

Application Number:	PL/2026/00667
Location:	Wolferstan Barn, Wolferstan Drive, Bishopdown, Salisbury, SP1 3XZ
Proposal:	Extension to existing amenity building to the garden with the installation of solar panels and regularisation of existing car port

I refer to the above planning application received on 6th February 2026.

Proposal

It is understood from the Heritage Statement Design Statement that the application seeks approval of an extension to an existing ancillary garden room to provide a kitchenette and bathroom. This extension is advised to remain as ancillary accommodation to the main dwelling, and the Proposed Plans indicate the accommodation within the garden room would comprise a games room, kitchenette and WC, and not a self-contained residential annexe.

The application also seeks retrospective approval for the erection of a car port.

Access and parking

The access to the site is via a private drive which serves a number of properties.

The property of Wolferstan Barn has the benefit of a double garage (although it is not of the current recommended standards to be considered sufficient for car parking) and it also has the use of the car port, for which retrospective approval is sought.

The driveway access to the property also has a large surface area that can be used for car parking, and it is therefore considered that adequate parking is available for the dwelling.

Summary and Recommendations

The provision and retention of the car port do not adversely affect the parking and turning facilities for the dwelling, and the extension to the garden room would not result in any intensification of the use of the access and parking areas.

It is therefore recommended that no highway objection is raised. However, the case officer may consider it appropriate to impose a condition to tie the use of the garden room to the principal dwelling.

Amanda Hall
Highways Development Management Engineer