

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01329
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	63 London Road, Amesbury, Salisbury, SP4 7EE
DEVELOPMENT DESCRIPTION:	Extension to existing garage & raising of the existing roof height
RECOMMENDATION:	That Planning Permission be GRANTED

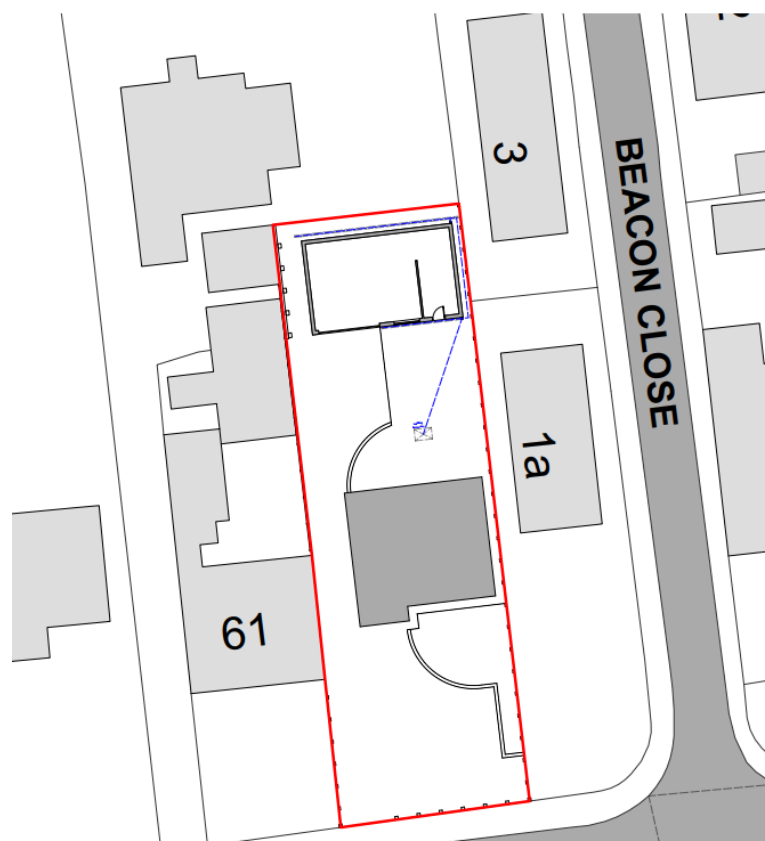
PROPOSAL

The proposal seeks planning permission for the extension of the existing detached garage located to the rear of the main dwelling, extending sideways on the west elevation by approximately 1 metre and increasing the height of the pitched roof by 0.5 metres.

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey detached dwelling with on-site parking positioned to the front of the property. A detached garage is located to the rear of the site. Access to both the dwelling and the garage is taken from the front of the site via an entrance onto Class C London Road to the south.

Planning permission for the existing dwelling was granted in 1984 under application reference S/1983/1501. This consent allowed for the demolition of the former bungalow and the erection of the current two-storey dwelling together with a detached garage. The site lies within the Market Town of Amesbury, as defined by Core Policies 1, 2 and 4 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/1983/1501 - Full planning permission Decision - Approved Date: 1/2/1984 – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 4BEDROOM DWELLING WITH GARAGE
S/2007/0075 - Full planning permission Decision - Approve with Conditions Date: 8/3/2007 – ALTERATION OF EXISTING ACCESS
S/2004/1546 - Full planning permission Decision - Approve with Conditions Date: 17/8/2004 – TO EXTEND AND ENCLOSE PORCH

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Amesbury Town Council: Support – with the following text received:

‘Amesbury Town Council support this application.’

