

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02216
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	16 Sadler Drive, Netherhampton, Salisbury, SP2 8FX
DEVELOPMENT DESCRIPTION:	Erection of a detached single garage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a detached, single-storey, single-bay garage to be located at the end of the driveway to the west of the main dwelling at 16 Sadler Drive.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached, two-storey, newly constructed dwelling located on the corner of Sadler Drive and Cable Grove. Off-street parking is provided via a driveway running along the western side of the property.

Whilst the site lies outside the defined settlement boundary of the Principal Settlement of Salisbury, as set out under Core Policies 1, 2 and 20 of the Wiltshire Core Strategy, it forms part of a wider allocated residential development which benefits from outline and reserved matters planning permission granted in 2020 and 2022 respectively (refs: 19/05824/OUT and PL/2021/08735). The wider development remains partially under construction; however, 16 Sadler Drive has been completed and is occupied, as are the majority of adjoining properties along Sadler Drive and Cable Grove.

Under the approved reserved matters scheme, this dwelling, forming part of a group of affordable homes delivered by Aster Group, was to include a detached garage positioned at the end of the driveway along the western side of the plot, as shown on the approved layout plans. Subsequently, a Non-Material Amendment approved under ref. PL/2023/03302 removed garages from a number of plots, including Plot 227 (now 16 Sadler Drive).

This application seeks planning permission to reinstate a detached, single-storey garage in the same position as originally approved, effectively reintroducing an element of development previously considered acceptable on the site.



PLANNING HISTORY

Proposal / Summary
19/05824/OUT - Outline Planning Decision - Approve with Conditions Date: 25/6/2020 – Mixed use development comprising of residential (Class C3) up to 640 dwellings, local centre (Class A1), primary school (1.8 ha), employment (2 ha) public open space including country park (10 ha), landscaping, 2 vehicular accesses, estate roads
PL/2021/08735 - Approval of reserved matters Decision - Approve with Conditions Date: 21/10/2022 – Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (19/05824/OUT) for the erection of 234 dwellings, hard and soft landscaping, car parking including garages, internal access
PL/2023/03302 – Non-Material Amendment – Approve date: 28/05/2024 - Non-Material Amendment to PL/2021/08735 - Removal of garages from plots 170, 191, 192, 38, 194, 199, 212, 213, 214, 215, 221, 222, 227 & 234

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- 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 – a summary of the response is copied below:

'The proposed garage would maintain the level of car parking for the dwelling, and therefore no highway objection is raised.'

REPRESENTATIONS

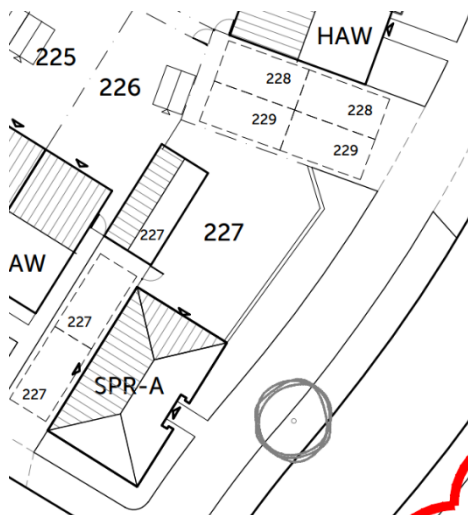
No comments were received.

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."

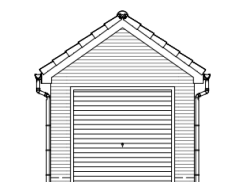
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



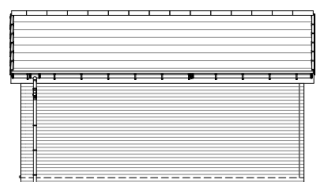
Approved site layout under Reserved Matters



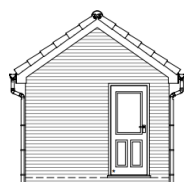
Proposed site plan



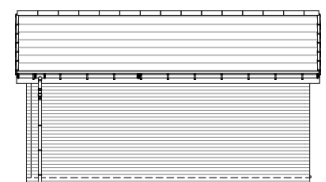
Front Elevation



Side Elevation

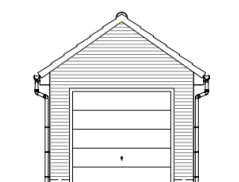


Rear Elevation

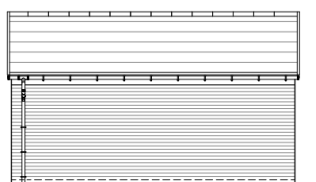


Side Elevation

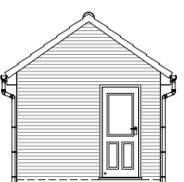
Approved garage elevations under Reserved Matters approval



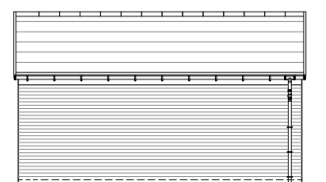
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Proposed garage elevations

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 proposed garage would be positioned to the side of the host dwelling at the end of the existing driveway, in a location previously approved under the reserved matters consent (PL/2021/08735). Having compared the submitted plans with those approved under that scheme, the garage is materially consistent in terms of its siting, scale, height and overall design. As such, the built form has previously been assessed and found to be acceptable within the context of the wider development.

