

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00244
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Bramley Cottage, Firs Road, Alderbury, Salisbury, SP5 3BD
DEVELOPMENT DESCRIPTION:	Erection of garden room to be used as a home office and gym
RECOMMENDATION:	That Planning Permission be GRANTED

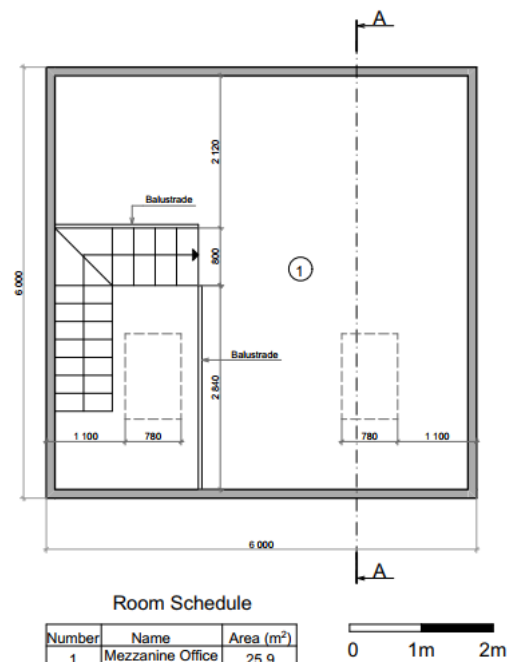
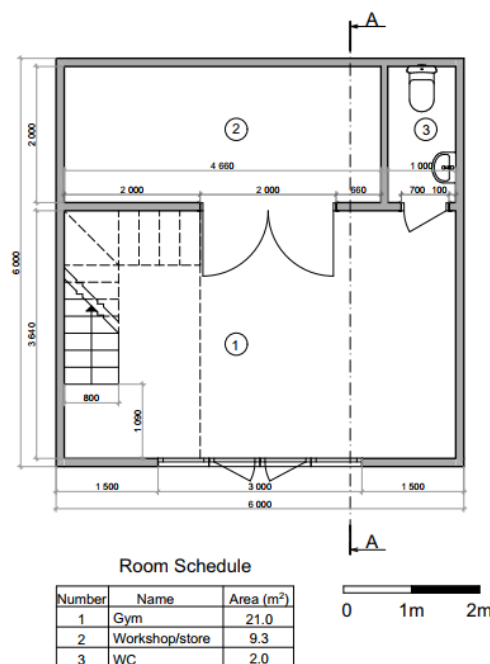
PROPOSAL

The proposal seeks planning permission for a detached 1.5 storey outbuilding to contain a garden room/gym with an office above.

Revised proposals were received 15.05.2026, reducing the height of the proposed 1.5 storey outbuilding and removing proposed dormer windows. A second consultation period was undertaken.

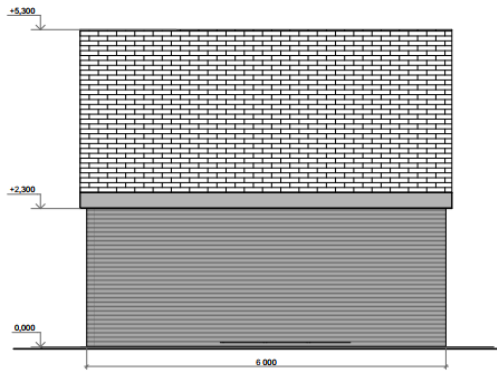
The development description was amended 22.06.2026 and the proposal to extend the existing garage, replacing a timber garden shed, and replace the garage roof with a raised eaves height and a steeper pitched roof was removed from the proposals. A third public consultation period was undertaken.

Proposed outbuilding plans (ground and first floors)

