

Design and Access Statement

69 Queen Alexandra Road, Salisbury, SP2 9LA



Figure 1 Street View 2011



Figure 2 Street View 2024



Figure 1 Street View 2026

This design and access statement is sent in support the partially retrospective planning application relating to the motorcycle garage and landscaping at 69 Queen Alexandra Road, Salisbury. The works began in May 2025 due to a misinterpretation of permitted development rights with the houses address being Queen Alexandra Road and the garage being at the Tournament Road side of the curtilage. This is now agreed to be an error, and the garage has been built forward of the front elevation, although it is noted that the permitted extension at 37 Herbert Road (S/2012/0248) built on the same front/principal elevation is described in the description of works as a single storey side extension. It is, therefore, easy to see how such a mistake was made.

Site Description

The application site is an extended semi-detached residential dwelling, the pair of which form the southern corner of an island of properties bounded by Tournament Road, Herbert Road and Queen Alexandra Road (The Island). The site is located within the settlement boundary of the principal settlement of Salisbury, as defined by the Wiltshire Core Strategy (WCS) as defined by core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The area is a well-established residential area, the terrace of 4 houses numbered 29-35 Herbert Road has a date plate of 1933 on clear public display, originally built as a council estate with many properties now owned privately while others remain as social housing, the adjoined 2 Tournament Road as an example is social housing.

The application site itself has off street parking accessed via a dropped kerb onto Queen Alexandra Road which was granted permission to be extended to accommodate three cars via a planning application (PL/2021/03060).

Proposal and Justification

The application is a part retrospective application seeking the regularisation of a detached motorcycle garage built within the front curtilage of the application site close to the boundary wall. The structure is brick built with a flat roof and is of an irregular shape so as to provide as much useable space within the line of the wall whilst maintaining sufficient space to park three modern vehicles, as shown within submitted photo evidence. It is also noted that the adjoining roads allow for considerable on street parking. As part of the proposal the applicant intends to plant native evergreen bushes between the building and the wall to shield the building from public view and is happy for this to be conditioned for the life of the development. Whilst this is not normally a method used on planning it is considered that in this area this is the established form with a large number of boundary treatments maintained in this way also with buildings, detached and attached, built forward of the build lines, again this is evidenced within the photo pack submitted with the application.

Given the local context and established nature of these boundary treatments and built forms it is considered that the proposals would accord with CP57 by drawing on the local context and being complimentary.

It is also a key tenet of CP57 that the proposals cause no adverse impacts. Given the established design context, it is posited that the visual amenity of the area would not be adversely affected once complete with planting in place. In respect of other material considerations when considering neighbouring amenity, the building is of limited height and well separated from neighbouring dwellings and is not considered to overbear or overlook the neighbouring front amenity space available to the residents of 2 Tournament Road, there are also no windows in the building which would create overlooking. It is therefore considered that adverse effects on the neighbouring property would be extremely limited if any and would not constitute a reason

for a refusal. In terms of Highway safety, the location of the building is to the inside of the junction of Queen Alexandra Road and Tournament Road. Tournament Road is a one-way road leading away from Queen Alexandra and as such the building and proposed planting have no impact on visibility either for vehicles or pedestrians and as such are considered to cause harm.

Additionally, the reason for the building is to garage the applicant and his family's motorcycles. Motorcycle crime has increased excessively over recent years to the point that insuring non-garaged motorcycles is either prohibitively expensive or simply not possible. The applicant and family operate a motorcycle garage within Salisbury upon Churchfields Industrial Estate and motorcycles are an integral part of their daily lives. By building the secure garage for the motorcycles the possibility of theft is greatly reduced which not only drastically effects insurance also benefits the local area by reducing the prospect of crime.

Conclusion

The partially retrospective proposals are considered to accord with the aims and objectives of the WCS in terms of local context, neighbouring amenity and highway safety. It is, therefore concluded that the proposals to not cause planning harm and will offer benefits to the applicant and the local community by reducing the risk of crime. As such, subject to conditions it is requested the application be approved by the Wiltshire Council Planning Department.

As suggested the applicants are happy to condition the planting, maintenance and retention of the planting to the south of the building and the following proposed condition is suggested.

At the next planting season post decision native evergreen planting is to take place and allowed to grow to the height of the hereby approved motorcycle garage. The planting is then to be maintained at that height for the life of the development. Should any plant become diseased or die it is to be replaced in the next planting season and maintained as previous.

Reason: To maintain the design context and character of the area in line with CP57 of the Wiltshire Core Strategy.