

Wiltshire Council  
Development Management,  
The Council House  
Bourne Hill  
Salisbury  
SP1 3UZ

10<sup>th</sup> March 2026

Dear Sir/Madam,

**Variation of Condition 2 and 11 to make minor amendments to the approved scheme (Planning Ref: PL/2025/09496)**

**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**

I write today to apply to vary condition 2 and 11 of application PL/2025/09496. Condition 2 relates to the plan list, whilst condition 11 restricts overnight accommodation.

The applicant seeks to amend the materials of the proposed garage from pebble dash render to brick. Moreover, the applicant would like opportunity to use the first floor of the garage as an annexe incidental to the dwellinghouse if needed.

Consequently, condition 2 seeks to be varied by replacing approved drawing nos. 25/0435/301 5/302 A and 25/0435/302 Rev A. The proposed amendment to the materials is considered acceptable given the proposed garage's location along Devizes Road, which is characterised by brick-built buildings. The change would not be particularly noticeable, and the garage would remain in keeping with the character of the street scene.

In addition, the wording of condition 11 is proposed to be revised. Condition 11 currently states:

- 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.]

The purpose of the condition is to restrict the garage being occupied as an independent dwelling or holiday let, where there would be consequences to phosphate entering the River Avon, as well as parking and amenity issues. It is not the Applicant's intention to separate the garage from his main residence. Rather, he would like to option to use the first-floor playroom as annexe accommodation incidental to the host dwelling if necessary. This would involve overnight accommodation, which condition 11 currently restricts.

Accordingly, it is proposed to re-word condition 11 to:

*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 it shall remain within the same planning unit as the main dwelling of 1 Heath Road, Salisbury, SP2 9JS.*

The proposed wording is considered acceptable since it ensures that the garage remains in the same planning unit as the host dwelling. The first floor remains as a playroom, but the new wording ensures the room can accommodate visiting friends and family overnight if need-be. The garage remains a use and function incidental to the dwellinghouse, and it does not have any essential characteristics of a dwellinghouse as laid down in *Gravesham BC v SSE & O'Brien [1983] JPL 306*. Accordingly, there would be no impact on phosphate, parking or amenity.

The proposed amendments are not considered to affect the reasons why the scheme was granted. Indeed, there would be no harm to the character and appearance of the area and condition 11 ensures that the garage cannot be separated into self-contained accommodation.

We therefore commend the proposal to you and hope the very modest change can be approved without delay.

Yours sincerely,

*Rebecca Davis*

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