

04 June 2026

Dear Sir/Madam,

Application No:	ENQ/2026/01136
Proposal:	Proposed outbuilding for amenity use, fully incidental to existing dwelling. Recreation and gaming area with flexible family seating and refreshment point, music room, home gym and shower with WC and fully accessible sensory and flexible family space with accessible wet room for our use and visiting family use
Site Address	45 Moot Lane, Downton, Salisbury, SP5 3JR
On Behalf of	Adam and Tiffany Lewis

Thank you for your enquiry, which we received on 03 June 2026.

We have reviewed the details you submitted, along with any relevant planning history and site-specific constraints.

Permitted Development

From the information provided, it appears that the proposal **would constitute permitted development**, subject to compliance with the following condition(s) and/or limitation(s):

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within *two* metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- No more than half the area of land around the "original house"* would be covered by additions or other buildings.

- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
- On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings, any outbuilding will require planning permission.
- *The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
- *Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Provided these requirements are met, planning permission would not be required.

Advice regarding Building Regulations

Please also be aware that, in addition to any planning requirements, your proposed works may require approval under the Building Regulations. These regulations ensure that construction work meets minimum standards for safety, energy efficiency, accessibility, and structural integrity.

To confirm whether your project requires Building Regulations approval and to receive guidance on the process, we recommend contacting Wiltshire Council's Building Control team directly. They can advise on the specific requirements for your proposal and assist with any necessary applications.

You can reach the Building Control team by telephone on 0300 456 0113, or visit the Council's website for further information:

[Planning and building control - Wiltshire Council](#)

Please note that this assessment is based solely on the information you have supplied which is assumed to be accurate. If the submitted information is not correct or the development is not carried out in accordance with the submitted details, this may result in a development which would be in breach of planning control and liable to enforcement action to remedy the breach.

You should also note that this assessment represents an informal officer opinion only. It does not constitute a formal decision under Section 192 of the Town and Country Planning Act 1990 (as amended), and it is not legally binding on the Council.

If you wish to obtain a formal determination, you may apply for a Certificate of Lawfulness (Proposed Use or Development). These applications must be submitted via the Planning Portal, which provides the relevant application forms and details of the applicable fees.

To submit an application or find further guidance, please visit the Planning Portal at: www.planningportal.co.uk

Yours faithfully

Katherine Ashley

Planning Liaison Officer

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APPENDIX 1 –

Checklist for Householder permitted development under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Class E – The provision within the curtilage of the dwellinghouse of— a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.	Yes/No	
If yes answer questions below, if no skip to Class F		
Criteria (E.1) – Development is not permitted if:		
	Is the development within curtilage and incidental to enjoyment of dwellinghouse?	YES
(a)	Was the permission to use the dwellinghouse granted Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule?	NO
(b)	Would more than 50% of the curtilage be covered (excluding the original dwellinghouse)?	NO
(c)	Would any part of it be situated on land forward of a wall forming the principal elevation of the original dwellinghouse?	NO
(d)	Would the building have more than one storey?	NO
(e)	Would the height exceed 4m (dual-pitched roof), 2.5m (within 2m of the boundary) or 3m in any other case?	NO
(f)	Would the eaves exceed 2.5m height?	NO
(g)	Is it within the curtilage of a listed building?	NO
(h)	Would it include the construction or provision of a veranda, balcony or raised platform?	NO
(i)	Would it relate to a dwellinghouse or a microwave antenna	NO
(j)	Would the capacity of the container exceed 3,500 litres?	N/A
(k)	Was the dwellinghouse built under Part 20 of this Schedule?	NO

Criteria (E.2) – Development is not permitted if:		Yes/No
	If the dwellinghouse is within a National Landscape or World Heritage Site, would the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse exceed 10 square metres?	NO

Criteria (E.3) – Development is not permitted if:		Yes/No
	If the dwellinghouse is within a National Landscape or World Heritage Site, would the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse exceed 10 square metres?	NO