



Studio
Charrette

Retrospective Detached Garage

30 Lynchets Road, Amesbury, Salisbury, SP4 7JA

Planning Statement

Introduction

This Planning Statement has been prepared in support of a retrospective householder planning application at 30 Lynchets Road, Amesbury, Salisbury, SP4 7JA.

The application seeks planning permission for a detached garage and storage building within the rear garden area of the property. The proposal follows previous planning decisions at the site and has been amended to address concerns previously raised by Wiltshire Council in relation to the appearance, use and amenity impacts of the building.

The revised plans now show the building as a garage at ground floor level, with storage accommodation above accessed only by a drop-down telescopic ladder. The building is intended to remain ancillary to the host dwelling and is not proposed as a separate residential unit or independent accommodation.

This application is supported by the following documents:

- Planning application form
- Correct fee
- Planning Statement (this document)
- Site location plan
- Existing and proposed elevations
- Existing and proposed floor plans

Application Site

The application site comprises a semi-detached dwelling at 30 Lynchets Road, Amesbury. The property is located within an established residential area, with dwellings of varying forms and layouts nearby.

The building is positioned to the rear of the dwelling, within the domestic curtilage. The wider area includes a mix of residential properties, rear garden areas, garages and domestic outbuildings. The site is not listed and is not located within a conservation area.

The proposal relates to an existing detached building and does not involve any change of use of the main dwelling.

Planning History

The relevant planning history includes the following applications.

PL/2024/03758

Two storey rear and single storey side extensions with detached garage

Approved

PL/2025/09474

Retrospective application for erection of two storey detached garage and games room not in accordance with original application ref. PL/2024/03758.

Refused

The 2025 application was refused for two reasons. The first related to the Council's concern that the building, by reason of its scale, form, siting and design, appeared visually incongruous, overly dominant, poorly proportioned and unsympathetic to the character of the area. The second related to neighbouring amenity, including concerns regarding overlooking, loss of privacy, loss of light and overbearing impact.

The current application has been revised in response to those concerns.

The Proposed Development

The current proposal seeks permission for the retention of a detached garage and storage building within the rear garden area.

The revised plans show the following arrangement:

- Ground floor use as a garage.
- First floor use as storage only.
- First floor accessed by a drop-down telescopic ladder rather than a conventional staircase.
- Removal of the previously proposed dormer.
- Removal of the upper-level gable-end windows.
- Replacement of upper-level openings with rooflights/skylights.
- Removal of the residential-style front pedestrian door shown on the previous scheme.
- A simplified appearance so that the building reads more clearly as an ancillary domestic garage/storage building.

The changes are intended to address the Council's previous concerns that the building had an overly residential appearance and could be perceived as capable of use as separate accommodation. The revised plans now clearly identify the first floor as storage and remove the features that previously gave the building a more domestic/residential character.

Policy Context

The key planning policy consideration is whether the revised development accords with the development plan and relevant national policy guidance.

The most relevant policies include:

Wiltshire Core Strategy Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 57 requires development to be of a high standard of design and to respond positively to the character and appearance of the area. It also requires proposals to have regard to the compatibility of adjoining buildings and uses, townscape, scale, height, massing, materials and residential amenity.

The revised proposal has been amended to respond more positively to the host dwelling and its setting. The removal of the dormer, upper-level gable windows and residential-style entrance reduces the domestic appearance of the building and helps ensure it reads as a subordinate ancillary structure.

Wiltshire Design Guide SPD

The Wiltshire Design Guide seeks to ensure that development is appropriate in scale, form and design and that householder development respects neighbouring amenity. The amended design reduces overlooking potential and removes features that previously contributed to the perception of the building as independent accommodation.

National Planning Policy Framework

The National Planning Policy Framework seeks to achieve well-designed places and requires decisions to ensure that developments are sympathetic to local character and provide a high standard of amenity for existing and future users.

The revised proposal is considered to represent a more appropriate domestic outbuilding than the previously refused scheme and seeks to address both visual and amenity concerns.

Assessment

Principle of Development

The revised application has been prepared in response to the previous refusal and seeks to address the Council's concerns through meaningful amendments.

The key changes are the removal of the dormer, removal of upper-level gable-end windows, removal of the residential-style front pedestrian door, clarification of the ground floor as garage use, and clarification of the first floor as storage accessed only by a drop-down telescopic ladder.

These changes materially alter the appearance and function of the building. They reduce the building's residential character, reduce overlooking potential, and provide greater certainty that the building would remain ancillary to the host dwelling.

