

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04668
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Rosewood Cottage, Tidworth Road, Allington, Salisbury, SP4 0BW
DEVELOPMENT DESCRIPTION:	Retrospective application for the retention of a timber domestic garden outbuilding
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks retrospective planning permission for the retention of a garden building located in the front garden of a residential dwelling.

SITE DESCRIPTION/CONTEXT

The application site is a semi-detached, two storey dwellinghouse located on the northern side of the small village of Allington. Allington does not lie within a designated settlement boundary in accordance with Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP4.

The application site is adjacent to residential dwellings on the south and west with a private track on the north and an A road, Tidworth Road on the east.

The site is located in Flood Zone 1 and not at risk of groundwater or surface water flooding according to the Strategic Flood Risk Assessment.

The application site lies within a special landscape area as defined by saved Salisbury district local plan C6.

The application site is situated within the Hampshire River Avon Catchment area, however as a householder planning application for a garden building with associated use to the host dwelling the proposed works will only be assessed as such.

PLANNING HISTORY

20/09126/FUL - Erection of a 3.5m x 7.0m (24.5 sqm) garden building for a home-based-ancillary-business (dog grooming) to Rosewood Cottage, hardstanding for car parking and landscaping. – Withdrawn.

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 4: Spatial Strategy for the Amesbury Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

Saved Policy H31: Extensions to dwellings in the Countryside (Annexe D of WCS)

CONSULTATION RESPONSES

Allington Parish Council: None received.

REPRESENTATIONS

2 comments of no objection and 1 comment of objection was 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."

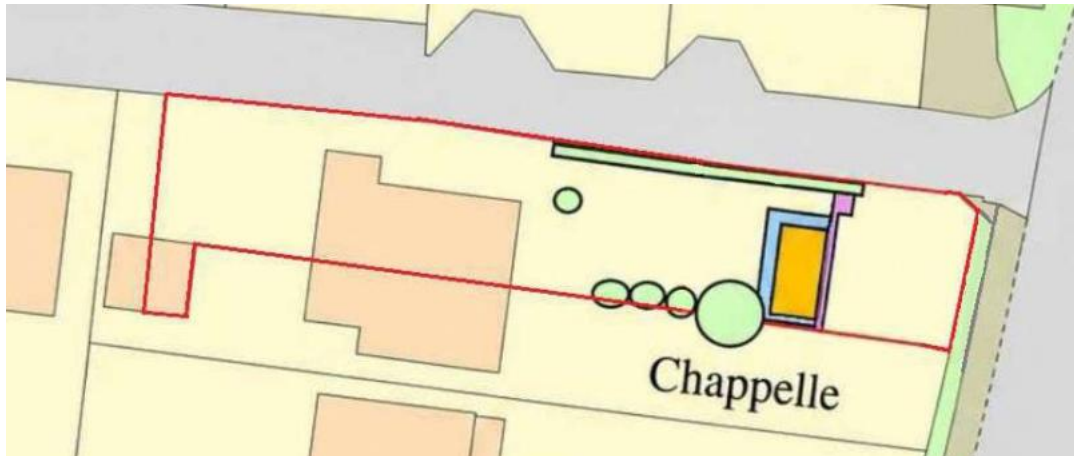
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

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.

