



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/00610
Decision Date: 06/05/2026

Applicant:	Mr Paul Shergold 82 Westwood Road, Bemerton Heath, Salisbury, Wiltshire, SP2 9HR
Particulars of Development:	Change of use of existing garage from C3 (residential) to Sui Generis (motor vehicle repair garage)
At:	82 Westwood Road, Bemerton Heath, Salisbury, SP2 9HR

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reasons

- 1 The site is located in an existing residential area, and is accessed via a dropped kerb vehicle crossover from the Sarum Academy access road. As this road provides the primary access to the school, there is a large amount of footfall, cycle traffic and vehicular traffic using this road. It is understood, from third party commentators, that the proposal is retrospective in nature, and that the building is already operating as a commercial vehicle repair garage which is resulting in traffic and parking issues.

The proposed change of use is likely to generate a significant amount of additional traffic and result in an increased use of an access which, by virtue of its poor vehicle to pedestrian/cycle inter-visibility, is considered sub-standard, which will lead to the detriment of the safety of users of the highway. Further, the proposals do not demonstrate that a safe and suitable access for all users can be provided, including pedestrians, cyclists, and those with mobility impairments. The proposals

are therefore contrary to the aims of Core Policies 60 - 62 of the Wiltshire Core Strategy.

- 2 The proposal seeks to change the use of an existing residential parking and garage area immediately adjacent to residential dwellings, to a motor vehicle garage. It is understood, from third party commentators, that the proposal is retrospective in nature, as the building is already operating as a commercial vehicle repair garage which is resulting in amenity issues.

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

No noise assessment has been submitted to support the application, and given the close proximity of the site to the existing residential receptors, it is considered that the proposal would be likely to have an adverse impact on residential amenity of neighbouring residents as a result of general noise and disturbance. The application is therefore considered contrary to CP57 of the WCS and paragraph 135 of the NPPF.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).