

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03252
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Laurels, Rectory Hill, West Dean, Salisbury, SP5 1JL
DEVELOPMENT DESCRIPTION:	Proposed Garage conversion to form annexe, with single storey extension to the rear
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the conversion of the existing attached double garage into an ancillary annexe comprising one-bedroom accommodation with an open-plan living area and ensuite facilities. The proposal also includes a single-storey extension to the rear (west-facing) elevation of the converted garage to provide additional living space.

SITE DESCRIPTION/CONTEXT

The site comprises a detached one-and-a-half storey dwellinghouse with off-street parking, situated at the northern end of the built-up area of West Dean, which is identified as a Small Village under Core Policies 1, 2 and 23 of the Wiltshire Core Strategy and has no defined settlement boundary. The site is also located within the West Dean Conservation Area.



PLANNING HISTORY

Proposal / Summary
S/1994/1659 - Full planning permission Decision - Refused Date: 12/1/1995 – CONSTRUCTION OF DWELLING AND GARAGES AND ALTERATIONS TO ACCESS
PL/2021/05167 - Householder planning permission Decision - Approve with Conditions Date: 26/7/2021 – Removal of two old garden sheds and construction of an outbuilding in the rear garden.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire Community Area
- 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

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

- H33: Ancillary accommodation

West Dean 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

S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

West Dean Parish Council: No objection – with the following text received:

‘West Dean Parish Council have no objection to this application.’

WC Highways:

REPRESENTATIONS

One comment of support was received:

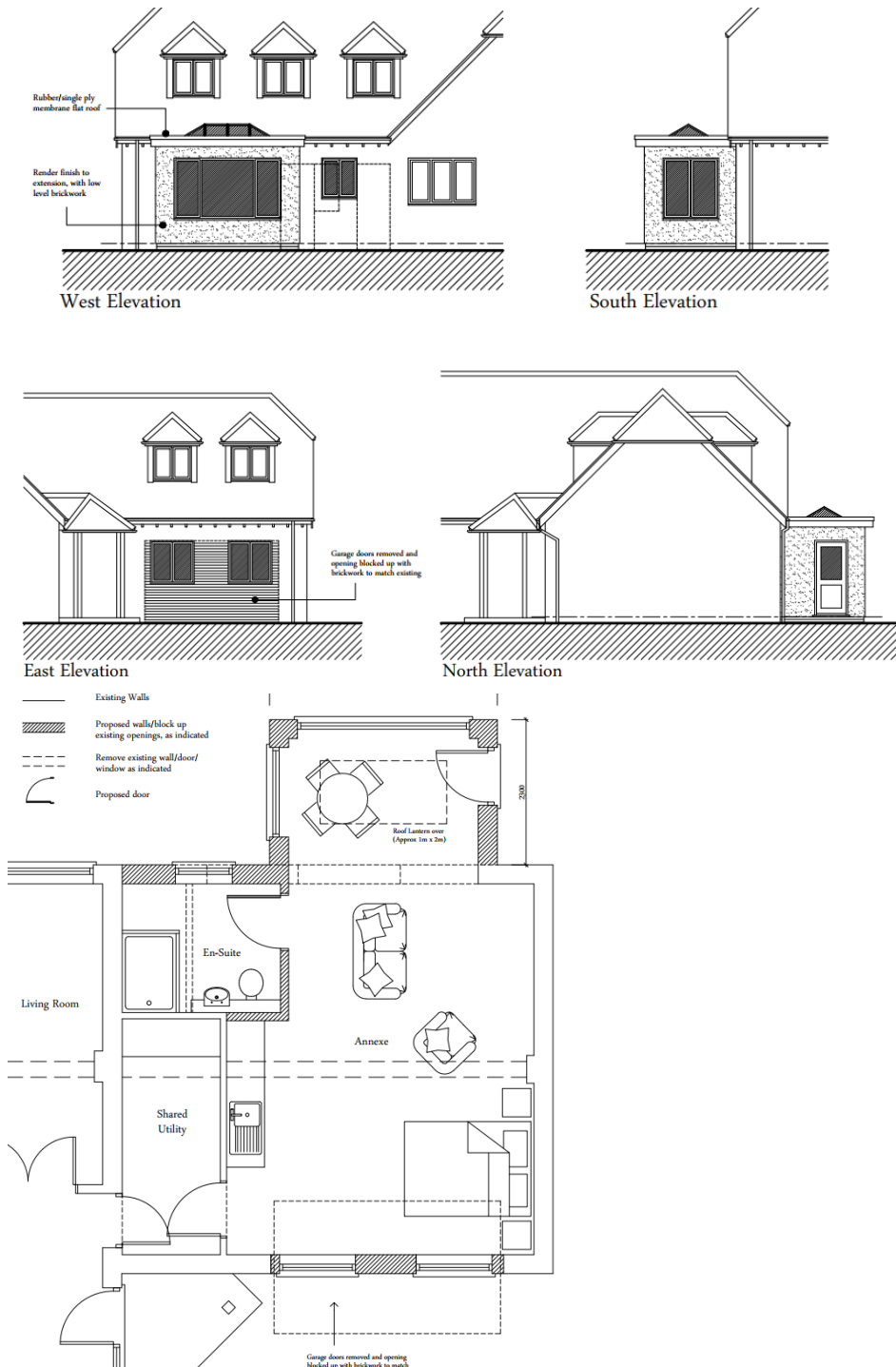
'I live next door to 'The Laurels' and wholly support this application.'