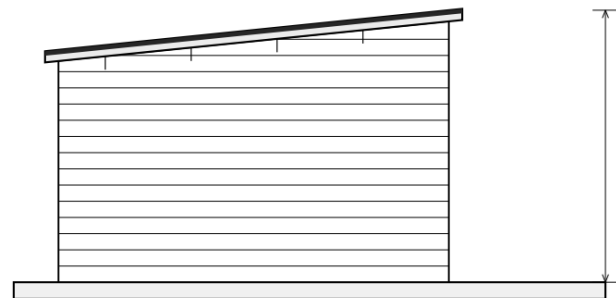
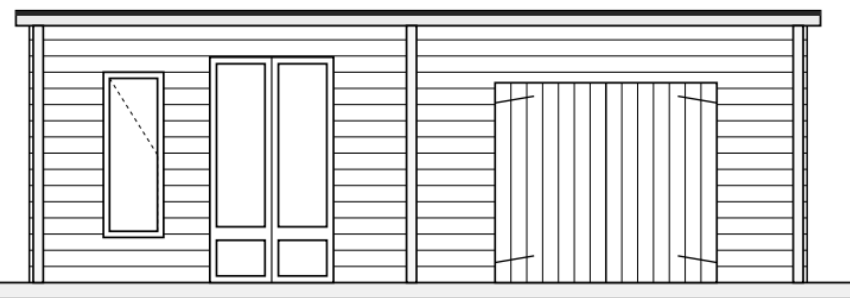
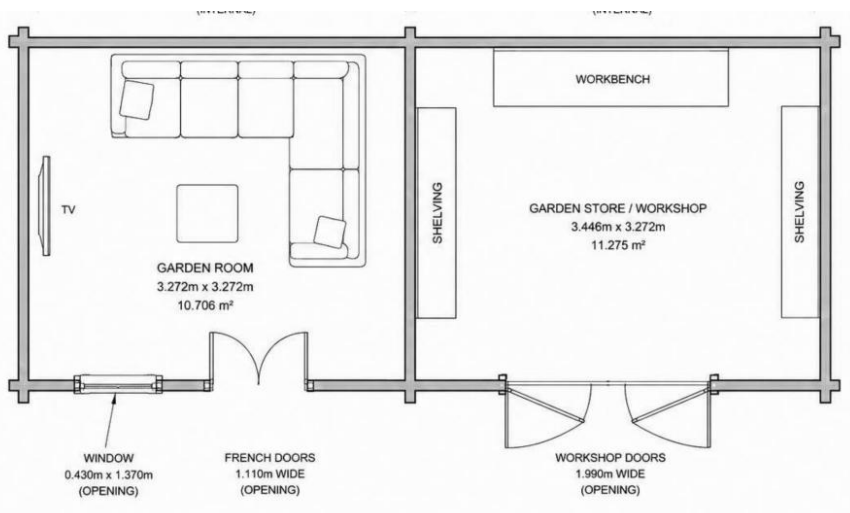
Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.



Proposed site plan showing existing outbuilding in yellow

This is a retrospective application to retain a detached timber outbuilding within the front garden of a four-bedroom semi-detached dwelling situated on the western side of Tidworth Road, Allington. The dwelling is set back from the highway behind a relatively long, linear front garden, with a smaller garden, an outbuilding, and an off-road parking area to the rear.



The outbuilding has a simple design, comprising a single-storey timber structure with a mono-pitched roof. It measures approximately 3.5 metres in width and 6.98 metres in length, with a maximum height of approximately 2.5 metres, reducing to approximately 2 metres. It is

positioned approximately 8.6 metres back from the highway. A gravelled area providing parking is situated to the east of the outbuilding; however, this does not form part of the development currently under consideration.

With regards to the scale of the outbuilding, it has a footprint of approximately 24.5 square metres and is therefore larger than what might be ordinarily associated with a small domestic garden shed. However, consideration should also be given to the height, bulk, massing, siting and relationship with the host dwelling and surrounding area. The outbuilding is single storey and relatively low in height, with a mono-pitched roof which limits its overall bulk and massing. A substantial area of the front garden also remains undeveloped, with approximately 16 metres of garden retained between the dwelling and the outbuilding.

The position of the building within the front garden makes it more prominent than an equivalent structure located within a rear garden. It is also acknowledged that detached outbuildings of this scale within front gardens are not a characteristic feature of the immediate street scene. However, the particular circumstances of the site are relevant. The host dwelling and outbuilding are both substantially set back from Tidworth Road, and existing boundary fencing and vegetation provide a degree of screening. Consequently, although the structure is visible from the street scene, it does not immediately adjoin the highway or appear as an unduly dominant or visually intrusive feature when viewed from the public realm.

