



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09496
Decision Date: 06/02/2026

Applicant:	Mr E Wallis C/O Agent - Atlas Planning Group, Bodenham House Barn, Bodenham , Salisbury, Wiltshire, United Kingdom, SP5 4EN
Particulars of Development:	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
At:	1 Heath Road, Salisbury, SP2 9JS

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following 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

- 12 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.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)