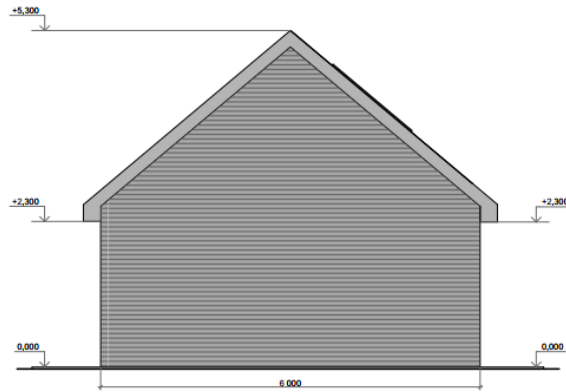


Proposed outbuilding elevations

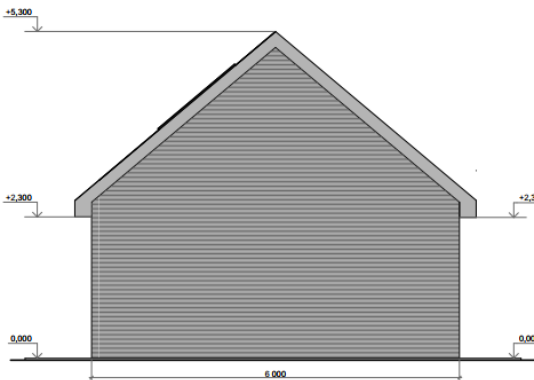
**Garden room - Proposed
NE Elevation (Rear)**



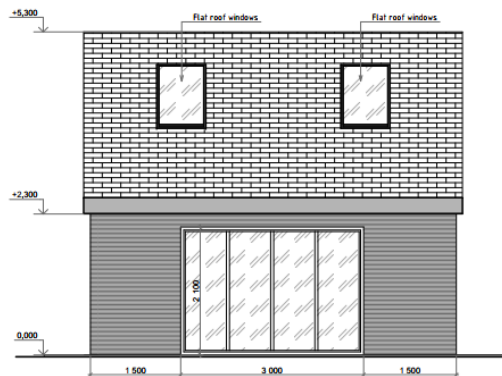
**Garden room - Proposed
NW Elevation (LH side)**



**Garden room - Proposed
SE Elevation (RH side)**

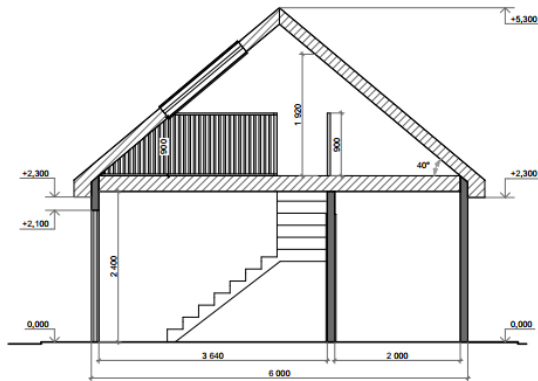


**Garden room - Proposed
SW Elevation (front)**



Proposed section

**Garden room - Proposed
Section A-A**



SITE DESCRIPTION/CONTEXT

The application site relates to an extended detached dwelling located within the settlement boundary of the large village of Alderbury, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 23 (Spatial Strategy for the Southern Wiltshire Community Area).

The property is within a residential area, sited close to the road with a driveway along the southeast boundary, leading to a detached garage. There is a large garden to the rear with some sheds and greenhouses.





The application site is subject to the following planning policy constraints:

- Flood Zone 1
- River Test Catchment
- 13.8km recreational zone of influence for New Forest Protected Sites

PLANNING HISTORY

Proposal / Summary
S/1984/0783 - Full planning permission Decision - Approved Date: 27/6/1984 – GRANNY ANNEXE BEDROOM STORE ROOM AND EXTENSION TO BOX ROOM
S/1985/0206 - Full planning permission Decision - Approved Date: 13/3/1985 – GRANNY SITTING ROOM
S/2006/0457 - Full planning permission Decision - Approve with Conditions Date: 20/4/2006 – INSERTION OF TWO HIGH LEVEL, NON OPENING WINDOWS USING OBSCURED GLASS TO WEST ELEVATION SERVING UTILITY & EN-SUITE & 3 ROOF LIGHTS
S/2006/0015 - Full planning permission Decision - Approve with Conditions Date: 6/2/2006 – ALTERATION TO ROOF AT REAR OF PROPERTY - INTRODUCTION OF ROOF LANTERN IN FLAT ROOF (VARIATION TO EXISTANT PERMISSION FOR EXTENSION / RENOVATION REF:S/05/113

S/2005/0113 - Full planning permission Decision - Approve with Conditions Date: 8/3/2005 – GROUND AND FIRST FLOOR EXTENSIONS INCLUDING RAISING ROOF HEIGHT AND ALTERATIONS TO FRONT ELEVATION (NEW PORCH)

S/2003/0599 - Full planning permission Decision - Refused Date: 6/5/2003 – ALTERATIONS AND EXTENSIONS TO EXISTING HOUSE

S/80/0069 - Historic apps 1974 to 1983 Decision - Approve Date: 26/3/1980 – New lounge, utility room and WC

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- 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
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

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

Alderbury Parish: Object

Alderbury PC objects on the following grounds:

- 1. overdevelopment of the site*
- 2. overshadowing of neighbouring properties*
- 3. unsympathetic to the local area*

Comments on revised plans:

Alderbury Parish Council continues to object to this application. I refer you to our previous comments. They do not feel any of their objections have been adequately addressed, so they remain in place.

