

Application Number:	PL/2026/00577
Location:	Rowan Height, Downton Hill, Morgans Vale, Redlynch, Salisbury, SP5 2JF
Proposal:	Proposed planning application to replace a flat roof with a pitch roof and convert a single storey garage into a bedroom suite, infill the covered link to create a new entrance and add a single storey side extension to enlarge the kitchen dining area. New triple garage/carport.

I refer to the above planning application received on 3rd February 2026.

Proposal

The proposed development relates to the conversion of the existing single garage into a bedroom, the infilling of a covered link to create a new entrance and a single storey side extension to the kitchen/dining area. A new triple garage/car port is also proposed.

The existing bungalow currently has three bedrooms, and the extensions and alterations would increase the accommodation to four bedrooms.

Access and parking

The means of access serving the site is by way of a long private driveway from Downton Hill, and no alterations to the access are proposed as part of this application.

In accordance with the Wiltshire LTP Car Parking Strategy, the proposed four-bedroom dwelling requires the provision of three parking spaces.

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 garage/car port is indicated to be of approximately 5.2m in length which is not of the 6m length which is required to be considered as an acceptable parking space, however, it could accommodate secure storage for cycles.

The car ports are of acceptable dimensions for car parking, and together with the large driveway space, the site is able to accommodate the three car parking spaces that are required for the size of dwelling. The driveway is also able to accommodate sufficient turning facilities for ease of movement.

Summary and Recommendations

The proposed extensions would increase the size of the dwelling, but adequate parking, in accordance with the current parking standards, can be adequately provided within the site.

It is therefore recommended that no highway objection is raised.

Amanda Hall
Highways Development Management Engineer