

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

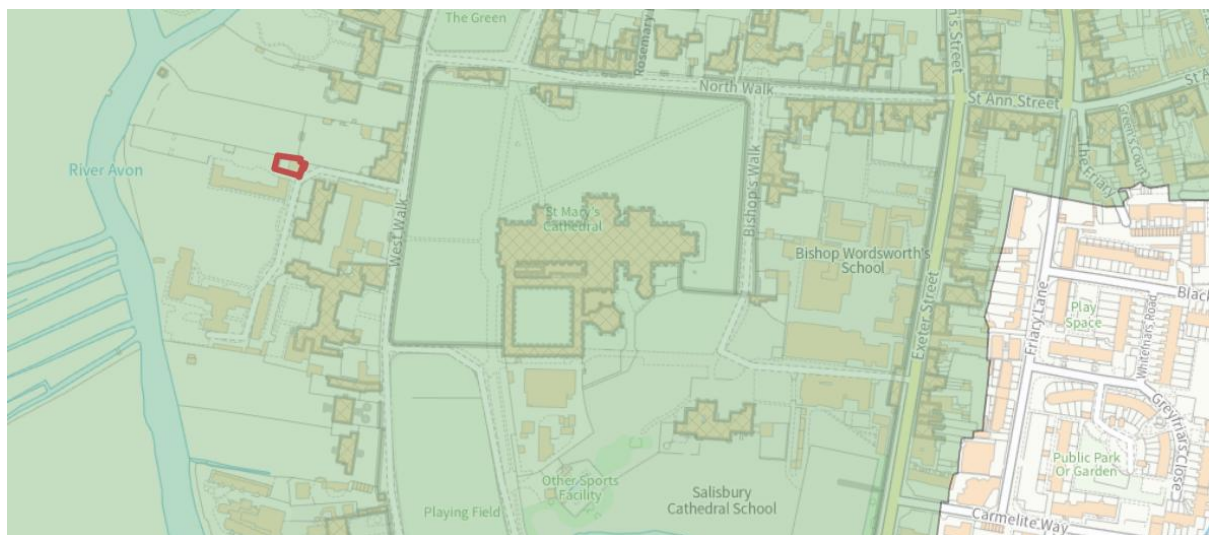
APPLICATION REFERENCE:	PL/2026/05119
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	106 The Close, Salisbury, SP1 2EY
DEVELOPMENT DESCRIPTION:	Subdivision of existing garage into a garden store and garden room, replacement doors & roof window to south east elevation.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the subdivision of an existing garage to a garden store and garden room. The works also include the replacement of doors and rooflights on the south- east elevation.

SITE DESCRIPTION/CONTEXT

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 consists of a detached dwelling with a detached garage. While the dwelling of the application site itself is not listed, it is located within The Close along West Walk which lies to the west of Salisbury Cathedral. It lies within the Salisbury Conservation Area and is surrounded by an outstanding group of listed buildings many being Grade II*.



Conservation Area shown in green. Listed buildings shown with a black hatch.

The site is located 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 application site is situated within flood zone 3 with the River Avon being approximately 110 metres to the west. However, this application does not propose any additional footprint and will therefore not exacerbate any flooding in the local area.



Extent of Flood Zone 3 shown in darker blue and Flood Zone 2 shown in lighter blue.

The application site is accessed through a gate on West Walk through several Grade II* listed buildings with the application site being at the end of the track.

PLANNING HISTORY

Proposal / Summary

PL/2021/08925 - 106, West Walk, The Close, Salisbury, SP1 2EY - Approval of details reserved by a condition Decision - Approve Date: 30/9/2021 – Discharge of condition 3 of 19/04750/FUL

19/04750/FUL - 106 West Walk The Close Salisbury Wiltshire SP1 2EY - Full planning permission Decision - Approve with Conditions Date: 25/7/2019 – Two storey rear extension & new bay window.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Salisbury Community Area
- Core Policy 22: Salisbury Skyline
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

The Planning (Listed Building and Conservation Areas) Act 1990

- Section 16
- Section 66
- Section 72

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Salisbury Neighbourhood Development Plan 2020 to 2038

City of Salisbury Conservation Area Appraisal and Management Plan

CONSULTATION RESPONSES

Highways Officer: No objection.

Salisbury City Council: Support.

REPRESENTATIONS

No comments were received.

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.