The subsequent removal of garages from this and other plots under the Non-Material Amendment (PL/2023/03302), which removed garages from 14 plots, was not driven by design or layout concerns, but rather for management and maintenance reasons associated with the Registered Provider. The reintroduction of a garage of the same form and in the same position is therefore not considered to undermine the approved layout or the overall character of the estate.

Furthermore, during the site visit the case officer observed that the wider estate contains a variety of detached and semi-detached garages serving other plots. As such, notwithstanding the removal of a number of garages through the Non-Material Amendment, the development is not devoid of such structures and garages remain a feature of the established character of the area. The introduction of a single garage on this plot would therefore not appear incongruous or out of keeping with the surrounding development.

In visual terms, the garage would appear as a modest, subordinate domestic outbuilding that reflects the established pattern of development across the estate. Its siting to the side of the dwelling ensures it would not appear prominent within the street scene or disrupt the spatial arrangement of the plot.

The proposed materials, comprising multi-red facing brick and red concrete roof tiles are typical of the surrounding development and would integrate appropriately with the host dwelling and wider street scene.

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 neighbouring residential amenity, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects. Given the siting of the garage, the primary neighbouring

property with potential to be affected is No. 2 Cable Grove, located to the west of the application site given the proximity to the boundary.

The proposed garage would have a modest scale, with a maximum height of approximately 3.87 metres, which is considered proportionate and typical for a domestic outbuilding of this nature. Approximately half of the garage footprint would run alongside the side elevation of No. 2 Cable Grove; however, this elevation contains no windows and therefore the development would not result in any material loss of light or outlook to habitable rooms. The remaining portion of the garage would sit adjacent to the neighbouring rear garden. While it is acknowledged that this would introduce a new built form along the shared boundary, the scale, height and siting of the structure are not considered to give rise to an overbearing or unneighbourly impact.

It is further recognised that, for the occupiers of No. 2 Cable Grove, the garage would represent a new visible structure along the boundary. However, it is a material consideration that a garage of the same scale, design and position was previously approved under the reserved matters consent (PL/2021/08735). The amenity impacts of this built form were therefore assessed and accepted as part of the wider development. The subsequent removal of garages under the Non-Material Amendment (PL/2023/03302) was not undertaken for reasons relating to residential amenity, but rather to address maintenance and management considerations. In this context, the current proposal effectively reinstates a form of development that has already been found to be acceptable in amenity terms, and no new or materially different impacts arise.

Furthermore, the proposed garage replicates the previously approved design and does not introduce any new openings beyond those already approved, aside from the garage door. As such, there would be no change in terms of overlooking, loss of privacy or perception of enclosure when compared to the previously consented scheme.

In addition, No. 14 Sadler Drive lies to the north of the application site and is separated from the proposed garage by the host dwelling and associated curtilage. Given this relationship, it is not considered that the proposal would give rise to any material impacts in terms of loss of light, overlooking or an overbearing effect upon this neighbouring property.

The proposal would not give rise to any unacceptable loss of privacy, overshadowing or enclosure, and no third-party representations have been received in respect of the application.

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 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 seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan. The National Planning Policy

Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal seeks to provide a detached garage within the curtilage of an existing dwelling which is already served by an established vehicular access and off-street parking provision. The siting of the garage at the end of the existing driveway would not alter access arrangements to or from the public highway.

WC Highways were consulted and raised no objection to the proposal. It is confirmed that the garage would be of an appropriate size to function as a usable parking space and that the dwelling would continue to be served by three off-street parking spaces in total, in accordance with adopted parking standards. The proposal would not result in any loss of parking provision or prejudice the safe operation of the highway network.

Furthermore, the location of the garage would not interfere with access to the rear garden or the manoeuvring of vehicles within the site, and there are no implications for pedestrian access or public rights of way. In highway terms, the proposal therefore maintains the existing safe and suitable arrangements for access and parking.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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:

- Location plan – date received: 17/04/2026
- Proposed site plan – date received: 17/04/2026
- Proposed floor plan and elevations – ref (VS04-A) – date received: 02/04/2026

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 approved '*proposed floor plan and elevations*' (ref: VS04-A).

REASON: In the interest of the visual amenity and character of the area.