

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01802
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Laburnum House, East Grimstead, Salisbury, SP5 3RT
DEVELOPMENT DESCRIPTION:	Creating a rear facing inset dormer to an existing detached garage with gym to form a balcony
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to create an inset dormer balcony on the first floor of an existing detached garage with the first floor currently being used as a home gym.

SITE DESCRIPTION/CONTEXT

The site is located in East Grimstead outside of a defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP24. The site is located within Flood Zone 1 which has the lowest risk of flooding. The application site is bordered by residential dwellings on the north and south with the highway on the west and the open countryside on the east.

The application site is located within a special landscape area according to the Saved Salisbury District Local Plan Policy C6. It also lies within the 13.8- kilometre recreational buffer of the New Forest Special Protection Area (SPA) and River Test catchment area. However, these designations have no implication to this householder planning permission due to the nature of the proposed works.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/2003/0201	NEW DOUBLE GARAGE ATTACHED TO EXISTING DOUBLE GARAGE EXISTING GARAGE CONVERTED TO GAMES/EXERCISE ROOM INCLUDING INSERTION OF DORMER WINDOWS	Approve with Conditions
S/1998/1265	PROPOSED REAR EXTENSION TO FORM SUMMER ROOM	Approve with Conditions
S/1997/0881	OF LAND CATEGORY TO DOMESTIC FROM GRAZING	Approve with Conditions
S/1989/2220	CHANGE OF USE OF EXISTING GARAGE TO TEMPORARY HABITABLE ACCOMMODATION AND SITING OF LIQUID PROPANE GAS CYLINDER FOR DOMESTIC USE	Refused

S/1992/0309	CHANGE OF USE OF LAND TO STORAGE OF BUILDING MATERIALS AND CONSTRUCTION OF VEHICULAR ACCESS TO HIGHWAY	Refused
S/1992/1623	USE OF PART OF GROUND FLOOR AND FIRST FLOOR OF DOMESTIC GARAGE BUILDING AS RESIDENTIAL ANNEX TO LABURNUM COTTAGE	Refused
S/1989/2163	DEMOLISH EXISTING COTTAGE AND REBUILD	Approve with Conditions
S/1988/1359	EXTENSION TO COTTAGE AND DOUBLE GARAGE	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Salisbury District Local Plan 2011

Saved Policy C6: Special Landscape Area (SLA)

Saved Policy C24: Extensions to Buildings in the Countryside

CONSULTATION RESPONSES

Grimstead Parish Council: Comment: *Grimstead Parish Council has no comment to make, as councillors felt the plans were not clear enough to understand what is being requested and why. The application is a householder application, but councillors are aware that the building*

is being used as office space with employees arriving and leaving each day. It is understood that data analysis for pharmaceutical companies is carried out at the premises.

REPRESENTATIONS

1 objection was received from the neighbouring dwelling their full response can be found on the planning portal. A summary of their response is as follows:

They argue the balcony would cause significant harm to their property (Manor Farm House), particularly through:

- Loss of privacy and overlooking: The elevated balcony would allow direct views into their garden and bedroom, unlike a typical window, and cannot be effectively mitigated.
- Overbearing and out-of-character design: The balcony would be intrusive, visually dominant, and unlike anything in the surrounding area.
- Impact on amenity space: Their currently private garden would become exposed, reducing its enjoyment and value.
- Noise and disturbance: Use of the balcony for social activities would increase noise affecting their home.
- Concerns about lawful use: They question whether the site is being used for business purposes and ask the council to verify this.

They argue the proposal conflicts with multiple parts of Wiltshire Core Policy 57 and the Design Guide SPD, particularly regarding privacy, design compatibility, and residential amenity.

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.

Principle of Development and Site history

In most householder applications, the principle of development is not a matter for detailed assessment, as the residential use of the site is already established and the proposal typically involves minor works within the curtilage of a lawful dwelling.

