

Application Number:	PL/2026/01190
Location:	Pugshole, Tollard Royal, Salisbury, SP5 5QF
Proposal:	Erection of a detached garage/ outbuilding with office (private use) above; a replacement pool house/ outbuilding; and the conversion of existing attached garages to additional living accommodation.

[SP5 5QF - Google Maps](#)

Introduction and Proposal

I refer to the above planning application received on 17th April regarding the erection of a detached garage/outbuilding with a private office, a replacement pool house/outbuilding and the conversion of existing garages to additional living accommodation.

Planning History

19/10801/FUL New storage building, replacement pool house and conversion of garages to additional accommodation - Permitted 02 January 2020

Access and parking

The site is served off a shared private driveway which takes access from an unclassified road to the west.

It is understood that the proposed development is similar to that which was the subject of application 19/10801, for which no highway objections were raised, and permission was granted.

The submitted Planning, Design & Access Statement advises that the proposed development would provide for two replacement car parking spaces within the new garage, with further parking available within the driveway fronting the existing garage building. It is noted that the dimensions of the proposed garages are approximately 5.7m wide and 5.75m long which does not accord with the current standard dimension of 6m x 6m to be considered appropriate as parking spaces. It is, however, considered that adequate parking is available within the driveway/surface parking area on the site.

The existing garage building is proposed for conversion to ancillary accommodation. Such accommodation is indicated to provide two additional bedrooms and a sitting room.

Summary and Recommendations

The proposed development would provide ancillary accommodation to the principal dwelling on the site, retaining an acceptable level of car parking.

The site is remote from the public highway and would not result in any unacceptable impact in highway terms.

Subject to the accommodation proposed being ancillary to the main dwelling, no highway objections are raised.

Amanda Hall
Highways Development Management Engineer