

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02176
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	27 Dorset Road, Salisbury, SP1 3BP
DEVELOPMENT DESCRIPTION:	Proposed new Garage
RECOMMENDATION:	That Planning Permission be GRANTED

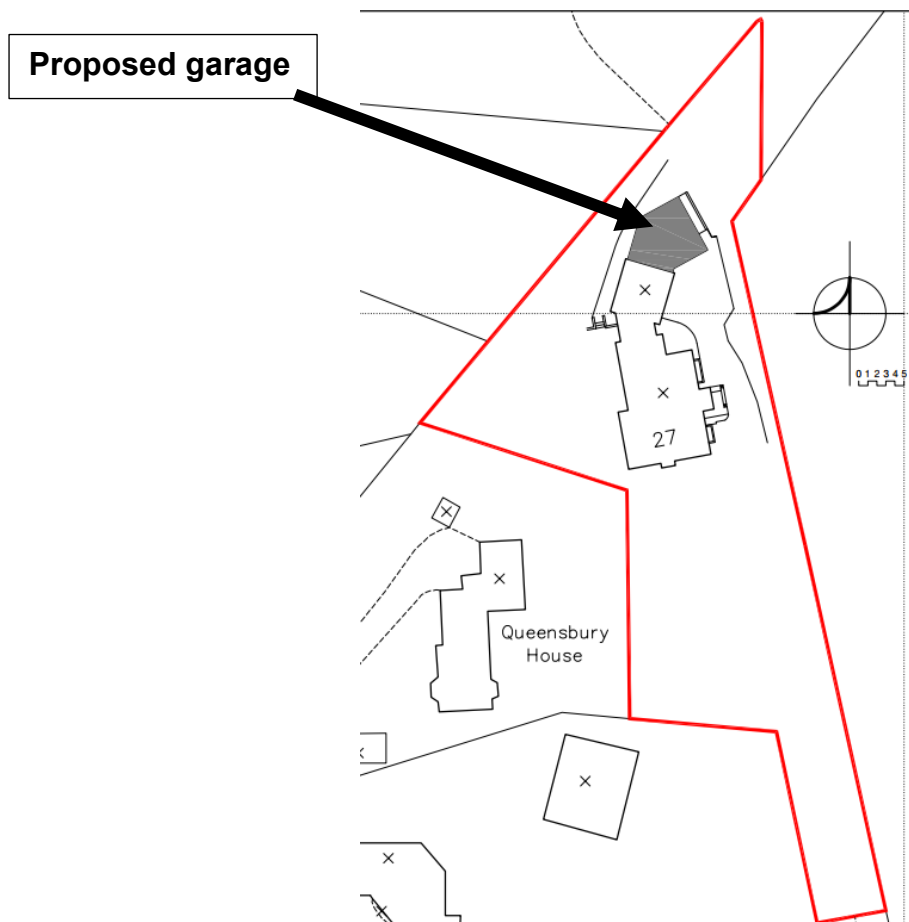
PROPOSAL

The proposal seeks planning permission for a garage to the north of the main dwelling, attached to the existing garage, which is itself linked to the main dwelling, forming a continuous built form resulting in a dwelling with two attached garages.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey dwelling with a pitched roof, set into the slope of the land such that it appears as a single storey bungalow when viewed from the east-facing elevation. To the north, a flat roof single garage is attached to the dwelling, with a shed located beyond this, occupying part of the footprint of the proposed additional garage.

The site is accessed via a private driveway from Dorset Road, which is an unclassified no through road. This access also serves three further dwellings located to the south of the site. As defined by Core Policies 1, 2 and 20 of the Wiltshire Core Strategy, the site lies within the Principal Settlement of the Salisbury Community Area.



PLANNING HISTORY

There is no relevant site history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Area Strategy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Salisbury Neighbourhood Plan

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

Salisbury City Council: No comment – with the following text received:

‘Salisbury City Council has no comment.’