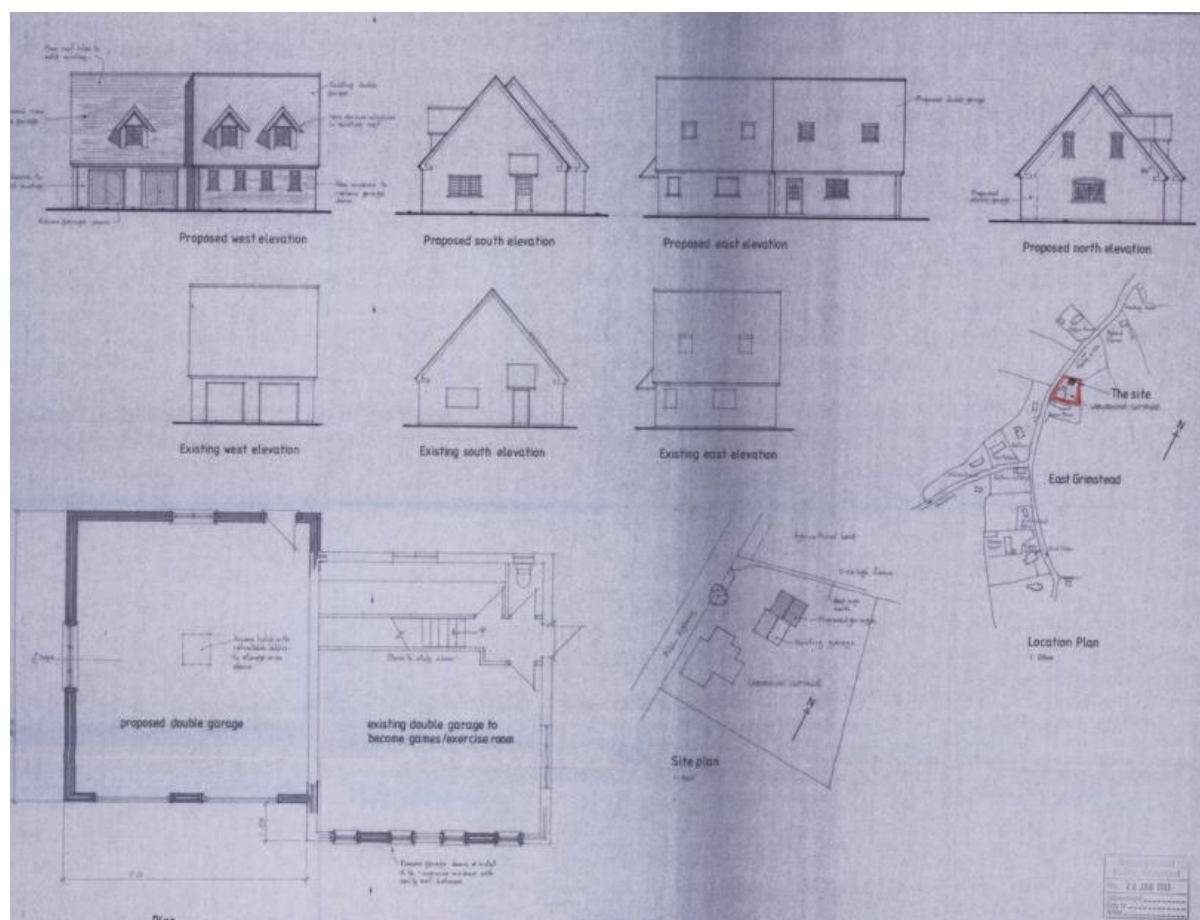
However, in this instance, it is necessary to note that the neighbouring dwelling and the parish council have highlighted that they believe that the use of the garage/outbuilding is currently for business purposes.

The application site has planning history with ref: **S/1989/2220** for *change of use of existing garage to temporary habitable accommodation and siting of liquid propane gas cylinder for domestic use*. This application was refused.

Another application with reference **S/1992/1623** for *use of part of ground floor and first floor of domestic garage building as residential annex to laburnum cottage* was also refused.

Application with reference **S/2003/0201** for *a new double garage attached to existing double garage existing garage converted to games/exercise room including insertion of dormer windows* was approved.

The 2003 application approved the extension of the garage as ancillary accommodation which should not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit. The use indicated on the plans (shown below) are proposed double garage and a games exercise room.