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.



Principle of development

The application is proposing a new residential annex, to be used ancillary to the main dwelling known as The Laurels. Saved SDLP policy H33 is therefore relevant. This policy acknowledges that in '...some instances a separate unit of accommodation may be required for a dependent person'. The policy confirms that: 'Proposals to create separate units of accommodation for dependent persons will be permitted provided that either:

- (i) the accommodation is created wholly or partly within the existing dwelling or takes the form of an extension to that dwelling;
- (ii) the design and internal arrangement of the proposed unit of accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required to house a dependent person; and
- (iii) where an extension is proposed, its siting and design is acceptable and the remaining external space around the building is adequate or,
- (iv) the accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling; and
- (v) is subject to a restrictive occupancy condition or, if outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area, is subject to the applicant entering into a legal agreement with the Local Planning Authority that the ancillary accommodation will not be let or sold separately from the main dwelling.

The proposed annexe would be created through the conversion of the existing attached double garage at The Laurels and therefore satisfies criterion (i) of Saved Policy H33. Criterion (ii) is also met, as the accommodation would be formed within an existing part of the dwelling and could readily be reabsorbed into the main house should the annexe no longer be required, either as additional living accommodation or by reverting to garage use.

Whilst the majority of the accommodation would be contained within the existing built form, the proposal also includes a modest single-storey rear extension to provide additional floorspace. Criterion (iii) is therefore relevant. Given the limited scale of the extension and the generous size of the residential curtilage, sufficient external amenity space would remain available. The extension is considered to represent a proportionate addition that facilitates a suitably sized annexe without resulting in undue enlargement of the dwelling. Its design and siting are discussed later within this report.

Criterion (iv) is not applicable in this instance, as the proposal does not involve the conversion of a detached building within the curtilage of the dwelling. Instead, the accommodation would be created within an attached garage that forms part of the existing dwellinghouse. In respect of criterion (v), a condition is included to ensure that the annexe remains occupied solely in connection with and ancillary to The Laurels.

The attached nature of the accommodation is a significant factor in assessing whether the proposal would function as a genuine annexe rather than as an independent planning unit. The accommodation would remain physically integrated with the main dwelling and would not

comprise a separate building capable of functioning independently. The proposed annexe would occupy a modest footprint, even with the addition of the rear extension, and would represent only a small proportion of the overall dwelling.

The submitted plans show open-plan living accommodation with an ensuite and an internal connection to the main dwelling via a shared utility area. The annexe would maintain a clear functional relationship with the host dwelling through this shared space and connecting doorway. Furthermore, the modest scale of the accommodation, together with its physical and functional relationship with the main dwelling, reinforces its ancillary nature. Whilst the plans indicate provision of basic facilities within the annexe, they also suggest a degree of reliance upon the main dwelling for day-to-day living and domestic functions. The only external access would be provided by a door on the rear elevation serving the garden, rather than a principal entrance facing the street, further supporting the appearance and function of the accommodation as an annexe rather than a separate dwelling.

Having regard to its scale, layout, design and relationship with the host dwelling, the proposed accommodation would remain subordinate and ancillary to The Laurels and would not result in the creation of a separate planning unit. The proposal therefore complies with the requirements of Saved Policy H33 of the Salisbury District Local Plan. Accordingly, the principle of development is considered acceptable and attention now turns to other material planning considerations.

Design and impact upon the upon the character and context of the area, and West Dean Conservation Area

Core Policies 57 and 58 of the Wiltshire Core Strategy seek to ensure that development is of a high design quality that responds positively to local character and distinctiveness whilst conserving the historic environment. In addition, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The application site is located within the West Dean Conservation Area. The proposal comprises the conversion of the existing attached garage to an annexe and a modest single-storey rear extension. From the public realm, the only visible alteration would be the replacement of the existing garage doors with two windows. These windows would be appropriately proportioned, would match the existing fenestration of the dwelling and would appear as a sympathetic alteration that respects the character and appearance of the host dwelling.