REPRESENTATIONS

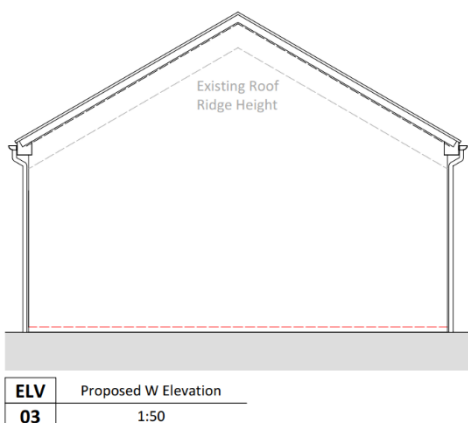
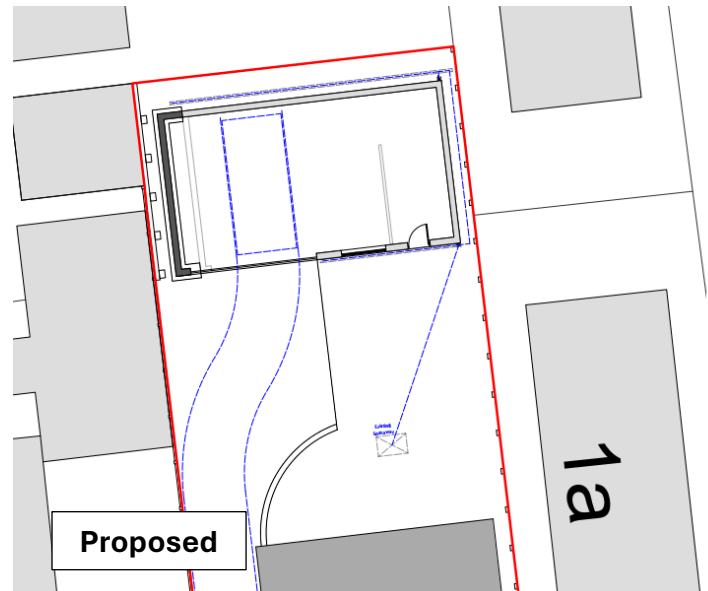
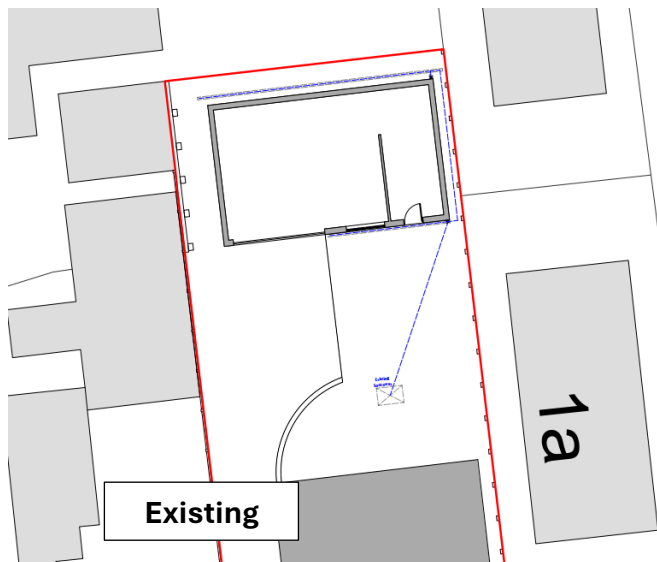
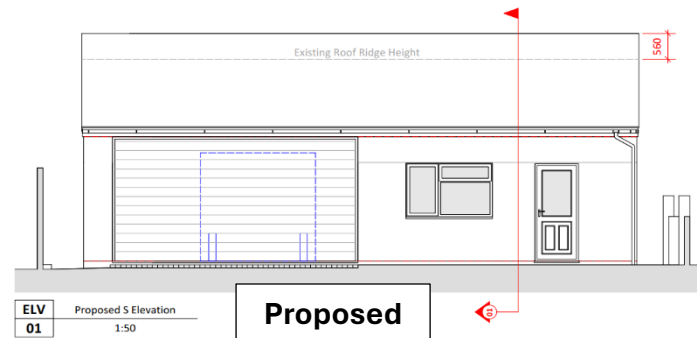
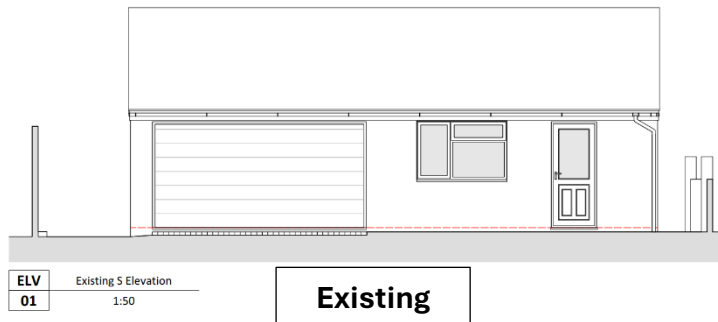
No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



