

Application Number:	PL/2026/01814
Location:	16 Lower Marsh Road, Warminster, BA12 9PB
Proposal:	Conversion of garage to create annexe for dependent family member

[BA12 9PB - Google Maps](#)

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Introduction and Proposal

I refer to the above planning application received on 31st March 2026.

The proposal relates to the conversion of an existing double garage to create a residential annexe for a dependent relative.

The submitted site plans indicate that there is currently a bedroom at ground floor level adjoining the existing garage, and it is proposed to convert the garage to provide a sitting room, kitchen and shower room to provide a self-contained annexe, but with a connection retained to the main house.

Access and Parking

The means of access to serve the site is proposed to remain unchanged, and the existing surface parking areas would also remain available to accommodate the three parking spaces and turning facilities that are currently available for the parking needs associated with the dwelling.

The double garage would be lost to accommodate the annexe accommodation, however, the remaining surface parking facilities are considered acceptable to serve the parking needs of the dwelling, and in line with the current and emerging parking standards, which requires the provision of the three parking spaces, as detailed below.

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

Table 2.0 – Minimum Residential Car Parking Standards

The proposed accommodation is proposed as ancillary accommodation to the principal dwelling and to be occupied by the same household. As such the proposal would not create an independent residential unit, and no additional parking requirement would be necessary.

Summary and Recommendations

The proposed conversion of the existing double garage would provide a self-contained residential annexe to the main dwelling, for occupation by a dependent relative.

On the basis that the accommodation would be linked accommodation to the main dwelling, it is recommended that no highway objection is raised subject to the following condition being attached to any permission granted.

Condition

The conversion of the garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 16 Lower Marsh Road.

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