British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment

BNG

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation (Small Sites Statutory Biodiversity Metric. October 2025. J Denton) confirming the baseline and predicted post- development biodiversity units of the site has been submitted and is accepted.

The ecologist has confirmed that they have no objections to the application and that the biodiversity gain plan condition will automatically apply.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site and Location Plan Received: 15 Dec 2025

Proposed Site Plan Reference: 25/0435/300 Rev A Received: 13 Jan 2026

Proposed Ground Floor, First Floor and Roof Plan Reference: 25/0435/301 5/302 Rev A Received: 03 Dec 2025

Proposed Elevations Reference: 25/0435/302 Rev A Received: 13 Jan 2026

BNG Metric Received: 15 Dec 2025

Preliminary Ecological Appraisal Received: 15 Dec 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

4.No part of the development shall be first brought into use, until the inter-pedestrian visibility splays shown on the approved plans has been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splay shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety.

5.The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

6.The proposed development shall not be first brought into use until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

7.The gradient of the access way shall not at any point be no steeper than 1m in 6m from its junction with the public highway.

REASON: In the interests of highway safety.

8.The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

9.No part of the development hereby permitted shall be first brought into use until the access & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

10.No part of the development hereby permitted shall be first brought into use until the utility pole at the front of the site has been relocated to a position a minimum of 1m from any vehicle access and driveway. The applicant must arrange the relocation at their own cost.

REASON: In the interests of the safety of the utility column.

11. The proposed outbuilding hereby approved shall only be used for purposes incidental to the residential use of the dwelling known as 1 Heath Road, Salisbury, SP2 9JS and shall not at any time be occupied for overnight accommodation and it shall remain within the same planning unit as the main dwelling of 1 Heath Road, Salisbury, SP2 9JS.

REASON: The nature of the proposed works having regard to the reasonable standards of residential amenity, access, parking provision and planning policies pertaining to the area including the River Avon catchment, would not permit overnight accommodation and would not permit a wholly separate dwelling.

Informative:

The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.