

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02489
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	352 Devizes Road, Salisbury, SP2 7DP
DEVELOPMENT DESCRIPTION:	Proposed detached 4 bay Garage to rear of site
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a proposed detached 4 bay garage to the rear of the site.

SITE DESCRIPTION/CONTEXT

The site is situated within a settlement boundary as defined by WCS policies CP1, CP2 and CP20. While the application site is located within the Hampshire River Avon Catchment and the New Forest Protected Sites these designations have no implication to the assessment of householder additions to existing dwellings. The site is situated within Flood Zone 1 and is at not at risk of groundwater or surface water flooding. The application site is a detached dwelling bordered by the highway to the southwest, and residential dwellings to the north and south, and the open countryside and allotments to the northeast. The application sits just outside the conservation area of Stratford Sub Castle on the east.

PLANNING HISTORY

Proposal / Summary
S/1987/0814 - Full planning permission Decision - Approve with Conditions Date: 19/5/1987 – ERECTION OF GARAGE
S/78/0814 - Historic apps 1974 to 1983 Decision - Approve Date: 13/10/1978 – Construction of two bedrooms and bathroom in roof space

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 20: Spatial Strategy: Salisbury Community Area

Core Policy 50 Biodiversity and Geodiversity

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Salisbury Neighbourhood Development Plan 2020 to 2038

CONSULTATION RESPONSES

Salisbury City Council: No Comment.

LPA Highways: No 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.

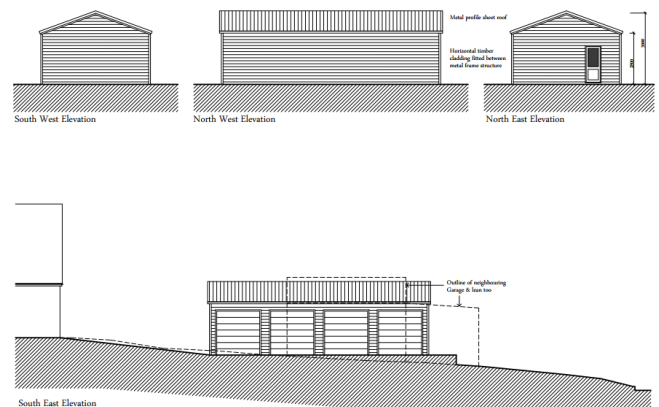
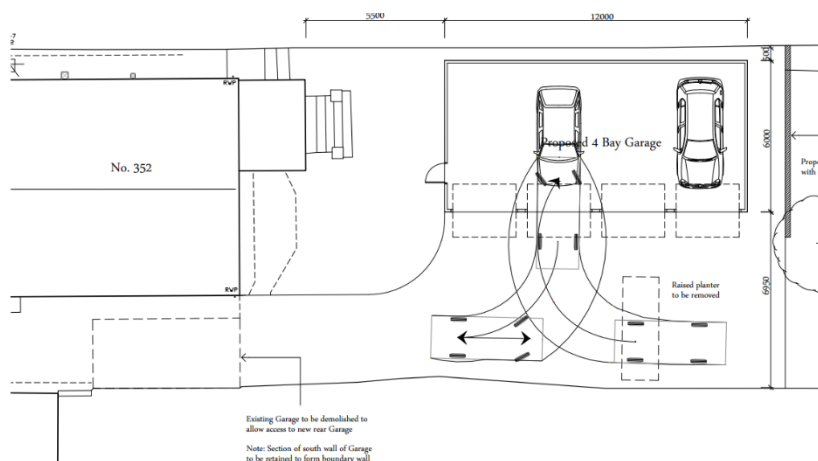
Design and Impact upon the character and context of the area