The amendments now proposed respond directly to the previous reasons for refusal and significantly reduce the concerns associated with the earlier scheme.

Design and Appearance

The previous refusal raised concerns regarding the scale, form, siting and design of the building, and considered that it appeared overly dominant and visually incongruous.

The revised proposal makes a number of important changes to reduce the residential appearance of the building. In particular, the removal of the dormer and upper-level gable-end windows significantly simplifies the elevations. The removal of the front pedestrian door also reduces the appearance of the building as a separate residential-style unit.

The amended building would function as a garage and storage building associated with the main dwelling. It would not be used as a separate dwelling, holiday let or independent accommodation. This could be secured by planning condition if considered necessary.

While the building remains larger than the originally approved garage, the amendments now proposed materially alter its character and appearance. The design has been simplified and the residential features have been removed or reduced. The building would therefore be read more clearly as an ancillary outbuilding within the domestic curtilage of the host property.

Neighbouring Amenity

The previous refusal also raised concerns regarding overlooking, loss of privacy, loss of light and overbearing impact.

The revised plans have been prepared specifically to reduce potential amenity impacts. The removal of the upper-level gable-end windows is particularly important, as it removes direct first-floor views from those elevations. The removal of the dormer also reduces the perceived intensity and residential character of the first-floor space.

The remaining upper-level openings are rooflights/skylights. These are more appropriate for a storage use and would materially reduce opportunities for overlooking when compared with conventional first-floor windows. The revised arrangement therefore reduces privacy impacts on neighbouring residential occupiers.

It is acknowledged that the building remains of the same overall form and that its height has not been reduced. However, the most direct amenity concerns arising from upper-level windows and residential-style use have been materially addressed. The amended proposal is therefore considered to reduce the impact on neighbouring amenity when compared with the previously refused scheme.

Conclusion

The revised proposal seeks retrospective planning permission for a detached garage and storage building within the domestic curtilage of 30 Lynchets Road.

The application has been amended following the previous refusal. The revised plans remove the dormer, remove upper-level gable-end windows, remove residential-style features, and clarify that the first floor is for storage only and accessed by a drop-down telescopic ladder.

The building would remain ancillary to the host dwelling and would not be used as separate residential accommodation. The applicant would accept planning conditions to secure this position.

The amendments are considered to address the main concerns previously raised in relation to residential appearance, overlooking and intensity of use. The proposal is therefore considered to accord with the relevant aims of Wiltshire Core Strategy Core Policy 57, the Wiltshire Design Guide SPD and the National Planning Policy Framework.

Planning permission should therefore be granted.

Appendix

The below comparison demonstrates that the current proposal is materially different from the refused 2025 scheme. The most significant changes are the removal of the dormer / roof projection, removal of first-floor gable-end windows, removal of the front pedestrian door, and clarification that the first floor would be used for storage only, accessed by a drop-down telescopic ladder. These changes reduce the residential appearance and intensity of the building and reduce the potential for overlooking when compared with the refused scheme.

Matter	Approved Scheme: PL/2024/03758	Refused Scheme: PL/2025/09474	Current Revised Scheme: August 2026 Drawing 443 07
Building form	Single-storey detached garage	Two-storey detached garage / games room	Single storey detached garage with storage at roof level
Ground floor use	Garage	Garage / storage	Garage
Upper floor use	No first floor shown	Games room	Storage in roof space
Upper floor access	Not applicable	Internal stair shown	Drop-down telescopic ladder shown
Roof form / height	Simple pitched roof to single-storey garage	Larger two-storey pitched-roof building with dormer window	Roof height/form largely retained from refused scheme; dormer removed

Matter	Approved Scheme: PL/2024/03758	Refused Scheme: PL/2025/09474	Current Revised Scheme: August 2026 Drawing 443 07
Front elevation	Garage door only; simple ancillary garage appearance	Garage door plus pedestrian door and first-floor gable window, giving a more residential appearance	Garage door retained; pedestrian door removed; upper-floor gable window removed
Rear elevation	Pedestrian door and window at ground floor level	Large glazed doors at ground floor level and first-floor gable window	Ground floor glazed doors retained; upper-floor gable window removed
Side elevations	Plain roof slopes/elevations with no first-floor accommodation	Larger two-storey side elevations; roof form associated with upper-floor accommodation	Rooflights/skylights shown; no gable-end upper windows
Dormer / roof projection	None shown	Dormer / roof projection shown as part of the refused two-storey scheme	Dormer / roof projection removed
Upper-level windows	None	Conventional first-floor windows to front and rear gables	Gable-end first-floor windows removed; rooflights/skylights used instead