WC Highways: No objection – with the following text received:

‘I refer to the above planning application for a new garage. The site is accessed from the end of Dorset Road, which is a no through road, off a private driveway. It is considered that the proposed garage is not detrimental to highway safety and I raise no highway objection.’

REPRESENTATIONS

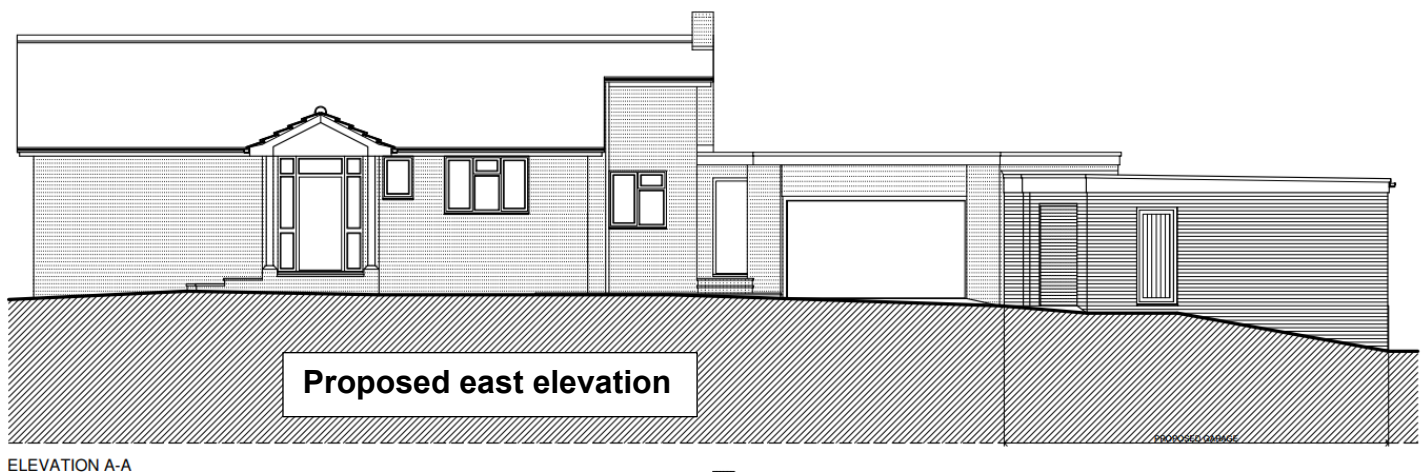
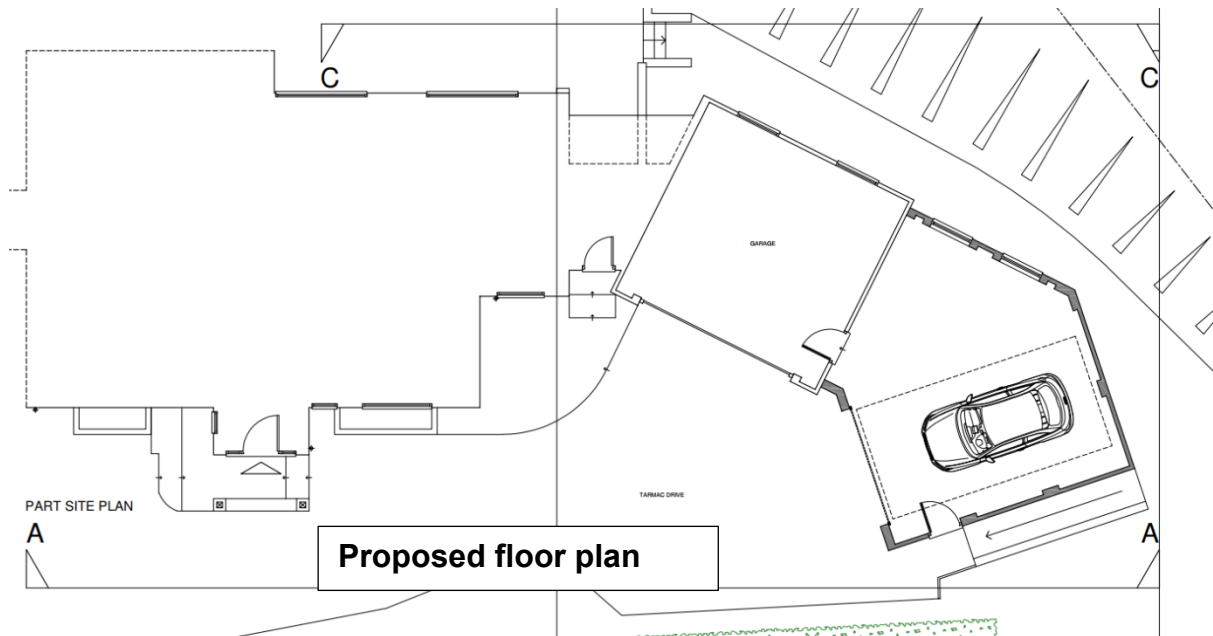
No comments were received.