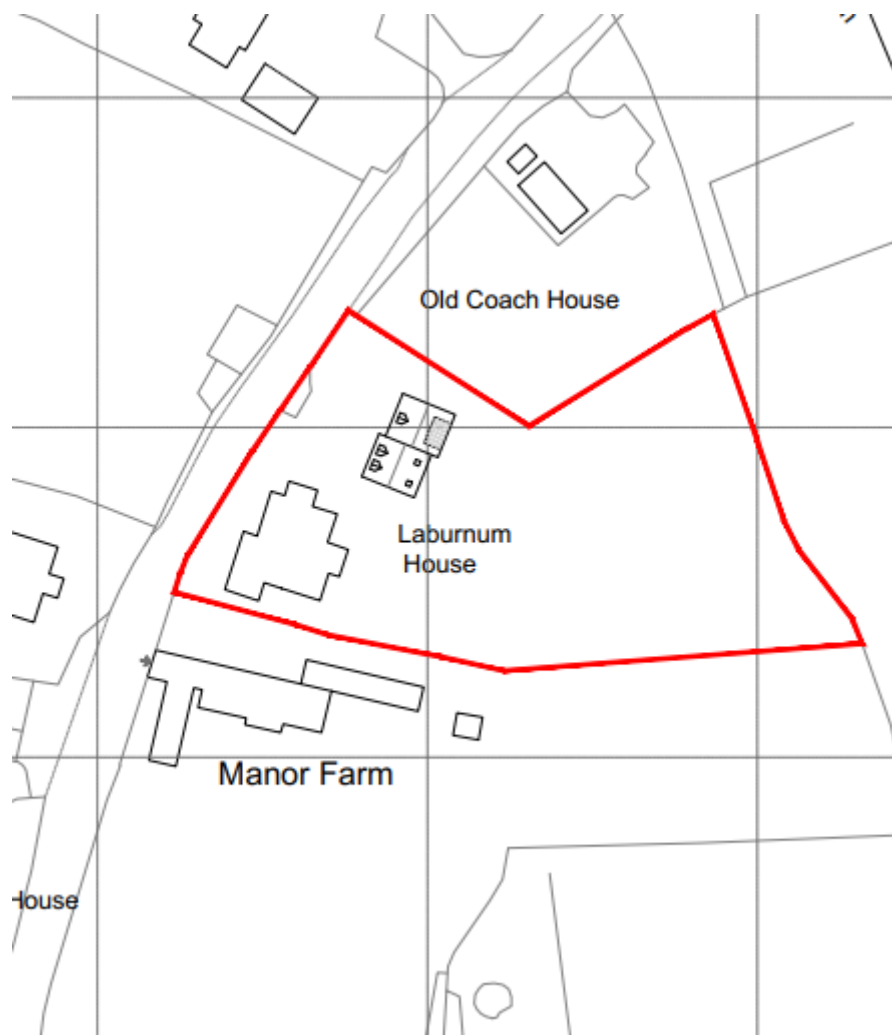


However, since then, part of the outbuilding has been used as a business. Enforcement case with reference **ENF/2025/00725** was opened when a neighbouring dwelling complained about the use of the garage/outbuilding. The enforcement officer noted that as the business has

This application is for a householder planning permission to create an inset balcony area on the first floor of the garage/outbuilding. The applicant has noted that this area is being used as his home gym with the other half of the building used as a business. This application is not regarding any change of use, it is only regarding the creation of an inset balcony to an existing garage/outbuilding with the last legal use with regards to planning terms being a home gym ancillary to the host dwelling.

Design and Impact upon the character and context of the area

This application is regarding a detached garage/outbuilding located north of Laburnum House. The application proposes to install an inset balcony to the first floor of the northern half of the outbuilding. This section is currently used by the applicant as a home gym. The proposed inset balcony will not create any additional footprint but rather the existing roof will be cut out and set in creating a balcony area approximately 2.5 metres in length and 4.3 metres in width. There will be full height folding windows set back 2.5 metres from the edge of the roof with a balustrade measuring 1.1 metres in height on the side and front elevations of the balcony. The inset balcony is also proposed to an existing outbuilding with no other changes as part of this application proposed. With regards to the design of the proposed inset balcony, this is not a feature evident in the local area. However, the inset balcony is not visible from the street scene and public vantage points. The application site is located outside of a settlement boundary and is located in the countryside, however the proposed works are to an existing outbuilding with the surrounding area not having a distinct overarching design characteristic. It is not considered that the creation of a balcony at this location would have a detrimental impact on the design of the surrounding area to warrant a refusal. 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 proposed inset balcony to the existing garage/outbuilding is located approximately 33 metres south of Old Coach House and 39 metres north of Manor Farm House. The neighbouring dwelling, Manor Farm House have objected to the proposed inset balcony referring to potential overlooking from the balcony to their garden, play area and uninterrupted line of sight to their bedroom window.

Balconies raise greater concern in terms of overlooking than standard windows as the occupants are encouraged to stand against the balcony and enjoy the view. While there are



existing windows along the rear elevations of the host and neighbouring dwellings, which already allow for some mutual overlooking over each other's gardens, the installation of a Juliet Balcony at a proposed second storey level will add additional potential.

From the existing rooflights of the application site looking south, the existing single storey slate roof of Manor Farm House is visible as well as the existing window on the first-floor northern elevation of Manor Farm House. The application site, has existing south facing first floor windows on the host dwelling which already face the first floor northern window of Manor Farm House. While the objection from the neighbour in terms of overlooking issues has been noted, the proposed balcony would be inset into the roof, this would be different if this was a full balcony and not inset into the roof. Additionally, there are already existing first floor windows on the south of Laburnum House which are closer to Manor Farm House. This proposed inset balcony will be approximately 40 metres north of the window of Manor Farm House whereas there are first floor windows on Laburnum House which are 13 metres away. As such, this inset balcony will not necessarily create additional overlooking not already existing at the site. Therefore a refusal on these grounds would be difficult to uphold.

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

This application is solely for the insertion of an inset balcony to an existing outbuilding, there are no associated change of use permissions as part of this householder application. 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, or ecology.

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:

Proposed Floor Plans, Elevations and Sections Drawing No. 252526 / 04 Received: 27 March 2026

Block Plan Drawing No. 252526 / 02 Received: 27 March

Location Plan Drawing No. 252526 / 01 Received: 27 March

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 drawings.

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

4. The first floor area of this outbuilding/garage should only be used for purposes incidental to the residential use of the main dwelling, known as Laburnum House, East Grimstead, Salisbury, SP5 3RT and it shall remain within the same planning unit as the main dwelling.

REASON: The outbuilding/garage is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate unit or habitable accommodation. The use of the building for incidental use to the main dwelling complies with the NPPF and Wiltshire Core Strategy and ensures the development is nutrient neutral.

Informative:

This permission is solely for the insertion of an inset balcony to the existing outbuilding. This permission does not facilitate any change of use to the garage/outbuilding.