The proposed rear extension would be modest in scale and positioned on the west-facing rear elevation. Given its location to the rear of the property, it would not be visible from the public highway and would represent only a limited increase in the overall footprint of the dwelling. The extension would appear subordinate to the existing dwelling and would not introduce any incongruous features that would detract from the character of the site or the wider locality.

Having regard to the scale, form and appearance of the proposed alterations, it is considered that the development would preserve the character of The Laurels and appearance of the West Dean Conservation Area. Accordingly, the proposal is considered to comply with Core

Policies 57 and 58 of the Wiltshire Core Strategy, Section 72 of the PLBCA Act 1990, and the design guidance contained within Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact on the amenities of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework (NPPF) similarly requires development to provide a high standard of amenity for existing and future users.

The proposal has been assessed with regard to its impact on the residential amenity of neighbouring occupiers, with particular reference to overlooking, loss of privacy, loss of light, overshadowing and overbearing effects.

The neighbouring dwellings of most relevance to this assessment are Lintrathen to the north, Shardeloes to the south and properties opposite the site to the east. The proposed rear extension is modest in scale and would result in only a limited increase to the footprint of the existing dwelling. Given its single-storey form, separation distances to neighbouring properties and position relative to surrounding dwellings, it would not give rise to any unacceptable loss of light, overshadowing or overbearing impact.

The replacement of the existing garage doors with windows on the front elevation would not introduce any harmful overlooking. These windows would provide views towards the driveway and public highway, with similar intervisibility to that which already exists between properties on either side of the road. Furthermore, the proposed annexe would remain at ground-floor level and would not create any elevated vantage points capable of resulting in material loss of privacy. Having regard to the scale and layout of the proposal, no unacceptable overlooking or loss of privacy would arise.

The proposal therefore accords with point vii of Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide in respect of safeguarding residential amenity.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61, which seeks to ensure that proposals are capable of being served by a safe access to the highway network. Core Policy 64 requires development to provide appropriate parking provision in accordance with the standards set out in the Wiltshire Local Transport Plan. Paragraphs 115 and 116 of the National Planning Policy Framework (NPPF) require development to provide safe and suitable access for all users and not result in an unacceptable impact on highway safety.

Wiltshire Highways has been consulted on the application and raises no objection. In reaching this view, the Highway Officer notes that the proposal relates to the conversion of an existing garage to provide a one-bedroom annexe and that adequate parking provision would remain available within the site.

The proposal would utilise the existing access arrangements, which are considered satisfactory. Furthermore, sufficient off-street parking and turning space would remain available within the curtilage to serve both the main dwelling and the proposed annexe in

accordance with Wiltshire's adopted parking standards. The proposal would therefore not result in any adverse impact on highway safety or the operation of the local highway network. Accordingly, the proposal is considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan and the relevant provisions of the NPPF.

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 would provide ancillary residential accommodation associated with the existing dwelling through the conversion of the attached double garage and the construction of a modest rear extension. The proposal has been assessed against the relevant policies of the Development Plan and all other material planning considerations.

The principle of the development is considered acceptable having regard to the requirements of Saved Policy H33 of the Salisbury District Local Plan. The proposed accommodation would remain physically and functionally linked to the main dwelling and would not result in the creation of a separate planning unit. Furthermore, an appropriate planning condition is recommended to ensure that the annexe remains occupied solely for purposes ancillary to The Laurels.

In terms of its design, scale and appearance, the proposal would preserve the character and appearance of the host dwelling, the surrounding area and the West Dean Conservation Area. The development would not result in any unacceptable harm to the amenities of neighbouring occupiers and adequate parking provision would remain available within the site, such that no adverse highway impacts would arise.

In reaching this conclusion, it is recognised that the proposal would provide ancillary accommodation that accords with the requirements of Saved Policy H33 whilst making effective use of existing built form. No material planning harms have been identified arising from the proposal and, having assessed the application against all relevant planning considerations, the development is considered acceptable.

Having regard to the Development Plan as a whole, together with all other material considerations, the proposal is considered to accord with the relevant provisions of the Wiltshire Core Strategy, the Salisbury District Local Plan and the National Planning Policy Framework. Accordingly, 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:

- Proposed elevations (ref: 1075/PL/02) - date received: 15/06/2026
- Existing location and block plan (ref: 1075/EX/01/A) – date received: 15/06/2026
- Proposed floor plan and site plan (ref: 1075/PL/01/A) – date received: 15/06/2026

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

3. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as The Laurels, 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.

4. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved 'proposed elevations' plan (ref: 1075/PL/02) received on 15th June 2026.

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