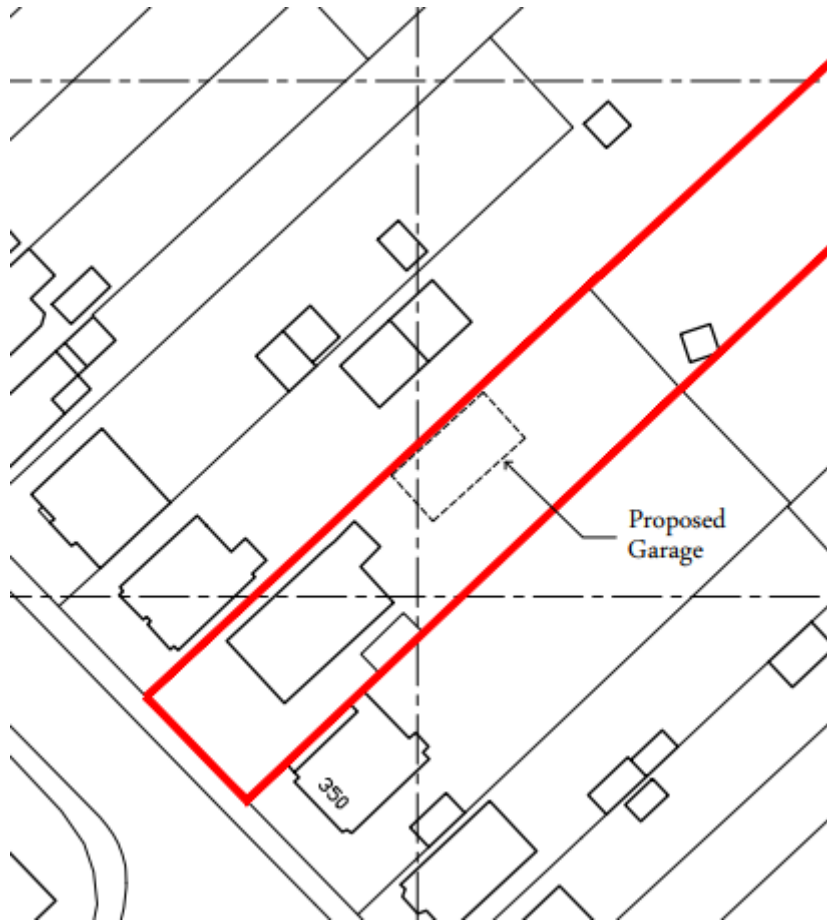
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The application site consists of a detached 1.5 storey dwelling with a single detached garage set back from the dwelling. The dwelling is located within the built-up residential area of Salisbury and is surrounded by similar dwellings. This application proposes to demolish the existing garage to allow for vehicular access to the proposed 4 bay garage to the rear of the host dwelling. The south section of the existing garage wall is proposed to be retained to form a boundary wall. The proposed 4 bay garage will measure approximately 6 metres in width, 12 metres in length, 2.8 metres to the eaves and 3.9 metres to the ridge. The garage has a pitched roof with 4 garage doors. The materials are proposed to be metal roof with horizontal timber cladding.

The application site is located on a sloping topography with the host dwelling located on a higher level and the rear garden sloping downwards. The proposed garage is located approximately 5.5 metres from the host dwelling. A retaining wall will be erected on the northern edge of the garage with steps down to the rear garden.

A four bay garage such as this is not something that is commonly found in this area. However, in this instance, the massing and scale of the proposed garage is single storey and minimal in height, as the site slopes downwards, the garage will not be visible from the street scene. Therefore, having regard to the above, the proposal is considered to comply 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 highway, Devizes Road, slopes down from north to south with the height of the dwellings characterised by the sloping topography.

In terms of overshadowing and overbearing impacts of the proposed garage, the garage will be located against the northern boundary of the application site and lies adjacent to no. 354 on the north. There is potential for shadowing from the proposed garage to the rear garden of the neighbouring dwelling as the neighbouring garden is located north of the proposed garage. However, an existing mature hedge boundary is located as a boundary between the two dwellings. Therefore, this mature hedge boundary already provides a level of overshadowing

onto the neighbouring dwelling's garden which would not be detrimentally increased by the addition of the single storey garage.

In terms of overlooking, the garage will not have any proposed windows on the northwest elevation (this faces the neighbouring dwelling). There will be an external door on the northeast elevation and 4 garage doors on the southeast elevation. These fenestrations are single storey and would face the residential dwelling's own garden, as such it is not considered that any undue overlooking will be created from these fenestrations. A condition has been included in the recommendation which removes permitted development rights to insert fenestrations outside of the approved drawings which show 4 garage doors and an external door for the purposes of a garage specifically. As the proposed development is a garage it is not considered that this use would generate overlooking at this location.









Highways

This application proposes the demolition of a single detached garage set back from the host dwelling and the erection of a detached four bay garage. The LPA's highways officer has no objections to the proposed garage and has noted that:

Access and Parking

The dwelling currently has the benefit of a vehicular access with a driveway leading to a single garage, with parking available for approximately three cars. No changes are proposed to the vehicular access onto Devizes Road.

The proposed new 4 bay garage is indicated of dimensions 12m wide and 6m deep and would be capable of parking up to 4 cars, together with an element of storage.

The Submitted Drawing No. 1046/PL/01, Proposed Plan, indicates swept path analysis which confirms that vehicles can manoeuvre effectively from the garage, such that all turning movements can be accommodated within the site, to enable all can enter and leave the highway in a forward gear.

Therefore, it is concluded that the garaging and associated driveway would adequately accommodate replacement car parking and turning facilities for the dwelling to allow for the vehicles to enter and exit the site in forward gear.

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 or the amenities of neighbouring occupiers.

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 begin 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:

Location Plan and Proposed Block Plan Drawing No. 1046-Ex-01 Received: 17 April 2026

Proposed Floor Plans Drawing No. 1046-PL-01 Received: 28 April 2026

Proposed Elevation Drawing No. 1046-PL-02 Received: 28 April 2026

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 in the submitted documents.

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

4. The development hereby approved shall only be used for purposes ancillary to the residential use of the dwelling known as 352 Devizes Road, Salisbury, SP2 7DP and shall not at any time be used for any commercial or trade purpose whatsoever or occupied as an independent residential unit.

REASON: The development 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 dwelling and in the interests of highway safety and/or to protect the living conditions of nearby residents commercial or trade purposes could on be supported.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans with reference Proposed Floor Plans Drawing No. 1046-

PL-01 Received: 28 April 2026 Proposed Elevation Drawing No. 1046-PL-02 Received: 28 April 2026 shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.