Concern from a neighbour has been raised that the outbuilding dominates the front garden and that its effective height has been increased through alterations to ground levels associated with the concrete base. While these concerns are noted, however, having regard to the retained depth and overall extent of the front garden, together with the relatively modest height and simple single-storey form of the structure, the outbuilding is not considered to overwhelm the plot or compete visually with the host dwelling or the surrounding area. The materials are also consistent with the domestic and ancillary appearance typical of a garden outbuilding.

The proximity of the structure to the boundary with Neuve Chapelle has also been raised as an objection by the neighbour. While the structure is situated close to the shared boundary, proximity to a boundary does not automatically create an unacceptable impact. Given the limited height of the structure and single-storey form, the siting is not considered to result in such an overbearing visual impact as to justify refusal on character or design grounds.

Lastly, the neighbour's objection has included concern regarding the height of trellis associated with the development. This trellis is set back from the highway by approximately 8.6 metres. It is not considered that the trellis detrimentally impacts the street scene as this has been set back from the highway.



Proposal for a dog grooming outbuilding previously withdrawn

The application site has had a previous application with reference: 20/09126/FUL for the creation of an outbuilding for a home-based dog-grooming business together with hardstanding, parking and landscaping.

The previous proposal was withdrawn prior to any determination being made. However, the case officer and consultees objected to the proposed development on impact on highways, access, parking, and encroachment onto highways land.

This current application is instead for the retention of the building for incidental domestic purposes as a garden room, garden store and workshop. During the officer's site visit, the dog-grooming activity appeared to be accommodated within a separate existing building to the rear of the property. This application does not include the assessment of this.

Accordingly, while the conclusions reached during consideration of application 20/09126/FUL are relevant to understanding the site's planning history, they do not establish that the outbuilding currently proposed is unacceptable in principle. Each application must be assessed on its individual merits and having regard to the development actually before the Local Planning Authority. The dog grooming use and associated development that formed important elements of the earlier proposal are not part of the current application. A condition

has been included in the recommendation to ensure that the use of the outbuilding is restricted for incidental use of the host dwelling being as a garden room, garden store and workshop.

The objector's comments regarding whether a structure historically occupied this part of the garden, and the applicant's explanation concerning the circumstances in which the present building was erected, are also noted. However, the current application is retrospective and must therefore be assessed on the planning merits of the development as it presently exists. Whether the applicant mistakenly believed that planning permission was not required does not determine whether retrospective permission should now be granted.

It is acknowledged that similar outbuildings are not readily apparent within the immediate locality and that the development therefore represents an unusual arrangement within a front garden. However, the absence of directly comparable development does not, in itself, demonstrate unacceptable planning harm or establish a reason for refusal. Similarly, concerns regarding the creation of a precedent carry limited weight, as any future proposal would be required to be assessed on its own particular circumstances and planning merits.

Overall, while the footprint of the outbuilding is relatively substantial for a domestic garden building and its front-garden location results in a degree of prominence, these factors must be balanced against its low height, simple single-storey form, limited bulk and massing, substantial setback from Tidworth Road, existing screening and the amount of garden remaining undeveloped. Taken cumulatively, the building is not considered to constitute a disproportionate addition to the host property or to cause material harm to the character and appearance of the dwelling, street scene or wider area.

The proposal is therefore considered to respond adequately to the character and appearance of the host property and its surroundings and complies with the relevant design principles of 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.

Loss of Light / Overshadowing

The proposed outbuilding is located to the north of the neighbouring residential property. Given the relative orientation of the properties and the path of the sun from east to west, any significant shadow cast by the proposed outbuilding would predominantly fall to the north rather than towards the neighbouring dwelling to the south. The land immediately to the north comprises a track rather than the principal residential amenity space of a neighbouring property.

Having regard to the position, orientation and single-storey scale of the proposed outbuilding, it is not considered that the development would result in a material loss of daylight or sunlight, or unacceptable overshadowing, to the neighbouring residential property.

Loss of Privacy

There are no windows proposed within the northern, southern or eastern elevations of the outbuilding. The only windows would be located within the western elevation, facing principally towards the residential garden associated with the host dwelling.

