

Application Number:	PL/2026/00244
Location:	Bramley Cottage, Firs Road, Alderbury, Salisbury, SP5 3BD
Proposal:	Single storey extension of existing garage and raising of roof height. Erection of garden room to be used as a home office and gym

[SP5 3BD - Google Maps](#)

[Firs Rd - Google Maps](#)

Introduction and Proposal

I refer to the amended plans received in respect of the above planning application which indicate an amendment to the proposed two-storey garden room in the rear garden area. The amendments relate to the height of the building, but it is still proposed to accommodate a home a gym and workshop at ground floor and a home office at first floor.

The proposals for the erection of a single storey extension to the existing garage to replace an existing lean-to shed remain unchanged with the extension providing a tool store, with the single garage and workshop being retained as is.

It is also proposed to raise the roof height of the garage, although there is no suggestion that a first floor would be created.

Access and Parking

There are no changes proposed to the means of vehicular access serving the site, or the driveway parking which can accommodate parking for up to 5 cars, as can be seen by both the site plan and streetview image.

Summary and Recommendations

The proposed extension to the garage would provide for the addition of a tool store, and the garden room is proposed to accommodate a gym, workshop and home office.

It is maintained that the proposals would not affect the access and parking associated with the dwelling, and on the basis that the garage extension and garden room would create **ancillary residential accommodation only** to the main dwelling, there would be no highway objection.

It is recommended, however, that a condition be imposed on any permission granted to ensure that the accommodation remains in ancillary residential use.

Amanda Hall
Highways Development Management Engineer