Final comments following removal of works to extend the garage:

At their meeting on 9th July, APC no have 'no comment' on this amended application

This was clarified with the Parish Clerk who confirmed that this is to mean that they remove their objection as previous concerns had be adequately dealt with.

Highways Officer: No objection subject to condition

Introduction and Proposal

I refer to the above planning application received on 1st April 2026.

The proposal involves the erection of a single storey extension to the existing garage to replace an existing lean-to shed. The extension would provide a tool store, with the single garage and workshop being retained as is.

It is also proposed to raise the roof height of the garage, although there is no suggestion that a first floor would be created.

A two-storey garden room in the rear garden area is also proposed to accommodate a home a gym and workshop at ground floor and a home office at first floor.

Access and Parking

There are no changes proposed to the means of vehicular access serving the site, or the driveway parking which can accommodate parking for up to 5 cars, as can be seen by both the site plan and streetview image.

Summary and Recommendations

The proposed extension to the garage would provide for the addition of a tool store, and the garden room is proposed to accommodate a gym, workshop and home office. The proposals would not affect the access and parking associated with the dwelling, and on the basis that the garage extension and garden room would create ancillary residential accommodation only to the main dwelling, there would be no highway objection.

It is recommended, however, that a condition be imposed on any permission granted to ensure that the accommodation remains in ancillary residential use.

REPRESENTATIONS

Nine objections were raised by five neighbours. Objections were raised regarding:

- Harm to residential amenity (full comments discussed in Amenity section below) with overshadowing, overlooking, residential amenity of garden should be protected, increased noise
- Overdevelopment of the site, no justification for building of this scale
- Potential commercial use of the garage
- Potential for garden room to be used as a separate dwelling
- Potential for training/gym based commercial activity of garden room
- Smells and light pollution from existing dwelling
- Development is not sympathetic to the local character

- Increased traffic and noise due to bicycle storage for charity work
- Building works on garage have already started
- Several cars parking outside of property boundary on Firs Road
- Comments on existing sheds close to boundary of 3 Woodlea Grange
- Existing trees overshadow neighbours
- No privacy issues towards Bramley Cottage

Photos of the existing site were also submitted by neighbours.

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 proposed development comprises the construction of a 1.5 storey garden room within the rear garden to be used as a home office and gym.

The proposed garden room has a footprint of 6m x 6m, with a gym, workshop/store and WC at ground level and a mezzanine office space within the roof space. The proposed roof form is a pitched roof with gable ends, with a ridge height 5.3m and eaves 2.3m. A glazed screen with double doors is proposed in the south west elevation, facing towards the host dwelling and two roof windows are proposed in the south west roof slope. There are no other doors or windows. Materials are proposed to be 'wood effect cladding in grey' for the walls and a red clay tile to match the house.

The proposed garden room is a large outbuilding and would be sited within the rear garden, away from any boundaries. It is unusual to have a 1.5 storey outbuilding centrally located within a rear garden. The application form states that one of the reasons that the garden room is 1.5 storey is to obscure views to the properties at the end of the garden in Woodlea Grange. However, the garden is large and there is at least a 4m separation distance to any shared boundary. The proposed garden room is located centrally to the rear garden but does align with no 3 Firs Road, giving it some pattern of development. It is not considered to impact the visual openness of the site, within the setting of a built-up area.



Several objections were raised regarding overdevelopment of the site. The existing dwelling has been extended over the years, but the application site is a large plot, and the proposed garden room would sit away from shared boundaries and adequate garden amenity space would remain. It is noted that Class E permitted development rights would allow for up to 50% coverage of the original garden with outbuildings and for buildings further than 2.5m from the boundary a 4m dual-pitched roof is permitted. This would be considered a fall-back position. Given the scale of the plot, the distance between the outbuilding, the boundaries and then to the neighbouring properties, the proposed scale is acceptable (see snip with measurements above). It is also noted that the site to the east has been developed within the rear garden, it is therefore not considered that the introduction of further buildings would result in overdevelopment.

The original submission included for the extension to the existing garage and the replacement of the existing pitched roof with a taller pitched roof. Whilst the extension of the garage was considered acceptable, the increase in proposed ridge height from 3.28m to 4.5m was considered to have an overbearing impact on the neighbour to the east and has subsequently been omitted from the proposals.

Objections have been raised by the Parish Council and neighbours that the proposals are “unsympathetic to the local area”. The application site is not within a conservation area or near to any listed buildings. The revised proposals (removing works to the garage roof), will not be visible from wider public views.

Objections were also received about the proposed use of the garden room, with concerns that commercial activity may take place or the garden room being used as a separate dwelling. It is noted that Bramley Cottage is a large property, with several adults living within in. This application is not for annexe accommodation and a condition will be included on this consent to ensure the garden room is not used as a separate dwelling, or for commercial activity.

It is noted that the initial application sought permission to extend the existing garage to be used for storage. The proposal was not seeking permission for commercial activity and if this was the case, a change of use application would be required.

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 site is surrounded by residential neighbours, they are considered in turn below:

Nola

Located to the north west of the site boundary, a modest two storey semi-detached dwelling.

View of rear elevation of Bramley Cottage and 'Nola' on right



Objections were received from this neighbour in relation to amenity are as follows:

I would like to object to the proposed development and would make the following points:-

1. Bramley Cottage has been overdeveloped already. What was once a good sized cottage is now an 8-bedroomed house which has been built right right to our boundary, overshadowing the front of our property. In the past, we have had to complain to Mr Sneddon about emissions from the new development of his property which spilled on to our front entrance. We are now often subject to cooking smells which can be smelt

inside our property which come out of the vent in his rooflight. There is also considerable light being emitted from the existing property (namely a security light) which lights up the inside of our house at night through the window and disturbs the occupants of our house. Further development can only increase these problems.

2. The construction of a two storey building in the garden will overlook our garden and seems to be one which resembles a residential house rather than a garden building. I am concerned that this will become residential accommodation in the future but there is no access to this property from any road. This construction will also cause further light pollution into our garden altering the feeling of a village property. Under the National Planning Policy Framework Paragraph 135 I understand that the planners must consider whether the development is sympathetic to local character which I do not consider this is. I feel the application conflicts with the NPPF, particularly in failing to protect neighbouring amenity and respecting the character of the area.

3. Under the Local Plan, I believe that the proposed development is contrary to policy which should protect residential amenity and the use for which parcels of the land are meant to be used (i.e. garden) and the Council should refuse this application to prevent overdevelopment.

As discussed above, the proposals do not relate to the existing, extended dwelling but to outbuildings and are not considered overdevelopment of the site. The comments regarding smells and emissions and site lighting are not a material consideration for this planning application. Officers fully recognise the importance of there being a mechanism in place for any complaints to be raised regarding noise and disturbance. The Council has a well-established complaints system, and any statutory nuisance related to smells and emissions for a residential dwelling, within a residential setting, would fall to the Council's environment control and protection team to investigate, which falls outside the determining of planning applications.

The proposed two-storey outbuilding has the potential to introduce additional overlooking towards the neighbouring property. However, no windows are proposed on the north-west elevation facing the shared boundary, which limits direct overlooking.

The revised scheme has removed the two dormer windows from the south-west elevation and replaced them with two rooflights. One rooflight serves the stairwell, while the other serves an office space, meaning only one roof light would have a cill height suitable to look out from and the nature of the window, being within a sloping roof also reduced the capacity to look directly from it. The separation distance between the proposed outbuilding and the rear elevation of Nola is approximately 24m. Whilst there remains some limited potential for increased overlooking, this would be oblique and mitigated by the separation distance, the orientation of the building (being square to Bramley Cottage), and the proposed non-habitable use of the first floor (to be secured by condition).

On balance, the level of impact is not considered sufficient to warrant refusal on amenity grounds in a residential setting where interrelationships between dwellings are to be expected.

1 Feniton Close

Located on the southeast boundary, a two storey, semi-detached modern dwelling. The existing garage is sited along the shared east boundary.

An objection from this neighbour was received as follows:

- 1. Increase of garage height would be intrusive to neighbouring garden. Would overshadow.*
- 2. Garage activity appears more commercial in activity*
- 3. Garden room represents overdevelopment of site with the addition of a separate dwelling by stealth*

The revised submission has removed any works to extend or raise the garage roof following concerns from the Officer that the increased roof height had the potential to have an overbearing effect on the garden space of 1 Feniton Close and potential overshadowing.

Permitted development rights for outbuildings remain and the applicant has indicated that they are likely to extend the garage but in accordance with regulations for outbuildings within 2m of the property boundary, the height of any extensions would be limited to 2.5m in height.

New Grange, 3 Firs Road

Located along the shared south east boundary, this property aligns with the proposed garden room. No windows are proposed on the elevations facing the shared boundary and the building lies to the north of the dwelling. No comments have been received from this neighbour. There are no concerns with regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

1 & 2 Woodlea Grange

These properties are modern, detached, two-storey dwellings located on the north boundary. The application form states that the reasons for the proposed outbuilding being two storey is to “obscure overlooking” from these dwellings. It is noted that in residential areas such as this, there is a degree of inter-relationship and overlooking that is considered to be acceptable in planning terms and the separation distance between the dwellings is approx. 50m.

Two objections have been received from 1 Woodlea Grange as follows:

We would like to submit a formal objection to the above planning application as the owners of 1 Woodlea Grange, an adjoining property that directly backs onto Bramley Cottage.

Grounds for Objection

- 1. Excessive Scale and Impact on Residential Amenity*
Having carefully reviewed the submitted plans, we consider the proposed garden room to be excessive in both width and height. Due to its scale and proximity to our boundary, we are concerned that it will overshadow our garden and materially reduce our enjoyment of our outdoor space.

2. Design Resembling a Self-Contained Dwelling and Potential for Non-Domestic Use

The inclusion of toilet and wash facilities, along with an upper floor, gives the proposed garden room the appearance and functionality of a separate dwelling rather than an ancillary outbuilding. We are further concerned that the layout and specification could facilitate future use by the applicant's son for personal training or gym-based commercial activity, which would be inappropriate in a residential setting and would materially affect neighbouring amenity.

3. Overdevelopment of the Site and Potential Commercial Use

When viewed alongside the extended garage, the addition of this substantial new structure contributes to what appears to be overdevelopment of the plot. The scale and specification of the proposed garden room do not seem consistent with typical personal domestic use, and we are concerned that the site may be used for commercial purposes in the future.

Following revised plans:

After reviewing the revised plans submitted by Mr Snedon for the garden room, we confirm that our original objections remain unchanged.

The proposed reduction in building height of 600mm is insignificant. The overall height and width of the structure continue to be our primary concerns. When combined with existing overgrown Leylandii (approximately 8m high and 3m wide) our line of sight will be severely compromised and our garden will be substantially overshadowed.

A gym for personal use, together with an office can be adequately accommodated within a single-storey building with a flat roof. There is no justification for a structure of this scale in a residential setting.

Two objections have been received from the owner of 3 Woodlea Grange as follows:

We would like to object to this application on these grounds as owners of 3 Woodlea Grange, the adjoining property :

- 1, The Garden Room would over shadow, over look and impact the enjoyment of the garden compromising the privacy of 3 Woodlea Grange.*
- 2, It appears to be a total over development of the site.*
- 3, The proposed development of the Garage doesn't look to be for personal enjoyment , but seems to be for commercial use.*
- 4, the proposed development of the Garden Room including a toilet, wash facilities and an upstairs resembles a separate dwelling.*

After revised plans:

We still object to this application. We feel the size of the foot print and the height at 5.3m of the garden room would still over shadow 3 Woodlea Grange and

neighbouring properties. The idea of this building restricting the sight line of the applicant will also have an adverse effect on our property, restricting sunlight into our garden. We still feel that a two storey building is a over development and unnecessary for the purpose that it is intended.

Please can you confirm you have received our objection and keep us informed of any further actions

Three objections have been received from the tenants of 3 Woodlea Grange as follows:

As Tenants of 3 Woodlea Grange, we have the following concerns, which are not suitably answered within the planning application:

- Overdevelopment, not in keeping with neighbouring properties.*
- Increase in traffic and noise levels because of bicycle storage for Charity Work Tandem Bikes, usage would be similar to that of a business.*
- There has already been building work at this property during this year, it is unclear if this is work started on the garage building.*
- Property already has several cars that park outside of property boundary on Firs Road.*
- Concerned over size of garden room, appears to be a small dwelling rather than for personal use, 6x6 metres and 5 metres tall. This appears to be far more than for personal gym space and office space.*
- Size of garden room will overshadow and reduce daylight and privacy to 3 Woodlea Grange.*
- Daylight and privacy is already compromised because of the close proximity of the large shed and tall lean-to next to the boundary of 3 Woodlea Grange, the lean-to is over 3m's tall already.*
- Impact of garden room lights, concerned light from this could cause disturbance throughout the night.*
- Trees - our light is already reduced by very tall trees within the Bramley Cottage Boundary, on top of the lean-to.*
- Noise - the property already generates a lot of noise with existing activity and business, concerned increasing garage and having a garden room will only increase the noise from the property.*
- Our enjoyment of the garden would be seriously comprised by the potential increase in noise levels, further reduction in privacy and reduced light within the garden.*

Following revised plans

After reviewing the revised proposals, we believe the reduction in height is negligible and represents over development in a residential area. The applicant states it will provide privacy from surrounding houses, however there is sufficient privacy with the height of trees surrounding the property as well as the high shed and lean-to backing onto our garden, which means they are not overlooked. We are still concerned the overall size of the garden structure due to it being of similar size to a small house.

Further comments and photos 10.06.2026

To whom it may concern Further to our objection below, and the previous objection submitted on 18 April, as we were unable to add photographs as part of our objections we would like you to see the already overdeveloped area that backs onto 3 Woodlea Grange. I have attached photos which show the shed and lean to are close to the boundary as well as being much taller than the fence line. In addition there are several tall trees which block our light. You can also see from the photos that the proposed extension to the garage has already started to be build pre planning permission. Please accept this in addition to our online objections.

The proposed outbuilding lies 22m to the south of the closest rear wall of these properties, with no window or doors proposed in the north elevation, facing towards this boundary. There are no concerns regarding loss of privacy, overbearing impact or overshadowing. A condition can be included to make sure windows are not installed in the north elevation.

As discussed above, the proposed outbuilding, although 1.5 storeys, is set within a large plot, over 20m away from shared boundaries, it is therefore not considered to be overdevelopment of the site. The use of the outbuilding will be conditioned so that the use will be incidental to the dwelling.

Although comments regarding parking, existing trees and noise from activities are duly noted, it is not considered that the proposals included in this application would contribute to these existing matters. No changes to parking arrangements are proposed and the additional building would not introduce further noise pollution beyond that of a residential dwelling.

Photos were submitted by this neighbour showing existing outbuildings, these appear to be within permitted development regulations. They show that work to extend the garage have commenced and this has been acknowledged by the applicant who have confirmed that the works are within permitted development regulation heights (see above).

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.

No changes are proposed to the vehicular access or driveway parking. There is parking for up to 5 cars within the driveway. No objection has been raised by the Highways Officer, with the proposed condition that the garden room and garage extension remain in ancillary residential use

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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to a new outbuilding and extension to an existing garage. The application site is within the catchment of the River Test, which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations. The site is also within the 13.84km recreational zone of influence for New Forest Protected Sites, but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Other issues

Objections were also received regarding trees along the boundary, reducing light into gardens of neighbouring properties and close proximity of existing sheds within the garden. These are not material planning considerations for this application.

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, heritage, 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:

Title	Description	Received Date
Proposed Site Plan	GB027 Rev 1	21 July 2026
Location Plan	GB001	17 March 2026
Proposed SE Elevation RH side	GB005 Rev A	15 May 2026
Proposed First Floor Plan	GB003 Rev A	15 May 2026
Proposed SW Elevation	GB004 Rev A	15 May 2026
Proposed NW Elevation LH side	GB007 Rev A	15 May 2026
Proposed NE Elevation Rear	GB006 Rev A	15 May 2026
Proposed Ground Floor Plan	GB002 Rev A	15 May 2026
Proposed Section A-A	GB008 Rev A	15 May 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

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

4. The garden room building hereby approved shall not be used at any time other than for purposes ancillary to the residential use of the main dwelling known as Bramley Cottage, Firs Road, Alderbury, Salisbury, SP5 3BD, it shall not be used as habitable accommodation, let or used for any commercial purposes and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation 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 to ensure the safeguarding of the character of the area, in the interests of highway safety and in the interests of residential amenity and having regard to the policies relating to the area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts, amends (with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the north west, north east or south east elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.