Design and Impact upon the character and context of the conservation area and setting of the adjacent listed buildings

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In

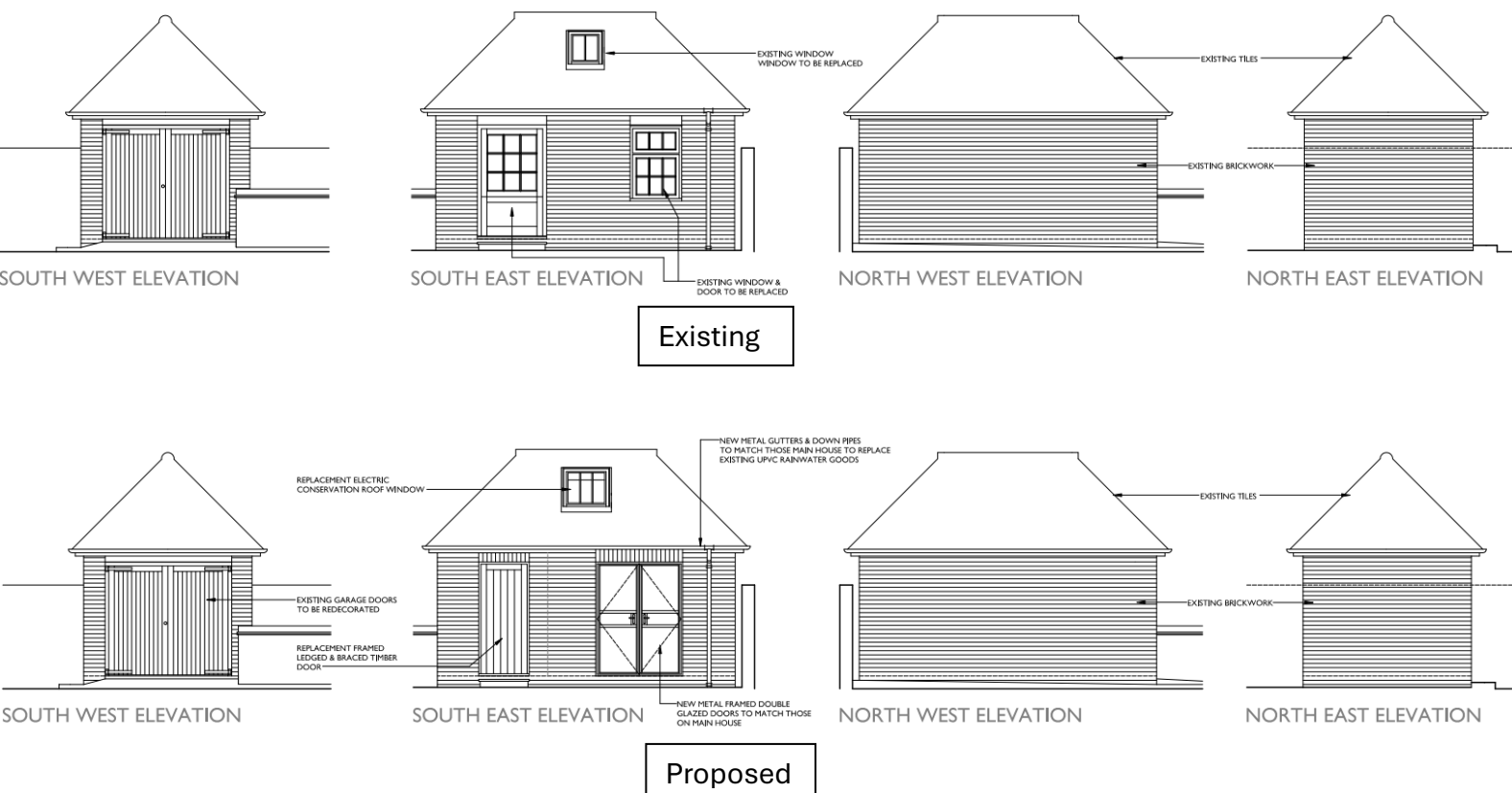
assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.



The application site is No. 160 The Close a detached unlisted dwelling located to the rear of West Walk. The site lies within the Salisbury conservation area and is located within Salisbury Cathedral Close with numerous listed buildings forming an outstanding group. The impact on these designated heritage assets is a key consideration.

This application is specifically regarding an existing single storey single detached garage located to the rear of the host dwelling. The garage is currently accessed off a track south of the host dwelling which leads to a driveway to the front of the garage. Internally the garage measures 2.5 metres in width and 5 metres in length. An access door connecting the garage to the residential garden of the host dwelling, a window and rooflight are located on the south east elevation. The southwest elevation consists of the garage door. The design and access statement has noted that the garage was constructed in the 1950, however, it has not been used for vehicle parking for many years as the internal dimensions are restrictive for modern vehicles.

This application proposes to internally insulate the garage to create a garden store and garden room. The garden room is proposed to be incidental to the use of the host dwelling. The existing garage doors are proposed to be fixed shut. On the south west elevation the existing door is proposed to be replaced with a frame ledged and braced timber door giving access to the proposed garden room. The existing window opening is proposed to be enlarged to create a double glazed door with a metal frame to match those on the main house. The existing rooflight is proposed to be replaced with a larger conservation rooflight. On the south west, north west and north east elevation, there are no proposed external changes. The changes to the southeast elevation face the residential garden of the host dwelling and are not visible from public vantage points and from the wider conservation area of the Salisbury Cathedral Close as the existing garage is located to the rear of the associated host dwelling and is located down a private road.

