

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01210
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Drove Farm Cottages, East Grimstead, Salisbury, SP5 3SB
DEVELOPMENT DESCRIPTION:	Detached single garage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a detached single garage.

SITE DESCRIPTION/CONTEXT

The application site consists of a semi-detached dwelling located on a corner of Grimstead Road. It is located in East Grimstead which is not situated within a designated settlement boundary according to Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23.

The application site is situated within the New Forest Protected Sites 13. 8 km recreation zone of influence and the River Test catchment area however, these designations do not impact the proposed development due to the nature of the application being a householder planning application. The site is located approximately 72 metres north of River Dun, it lies in an area with the lowest risk of flooding and lies within a risk of groundwater flooding to surface and subsurface with a possibility of groundwater emerging at the surface locally. The application site is a semi-detached dwelling bordered by the attached dwelling on the east, the highway on the north and west, and the open countryside to the south.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
PL/2023/01455	Erection of garden shed	Approve with Conditions
PL/2022/02161	Discharge of conditions 3 (Details of the external materials) & 8 (scheme of hard and soft landscaping) for PL/2021/07534 (Demolition of existing dwellings and erection of one pair of semi detached dwellings together with access and parking and associated	Approve
PL/2021/07534	Demolition of existing dwellings and erection of one pair of semi detached dwellings together with access and parking and associated works.	Approve with Conditions
13/03752/FUL	Proposed demolition of 2 dwellings and erection of a replacement dwelling and car port	Approve with Conditions
S/2009/0288	Reserved matters for construction of 2 dwellings (detailed approval of scale, layout, appearance & landscaping pursuant to outline planning permission s/2008/166)	Approve with Conditions

S/2008/0166	Outline permission for demolition of existing cottages and erection of 2 detached dwellings with garages	Approve with Conditions
S/2006/2364	Demolition of existing cottages and erection of two detached dwellings with garages	Refused
S/1978/1255	O/A Single residential dwelling and new access at land adjoining Drove Farm Cottages, East Grimstead	Refused

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Saved Salisbury District Local Plan Policies

Saved Policy H31: Extensions to Dwellings in the Countryside

CONSULTATION RESPONSES

Grimstead Parish Council: None received.

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 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The application site consists of a semi-detached dwelling constructed after planning approval with reference: PL/2021/07534. This application proposes to construct a single garage proposed to be located within the front driveway of the application site. The garage is proposed to measure approximately 5 metres in length, 3 metres in width and 5 metres to the ridge. The garage is proposed to have a dual pitched slate roof, horizontal timber cladding, with oak posts and a metal roller shutter door. It is considered that the proposed garage is subservient in height and scale, has been designed for its intended purpose and proposes to use suitable materials. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

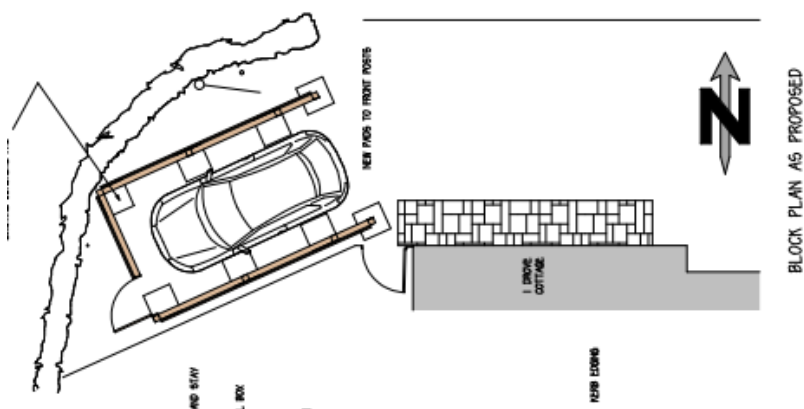
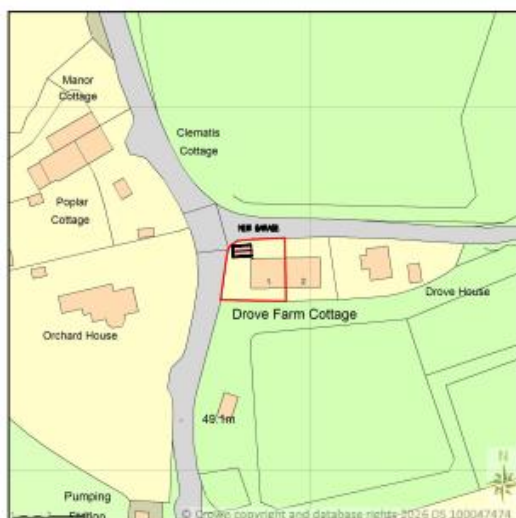
Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The garage is proposed to be located on the western corner of the application site. The location, orientation of the neighbouring dwellings and the position of the proposed garage will not cause any overshadowing or have an overbearing impact on the amenity of the neighbouring dwellings. Due to the nature of the development being for a proposed garage, it is not considered that there would be any overlooking generated by the use of the garage. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.



Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The front driveway of the application site is an existing gravel driveway which faces an unadopted no through road serving three other houses parallel to the application site. The proposed location of the garage consists of existing concrete pads which the garage is proposed to sit on. The location of the proposed garage can be accessed from the open driveway, no proposed changes to the access for ingress and egress is proposed by this application. Furthermore, the access of the existing driveway and garage is to the unadopted no through road where traffic is minimal. It is not considered that the proposed garage will result in any adverse impact on highway safety. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, 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:

Location plan, block plan, existing and proposed plans and elevations Drawing No. Gegl/p/01 Received: 27 February 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and the submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.