

Application Number:	PL/2026/01324
Location:	Vimy Ridge, London Road, Firsdown, Salisbury, SP4 6DU
Proposal:	Detached double garage and studio

[A30 - Google Maps](#)

[SP4 6DU - Google Maps](#)

Introduction and Proposal

The application proposes the erection of a double garage with studio accommodation as ancillary residential accommodation to Vimy Ridge.

The application has been submitted following the refusal of PL/2025/09353 which sought permission for a detached double garage and ancillary accommodation for dependant persons.

The supporting Planning Statement advises that the land and buildings are owned and occupied by a single family, with Vimy Ridge occupied by grandparents, and the replacement home (approved under PL/2024/04861) to be occupied by their granddaughter. It is also understood that the agricultural and forestry business on the adjoining land is managed by the grandson.

The Planning Statement also states *“Our application now seeks approval for studio accommodation and garaging for ancillary residential use and we would agree a standard Condition stating that the building could not be sold separately.”*

The accommodation would be associated with the principal dwelling on the site, Vimy Ridge. Access would be taken from the existing entrance onto the A30, which also serves a recently approved two-bedroom replacement dwelling (Ref:PL/2024/04861).

The garage dimensions (5.9m x 6m) fall slightly short of the current minimum standard of 6m x 6m for two cars. However, as the use is intended to be ancillary to the main dwelling, flexibility can be applied, and additional independent parking is not always required.

Sustainability

The site lies outside any defined settlement boundary and is located on the A30, a Class 1 road with no pedestrian facilities or access to public transport. As a result, future occupants would be heavily reliant on the private car.

Development creating a new, independent dwelling in this location would therefore be contrary to Core Policies 60 and 61, which seek to promote sustainable transport choices and reduce dependence on private car travel.

Access and parking

The shared private drive benefits from a wide access onto the A30, allowing vehicles to pass safely. The proposed arrangement is suitable for serving the ancillary accommodation. There is adequate space in front of the garage to allow vehicles to manoeuvre and sufficient on-site space for parking and turning.

Summary and Recommendations

From a highways perspective, the proposed access, parking and turning arrangements are acceptable.

The Planning Statement provides more detail of the relationship and occupation of the accommodation on the wider site, and advises that a condition to tie the occupation to the principal dwelling on the site is accepted.

On the basis that the development would constitute ancillary accommodation to Vimy Ridge, with all occupation on the site being for the same family, I raise **no highway objection**, subject to the following condition.

Condition

The ancillary building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Vimy Ridge.

Reason: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Amanda Hall
Highways Development Management Engineer