The proposed external changes to the garage are minimal in nature. The proposed doors, roof light and rainwater goods are considered to be in keeping with the host dwelling and use appropriate materials.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the various listed buildings. It would not result in harm to the significance of any heritage assets. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and/or 72 (delete as appropriate) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF. Additionally, having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

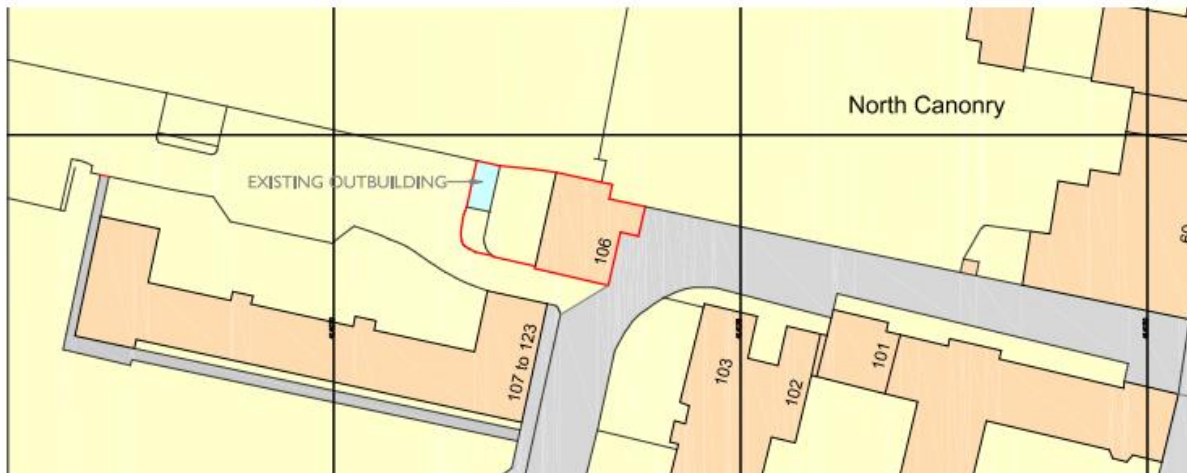
Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In

assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.



Block plan showing context and relationship of outbuilding with neighbouring buildings.



The existing garage is proposed to be converted into a garden room and garden store. The existing garage is located adjacent to buildings on the south (Sarum St Michael) with the west being car parking spaces associated with Sarum St Michael and the north being the gardens associated with The North Canonry. There are no proposed fenestrations on the south west, north west and north east elevation. The changes to the fenestration to the southeast face the associated host dwelling. This would not cause any additional overlooking to neighbouring dwellings different from existing and these changes are on the ground floor level, therefore existing boundary treatments screen any instances of overlooking from these windows.

With regards to overbearing and overshadowing impacts, this application does not propose any additional footprint. Therefore, there would be no additional overbearing or overshadowing generated by the proposed works. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

This application proposes to convert an existing single garage for the use as a garden store and garden room. The highways officer has no objection to the proposed works and has noted that while the application will reduce onsite parking by one space, one driveway space to the front of the garage is proposed to be retained. Additionally, the applicant and highways officer has noted that additional parking is available in the private Sarum St Michael car park adjacent to the garage. Lastly, as the site is situated off the private West Walk and due to the city centre location and its close proximity to facilities, public transport, bus and train services, minimising the need for the private car, the highways officer is prepared to accept a reduced on-site parking provision. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.



Extent of Flood Zone 3 shown in darker blue and Flood Zone 2 shown in lighter blue.

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

The application site is located within Flood Zone 3 with the River Avon being located on the west of the application site. However, there is no additional footprint associated with this application. The existing garage is proposed to be converted to a garden shed and garden room for incidental use associated with the residential dwelling. The proposed use is not as a habitable room. Therefore, no site specific flood risk assessment is required and it is considered that the proposal is unlikely to increase flood risk elsewhere.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

It can therefore be concluded that the planning application has been assessed with special regard given to the Planning (Listed Building and Conservations Areas) Act 1990: Sections 16 (LBC), 66 (PP) and 72 (LBC and CA) and the policies outlined in the NPPF. It is considered that the impact of the proposals on heritage assets will be neutral, and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1.The development hereby permitted shall begin 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:

Location and Block Plan Drawing No. 1080-20-103 Received: 13 August 2026

Plans, Elevations & Section as Proposed Drawing No. 1080-20-101 Received: 13 August 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.

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