Design and impact upon the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that new development is of a high-quality design which responds positively to local character and context. The proposal

represents a minor alteration to an existing detached garage and will not fundamentally alter its appearance. The garage is set well back from the highway and positioned behind the main dwelling. As a result, it is largely screened from public views and has only a very limited presence within the public realm. The modest increase in footprint and the 0.5 metre increase in roof height will not alter this established relationship with the main dwelling or the surrounding area.

The 1 metre extension to the west elevation is limited in scale and, when considered alongside the increased roof height, the garage will remain clearly subordinate to the main dwelling and non-dominant within both the immediate and wider setting.

The proposed external materials, including red brick walls and concrete roof tiles, will match those of the existing garage. This will ensure that the development reads as a cohesive addition and integrates successfully with the existing structure.

Having regard to the above, the proposal accords with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in an unacceptable impact on the amenity of neighbouring properties, including through overbearing effects, loss of light or overshadowing. Paragraph 135(f) of the National Planning Policy Framework similarly emphasises that planning decisions should secure a high standard of amenity for existing and future occupiers.

The proposal has been assessed in relation to its potential impact on the residential amenity of neighbouring properties, with particular consideration given to issues of loss of light, overshadowing, loss of privacy and overbearing impact. Given the westward extension and modest increase in roof height, specific regard has been had to the amenity of 3 Beacon Close and 59 and 61 London Road.

The development is modest in scale and represents a limited alteration to an existing, established garage. As such, any additional impact on neighbouring amenity is expected to be low and would not be adverse beyond that which already arises from the existing structure. The increase in roof height is minor and will not create an overbearing form or result in unacceptable overshadowing or loss of light when compared with the current situation. The garage would remain single storey, thereby retaining the inherently low level of amenity impact typically associated with such structures. No additional overlooking would arise as the proposal does not introduce any new fenestration.

While the westward extension brings the garage marginally closer to the outbuildings serving 59 and 61 London Road, a separation distance to the shared boundary will be maintained. When considered alongside the limited increase in roof height, the proposal will not materially intensify the presence of the garage or lead to additional overshadowing, overbearing impact or loss of light, and will not result in an adverse amenity impact beyond that already associated with the existing garage.

The proposal is therefore considered to comply with point vii of Core Policy 57 of the Wiltshire Core Strategy in respect of safeguarding residential amenity and with Appendix D of the Wiltshire Design Guide.

Highways impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development proposals to demonstrate compliance with highway and transport considerations, including those set out in Core Policy 61, which seeks to ensure that development can be served by a safe and suitable access to the highway network. Core Policy 64 further requires that proposals provide appropriate levels of parking in accordance with adopted standards. At the national level, the National Planning Policy Framework (NPPF), particularly paragraphs 115 and 116, advises that development should not result in an unacceptable impact on highway safety and should ensure that safe and suitable access can be achieved for all users.

WC Highways were not consulted on the proposal as the development does not seek to alter the existing access arrangements, remove any existing parking provision or introduce additional vehicular movements. As shown on the submitted plans, access to the site would remain unchanged and parking for one vehicle within the garage would be retained.

In addition, the existing parking area to the front of the property would remain unaffected by the proposal and is capable of safely accommodating up to 3 vehicles. The development would therefore not result in harm to highway safety or the efficient operation of the local highway network.

On this basis, the proposal is not considered to give rise to any adverse highway safety impacts. Sufficient parking provision is retained in accordance with Wiltshire's adopted standards, and the existing access arrangements are acceptable. The development therefore complies with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the National Planning Policy Framework, and the Wiltshire Local Transport Plan.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form – date received: 25/02/2026
- Location plan – (ref: 1177/02) – date received: 25/02/2026
- Existing and proposed site plan – (ref: 1177/05) – date received: 25/02/2026
- Proposed floor plans and elevations – (ref: 1177/03) – date received: 25/02/2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.