

Our Ref: ST/251018/P1

25 June 2026

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Demolition of existing garage/workshop. Subdivision of existing dwellinghouse into 2no. flats with associated access, parking and private amenity space.

At: Alverstoke House, Salisbury Road, Bulford SP4 9DQ

PP-15008258

Fowler Architecture & Planning Ltd have been instructed by Mr R Gerrish to submit a Full Planning Application to Wiltshire Council for the above development at Alverstoke House, Bulford. The application has been submitted via the Planning Portal and comprises:

- Completed application form and ownership certificates;
- Planning application fee of £610.00;
- Drawing No. 251018-01: Location Plan;
- Drawing No. 251018-02: Proposed Site Plan;
- Drawing No. 251018-03: Proposed Floor Plans;
- Drawing No. 251018-04: Proposed North, East & West Elevations;
- Drawing No. 251018-05: Existing Site Plan;
- Drawing No. 251018-06: Existing Floor Plans;
- Drawing No. 251018-07: Existing North, East & West Elevations;
- Drawing No. 251018-08: Existing/Proposed South Elevation;
- Covering Letter by Fowlers (see below); and
- CIL Form 1: Additional Information.

1. Site and surroundings

Alverstoke House is an existing dwelling located within the village of Bulford, Wiltshire. The site lies approximately 1.5 miles to the north of Amesbury and 5.4 miles to the south-west of Tidworth.

The site is located to the western side of Salisbury Road and comprises the existing dwelling of Alverstoke House, garage and associated residential curtilage.

To the north of the site lies a petrol filling station, car hand wash and Nisa Local convenience store. The site is bound to the east, south and west by residential dwellings.

The site does not lie within a conservation area or the National Landscape and it is not within the close proximity to any listed buildings. In addition, the site is situated in Flood Zone 1, with low risk of fluvial and surface water flooding.

There is no planning history associated with the site.

2. Proposed Development

This application seeks planning permission for the *'Demolition of existing garage/workshop. Subdivision of existing dwellinghouse into 2no. flats with associated access, parking and private amenity space'*.

It is proposed to subdivide the existing dwelling of Alverstoke House into 2no. flats. The existing garage/workshop structure to the north elevation will be removed to facilitate the subdivision of the property, and to allow sufficient parking provision to be created.

Flat 1 will be located to the ground floor, whilst flat 2 will be located on the first floor. Both flats will consist of kitchen/dining/living space, along with two bedrooms and a family bathroom.

Flat 1 will be accessed via the existing front door, located to the west elevation, whilst flat 2 will be accessed via the existing back door to the north elevation. The existing staircase will be reversed to create a clear entrance to flat 2.

One new door is proposed to the west elevation, replacing an existing window. There are no other external changes required to the existing dwelling to facilitate the subdivision. Minor internal alterations are proposed.

The existing dwelling extends to 218.5sqm (including the garage/workshop).

Flat 1 will extend to 91sqm, whilst Flat 2 will extend to 83.5sqm. The existing garage/workshop will be removed (44sqm).

Parking and bin storage space can be sufficiently achieved within the site, with two allocated parking spaces created per dwelling. Both flats also benefit from private garden space. 21

Access to the site will remain as per the existing arrangement – directly off Salisbury Road to the west of the site.

3. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regards is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kenet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

4. Planning Analysis

Principle of Development

Policy CP1 'Settlement Strategy' identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. It identifies a four-tier settlement hierarchy involving, in descending order, Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.

Policy CP2 confirms that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Burford is designated as a 'Market Town' (including Amesbury and Durrington), as defined by Policy CP4 'Spatial Strategy: Amesbury Community Area' (ACA) where it states that over the plan period (2006-2026) approximately 2,785 new homes will be provided, of which about 2,440 should occur at Amesbury (including Burford and Durrington).

The site is located within the settlement policy boundary of Burford and therefore it is considered that the principle of development is acceptable.

Character and Appearance

Policy CP57 ensures high quality design and place shaping, stating '*a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality*'.

Alverstoke House is an existing dwelling and the proposal comprises the subdivision of the existing dwelling into 2 no. flats.

The external elevations will remain as existing, bar the insertion of a new door to the west elevation (replacing an existing window) and the removal of the poor-quality timber clad garage/workshop structure to the north elevation. The removal of the garage/workshop allows the site to be opened up to facilitate the creation of additional parking provision to serve Flat 2.

There is no proposed increase in GIA and only modest alterations are required internally to allow the creation of the two proposed flats.

A private residential garden is to be created for each dwelling – to the south and south-west of the site.

The existing boundary fence to the site will also be replaced, as the existing is in poor condition. It is proposed to erect a new 1.8m high fence to the north and west of the site.

Amenity

Having regard to neighbour amenity, Policy CP57(vii) requires development to have regard to the compatibility of adjoining buildings and the impact on amenities of existing neighbours.

In this case, site comprises the existing dwellinghouse of Alverstoke House – which is already in an established residential use. The site sits within a mixed-use village centre, where residential, community and commercial uses coexist.

The nearest neighbouring dwelling lies to the south of the site (28 Salisbury Road), whilst a petrol filling station lies to the north.

As the existing building is already in an established residential use, and there are no proposed changes to the southern elevation, it is considered that the proposed development will not have any impact the amenity of the neighbouring dwelling.

In terms of private amenity, the existing garden will be split to allow for an area of private garden space to be created for each flat. Both gardens will be located to the southern side of the site – allowing sufficient sunlight.

Highways & Parking

Policies CP60 and CP64 are concerned with traffic impacts of development and parking standards. These policies aim to ensure developments adequately address matters of access arrangements and road safety alongside adequate parking provision.

The site is currently accessed directly off Salisbury Road, to the east of the site. This existing access will be retained and the existing visibility maintained for the proposed development.

Sufficient car parking provision can be accommodated on site, in line with the Wiltshire Council minimum car parking requirements. There is also sufficient space within the site for cycle storage.

Two car parking spaces have been provided per dwelling. Flat 1 will benefit from two spaces to the front of the site, whilst Flat 2 will benefit from two spaces to the rear of the site.

5. Conclusion

Overall, the Applicant contends that, due to the nature and location of the proposed development, the proposal can be successfully integrated into the site with no harm caused to the site or surrounding area. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality.

The scheme therefore accords with the Wiltshire Core Strategy.

I trust that the enclosed information is sufficient for this planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information or if you wish to visit the site.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients