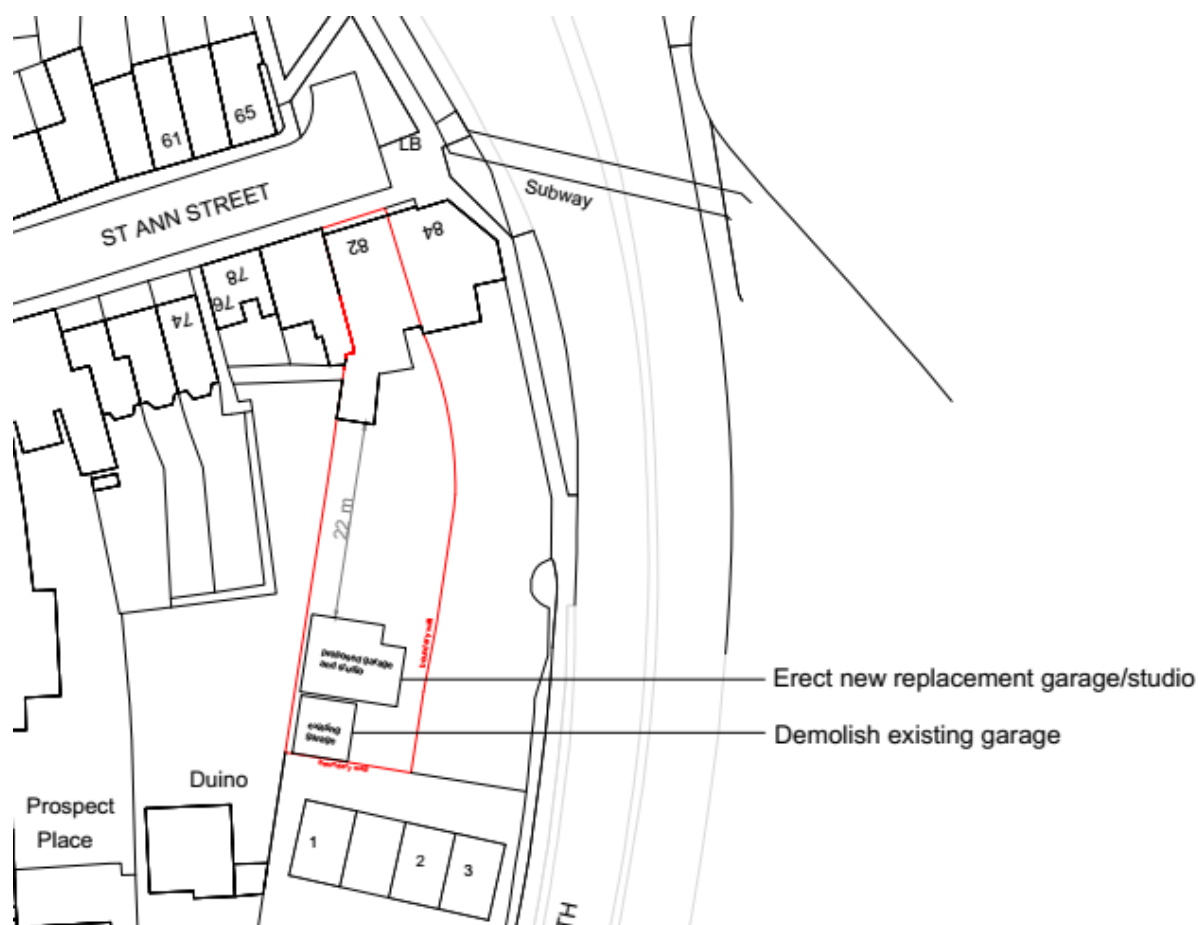


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03069
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old Surgery, 82 St Ann Street, Salisbury, SP1 2DX
DESCRIPTION OF WORKS:	Demolition of existing double garage. Erection of new replacement double garage with studio space.
RECOMMENDATION:	Planning Permission be GRANTED



SITE DESCRIPTION/CONTEXT

The application site consists of 82 St Ann Street a Grade II* listed dwelling with list entry number: 1273228

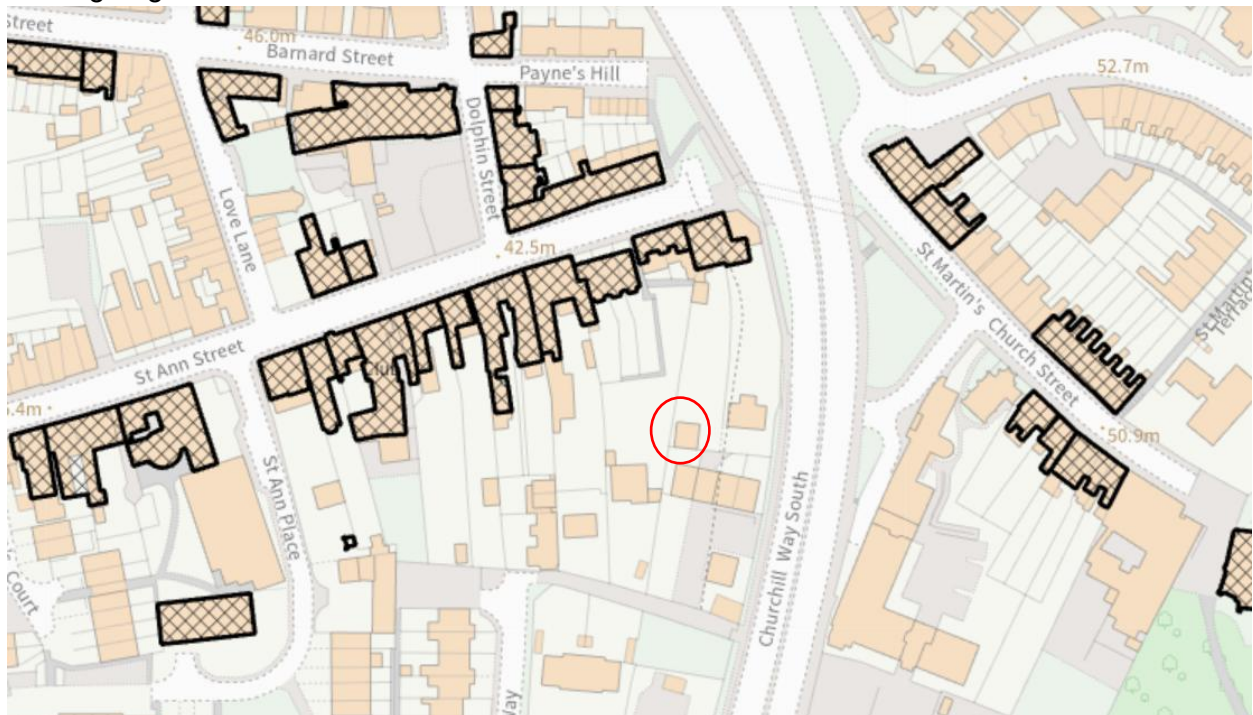
First half C18 origin, later C18 front. Three storeys colour washed brick. Stone frieze enriched with fluting over the windows and roundels between and bracketed centre panel with carved urn and swags. Small moulded cornice, rendered parapet with centre panel of balusters and piers dividing each side into two, old tile hipped roof.

Four square windows and centre oval window on second floor. Five windows on first floor the centre window having narrow architrave surround, small panel over head with carved urn, cornice and moulded pediment, the apron of the window is recessed with balusters. Four windows and central door on ground floor. Six flush panelled door with rectangular fanlight over, arched radiating and wreathed glazing pattern in wrought iron. Both recessed, flush panelled reveals. Flanked by engaged, fluted, Roman Doric columns with entablature, semi-circular on plan, over well fluted frieze and moulded, denticulated, bracketed cornice. Four moulded stone steps C18 wrought iron railing swept up on curve to wall of house with scroll terminal. Similar railing on right hand has been restored. East side of house, brick and coursed flint alternating bands, external chimney.

Interior has good staircase, open string, scrolled tread ends, turned balusters, turned newels, moulded handrail with swept junctions. Good fireplaces.

The application site is situated within the settlement boundary of the Principal Settlement of Salisbury, as defined by core policies CP1, CP2 and CP20.

The application site is located at the eastern end of St Ann Street and lies within the historic core of the conservation area according to the City of Salisbury Conservation Area Appraisal and Management Plan. The application site is surrounded by numerous listed buildings as shown in the snippet below. However, the existing garage is a recently constructed garage. The location of the garage is shown in the red circle below.



The site is also within the River Avon Special Area of Conservation (SAC) catchment; and within the 13.8-kilometre zone of influence for the New Forest Special Protection Area (SPA), SAC and Ramsar sites. However, due to the nature of the application, these designations have no bearing to the assessment of this application.

The snippet below is a map from the Environment Agency which shows the extent of the Flood Zone which does not encroach onto the application site with the location of the existing garage shown in red below.



PROPOSAL

This application proposes for the demolition of an existing double garage and the erection of a new replacement double garage.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2023/10339 - Approval of details reserved by a condition Decision - Approve Date: 3/4/2024 – Discharge of Conditions 8, 9 and 10 on PL/2022/07060 - Construction of 4 no. dwellings (revision to previously approved dwellings under 20/01940/FUL) to include repositioning of dwellings and parking arrangement, together with revised boundary between new
20/01940/FUL - Full planning permission Decision - Approve with Conditions Date: 12/3/2021 – Refurbishment and conversion of a grade II* Listed building previously used as a GP surgery and a 2 bedroom residential flat on the upper floors, to form 2 separate residential dwellings; construction of 4 x residential dwellings with the existing car par
20/02566/LBC - Listed building consent Decision - Approve with Conditions Date: 12/3/2021 – Conversion of grade II* Listed building currently as a GP surgery [D1 use class] with 2 bedroom residential flat [C3A use class] into two residential dwelling houses.
PL/2021/11064 - Full planning permission Decision - Approve with Conditions Date: 23/2/2022 – Alterations to approved plans 20/01940/FUL in respect of the conversion of grade II* Listed building to two residential dwelling houses to include retention of extension and demolition of detached outbuilding, external and internal alterations
PL/2021/11223 - Listed building consent Decision - Approve with Conditions Date: 23/2/2022 – Alterations to approved plans 20/02566/LBC for the conversion of grade II* Listed building to two residential dwelling houses to include retention of extension and demolition of detached outbuilding, external and internal alterations

PL/2022/01806 - Full planning permission Decision - Approve with Conditions Date: 19/4/2022 – Installation of hybrid heating system, which include an internal hybrid boiler and a outdoor heat pump for each Unit. Erection of garden wall at the boundary of Unit A and B.
PL/2022/02186 - Listed building consent Decision - Approve with Conditions Date: 19/4/2022 – Installation of hybrid heating system, which include an internal hybrid boiler and a outdoor heat pump for each Unit. Erection of garden wall at the boundary of Unit A and B.
PL/2022/03481 - Approval of details reserved by a condition Decision - Approve Date: 2/8/2022 – Discharge of Condition number 4 (External brickwork) of application PL/2021/11223 (Alterations to approved plans 20/02566/LBC for the conversion of grade II* Listed building to two residential dwelling houses to include retention of extension and demolit
PL/2022/03731 - Full planning permission Decision - Withdrawn by Applicant Date: 15/7/2022 – Construction of 3 detached dwellings (as an amendment to the 4 dwellings previously approved under 20/01940/FUL) together with the construction of a block of two double garages to serve Units A and B 82 St Ann Street
PL/2022/07060 - Full planning permission Decision - Approve with Conditions Date: 25/1/2023 – Construction of 4 no. dwellings (revision to previously approved dwellings under 20/01940/FUL) to include repositioning of dwellings and parking arrangement, together with revised boundary between new builds (Units C, D1, D2, D3) and listed dwellings
PL/2024/10184 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 28/7/2025 – Internal alteration works to include the reintroduction of an existing 'discovered' opening within the kitchen area.
S/1982/0123 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 23/2/1983 – Internal alterations.
S/1982/0658 - Full planning permission Decision - Approve Date: 25/8/1982 – CoU - Office accommodation to Doctor's surgery
S/1991/1674 - Listed building consent Decision - Approve with Conditions Date: 10/1/1992 – L/B APPLICATION - ERECTION OF A SINGLE STOREY LOBBY TO LINK MAIN BUILDING TO PROPOSED PRACTICE MANAGERS OFFICE /COMPUTER ROOM, FORMERLY A STORE
S/1991/1728 - Full planning permission Decision - Approve with Conditions Date: 8/1/1992 – ERECTION OF A SINGLE STOREY LOBBY TO LINK MAIN BUILDING TO PROPOSED PRACTICE MANAGERS OFFICE/COMPUTER ROOM FORMERLY A STORE
S/1998/0042 - Full planning permission Decision - Approve with Conditions Date: 27/5/1998 – SINGLE STOREY EXTENSION TO PROVIDE PRACTICE MANAGERS OFFICE AND STAFF MEETING ROOM
S/1998/0043 - Listed building consent Decision - Approve with Conditions Date: 18/6/1998 – SINGLE STOREY EXTENSION TO PROVIDE PRACTICE MANAGERS OFFICE AND STAFF MEETING ROOM
S/2000/1663 - Full planning permission Decision - Approve with Conditions Date: 24/10/2000 – CONSTRUCTION OF DETACHED BUILDING TO ACCOMMODATE PHARMACY

CONSULTATION RESPONSES

Historic England: No Comment.

Salisbury City Council: Support.

Conservation Consultation: No Objection

Highways: No Objection

Archaeology: No Objection

REPRESENTATIONS

Two representations have been received from neighbouring members of the public. They will be discussed in the amenity section below and can be summarised as follows:

- Intended use of the proposed studio, seeking clarification on whether it is for personal use or business purposes. They object to the proposal if it would involve a business operation, due to the potential increase in vehicle and pedestrian traffic within the secure gated development.
- Concern regarding construction-related disruption, as a parking space is located beneath the access archway serving the site and difficulties were previously experienced during building works
- Objection to the proposal on the grounds that it would relocate garage access, vehicle movements and associated activities closer to their garden and patio, resulting in increased noise, fumes, vibration and disturbance.
- A neighbour has disputed the Design and Access Statement which says that the garage is not visible from neighbouring properties and question the stated benefits of the scheme, arguing that the main beneficiaries would be Nos. 82 and 84 rather than neighbouring residents.
- Additional concerns include the recent removal of a mature tree.
- Concern regarding information on levels, boundary wall heights and elevations.
- They request conditions preventing vehicle maintenance, nuisance from studio activities, overlooking arising from raised ground levels, prolonged construction disruption, and inappropriate waste disposal practices. They state that, unless conditions can be secured, they oppose the proposal.

ASSESSMENT

Impact on the Character and Appearance of the Conservation Area and Listed Buildings

Section 16 of the Act states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the

building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations.

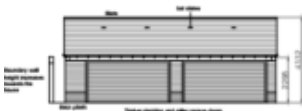
The application site consists of a Grade II* listed building. This application is specifically regarding an existing detached double garage which was erected as part of planning permission PL/2022/07060. The existing garage is not a historic building as it was only recently constructed. However, it is located adjacent to a historic brick boundary wall on the western edge of the application site. This application proposes to demolish the existing garage and replace it with another double garage.

The proposed garage will measure approximately 10.75 metres in length and 4.3 metres in height to the ridge. It is proposed to be located 0.6 metres from the historic boundary wall on the west and 6.7 metres from the boundary wall to the south within this southern area will be parking spaces. It is proposed to have timber clad walls on a brick plinth with a pitched slate roof and timber doors. The surrounding garden area around the garage is proposed to be built up around the garage on the north. The garage will have two double doors, the first double door is for a proposed double garage while the second door is for a studio area with an external door on the north leading to external steps to the built-up garden area. The agent and applicant has noted

that the studio space is for incidental use associated with the host dwelling. This studio area will measure 4.5 metres in width and 5.9 metres in length. This is considered to be minimal in scale and as such appropriate for an incidental outbuilding use.

PROPOSAL

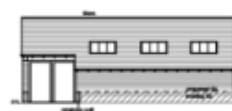
SIDE ELEVATION - SOUTH



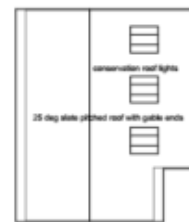
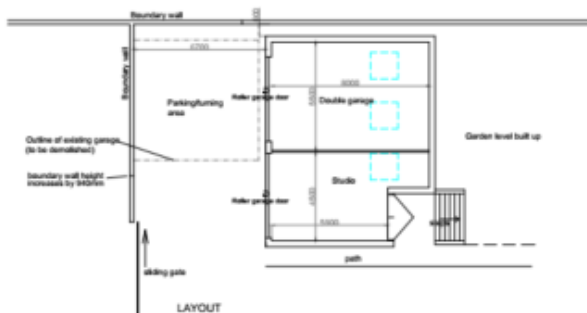
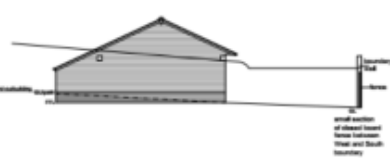
FRONT ELEVATION - EAST



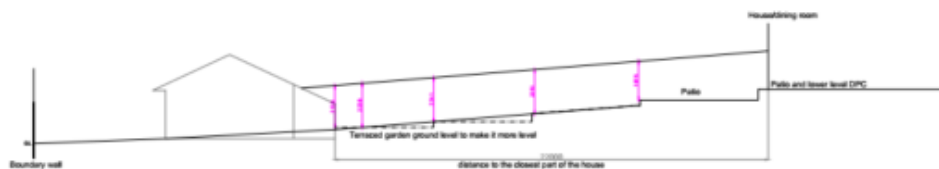
SIDE ELEVATION - NORTH



REAR ELEVATION - WEST



ROOF PLAN



Scale 1:100



In terms of the siting of the proposed garage within the wider conservation area, as the garage lies within an enclosed residential area, it will not be visible from public vantage points. As such it is not considered that this would have an impact on the setting of the conservation area.

The conservation officer has been consulted on this application. They have noted that: *The garage enlargement and rotation would reduce the open area of garden but is at sufficient distance and elevation change that it would have a negligible impact on the character and setting of the listed building and none at all beyond its boundaries.*

The conservation officer highlighted concerns on the impact of raising the level of the garden to the existing brick boundary wall. The agent submitted a construction statement which stated:

The boundary wall will be protected during construction, and no materials and/or machinery will be placed close to it. The foundation of the garage will be constructed using a reinforced slab which requires a very shallow level of digging. The wall will be protected by scaffolding during construction.

Impact on neighbour amenity

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

In terms of the relationship between the proposed garage and the western brick boundary wall, the garage will be approximately 0.6 metres from the boundary wall. Calculating the protrusion of the garage at the point where the boundary wall has been built, the existing garage is approximately 1.6 metres higher than the boundary wall while the proposed garage is approximately 1.8 meters higher than the boundary wall. This is a minimal difference in height. The relocated garage will be approximately 6.9 metres further north when compared to the existing location.

The consultation responses received from the neighbouring dwellings have been noted. The comment has noted that both the existing and proposed garage are visible from the neighbour's house and garden. However, as noted, an existing garage is already visible, from above the existing boundary wall, this proposed garage is approximately 0.2 metres above the ridge of the existing garage. This is therefore a minimal increase. The second point was regarding the removal of a tree in this location. Upon receipt of this application, this tree has already been removed (with what seems to appear to be done after a different approved application).

While the member of the public has suggested some conditions, some of these are not enforceable while others are issues which can be dealt with under different legislation.

Both comments highlighted their concerns regarding the use of the double garage and studio. This is proposed to be for incidental use associated with the host dwelling with the application

being a householder planning application. As such, any uses outside of expected use associated with a householder would warrant a change of use application which this application is not for. As such, the use and level of noise and smell of the garage and studio is expected to remain minimal in nature.

The submitted plans show that the proposed levels of the garden area will be stepped to ensure that the garden level remains approximately 2.2 metres. This would ensure that there will be no undue level of overlooking to the amenity area of the neighbouring dwelling. While the neighbour's concern regarding construction works is duly noted, it lies outside the remit of planning to condition that the applicant make the neighbour aware prior to any noisy building work taking place, this would be a civil matter which the neighbours would need to discuss. Lastly, construction rubbish and burning would be dealt with the relevant Environment Protection Act.

Archaeology

The LPA's archaeology officer has been consulted on this application. It is as follows:
The site of the proposed development is located on the line of Salisbury's previous medieval defences. Previous archaeological investigations adjacent to this site have recorded the remains of the city wall and associated earthworks and it is highly likely that any groundworks associated with the proposed development would impact upon further, as yet unrecorded, remains.

I would therefore advise that, following the demolition of the existing double garage, the footprint of the proposed development is to be stripped of overburden under constant archaeological supervision. Any exposed archaeological features will then have to be fully investigated and recorded prior to any construction phase. This work would be secured via a condition to be attached to any planning permission that may be issued. This has been included in the recommendation.

The officer has advised: *the applicant to engage the services of an archaeological contractor to carry out the excavations and prepare the report. This work is to be carried following the standards and guidelines as set out by the Chartered Institute for Archaeologists (CIfA) as well as those set out in the document 'Standards and Guidance for Archaeological Assessment and Fieldwork in Wiltshire and Swindon Borough', issued by WCAS. The costs of this work are to be borne by the applicant.*

doors to allow access has been submitted. Alongside this, a swept path analysis has been submitted to demonstrate access to the proposed garage. There are no other proposed changes to accessing the proposed garage. The highways officer has no objections to the revised plan submitted.

CONCLUSION

The proposed development is considered to be acceptable with no significant impact to neighbouring amenities or on the heritage assets, and it is therefore considered to be in accordance with the above listed Core Policies of the adopted Wiltshire Core Strategy, sections 16, 66 and 72 of Planning (Listed Building and Conservation Areas) Act 1990 and the aims of the NPPF.

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 Plans and Elevations Drawing Ref: P/02 Rev C Received: 20 July 2026

Proposed Block Plan with turning arrangements Drawing Ref: P/03R1 Received: 24 July 2026

Construction Statement Received: 20 July 2026

Design and Access Statement Received: 12 May 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 and should match those approved for the existing garage.

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

4. No development shall commence within the area indicated by application PL/2026/03069 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

4. The garage hereby permitted should only be used for purposes incidental to the residential use of the main dwelling, known as The Old Surgery, 82 St Ann Street, Salisbury, SP1 2DX and it shall remain within the same planning unit as the main dwelling.

REASON: The 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:

In accordance with the construction statement, the historic boundary wall will be protected during construction, and no materials and/or machinery will be placed close to it. The foundation of the garage will be constructed using a reinforced slab which requires a very shallow level of digging. The wall will be protected by scaffolding during construction.