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 development is of a high design quality, responding positively to local character and context.

The site is in a secluded location and as confirmed by the case officer during a site visit views of the proposed garage are not possible from the public realm meaning the impact on the character of the area would be very low.

The proposal represents a modest extension to the existing built form, which already projects northwards. The additional garage will sit alongside the existing flat roof garage and adopts a similar flat roof form, with a lower overall height than both the host dwelling and existing garage. Given this relationship, alongside the natural fall in land levels towards the north, the addition will appear subservient and read as a continuation of the existing built form.

The proposed materials comprise brick to match the existing dwelling and garage, with a sand-coloured finish, together with an EPDM roof covering, which is commonly used in domestic garage construction. The garage door will be a powder coated aluminium roller shutter. These materials will integrate satisfactorily with the existing property and surrounding context.

The proposed design clearly reads as a garage, with limited openings, including four small windows on the west elevation. Two of these reflect similar openings in the existing garage, and overall the fenestration is appropriate to provide natural light whilst maintaining the functional appearance of the building. The scale and detailing are proportionate to the host dwelling.

Having regard to the above, the proposal is considered to accord 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 site is located at the end of a private lane and benefits from a secluded position, with dense surrounding vegetation and significant separation distances to neighbouring properties, the closest of which is approximately 40 metres away. The single storey scale of the proposed garage, together with its limited height, ensures that it will not result in any overbearing impact or loss of light or overshadowing to adjacent occupiers. In respect of privacy, the modest level of fenestration is confined to the west elevation and does not directly face nearby dwellings, with those on Attwood Road located at a separation distance of approximately 50 metres. These openings are limited in scale and will not give rise to any unacceptable overlooking.

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 requires that development meets the requirements of Core Policy 61, which seeks to ensure that proposals are capable of being served by safe access to the highway network. Core Policy 64 relates to parking standards.

The site is accessed from the end of Dorset Road, which is a no through road, via a private driveway serving a limited number of properties. Wiltshire Council Highways have been consulted and raise no objection, confirming that the proposed garage would not be detrimental to highway safety.

Given the nature and scale of the proposal, it is not considered to result in any adverse impact on the existing access arrangements or the safe operation of the local highway network.

The proposal is therefore considered to comply with Core Policies 57, 61 and 64 of the Wiltshire Core Strategy and the guidance set out within the National Planning Policy Framework.

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: 01/04/2026

- Location plan - date received: 01/04/2026
- Proposed block plan – date received: 10/04/2026
- Proposed plans and elevations – ref (1624/02) – date received: 01/04/2026

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.

4. The garage hereby permitted shall not be used at any time other than for purposes incidental to the residential use of the main dwelling, known as 27 Dorset Road, and it shall remain within the same planning unit as the main dwelling.

REASON: To ensure that the garage hereby permitted remains available for parking and having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, to enable the Local Planning Authority to consider individually whether planning permission should be granted for an alternative use for this building.