The western-facing windows would be approximately 16 metres from the front elevation of the neighbouring dwelling known as Neuve Chappelle. However, given that the proposed building is single storey, together with the orientation of the windows and the separation between the buildings, it is not considered that the proposal would give rise to a significant degree of overlooking or an unacceptable loss of privacy to neighbouring occupiers.

Overbearing Impact

The proximity of the proposed outbuilding to the neighbouring dwelling to the south is acknowledged, including the concerns raised by the objector. However, the outbuilding would be single storey in scale and would contain no openings within its southern elevation facing the neighbouring property. Furthermore, the neighbouring dwelling itself would be approximately 16 metres from the proposed outbuilding.

Taking account of its single-storey height, scale, orientation and relationship with the neighbouring dwelling, including the separation between the respective buildings, the proposal is not considered to appear unduly dominant or overbearing when experienced from the neighbouring property.

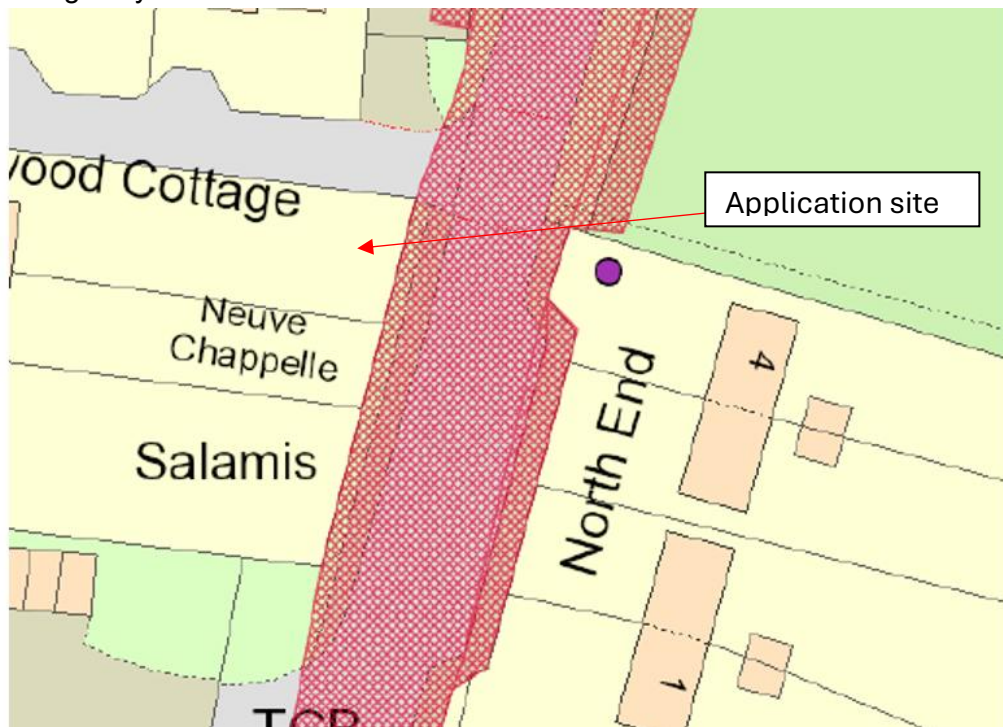
Overall, whilst the concerns raised by the neighbouring occupier are acknowledged, the proposed outbuilding, by reason of its single-storey scale, siting, orientation, absence of openings facing the neighbouring property and separation from the neighbouring dwelling, would not result in an unacceptable loss of light, overshadowing, loss of privacy or overbearing impact. The proposal is therefore considered to safeguard the residential amenity of neighbouring occupiers and accords with Core Policy 57(vii) of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions of 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.

The previously withdrawn application had concern regarding encroachment onto highway land, with the red hatched area highway land in the map below. The outbuilding associated with this application is located approximately 8.6 metres from the highway and is not located within the highways land.



The previous application also had concern regarding increasing traffic movements at the junction as the outbuilding was proposed to be used for a dog grooming business with the associated parking for the business located adjacent to the highway. The application site has since had a gravel driveway in the front garden of the application site constructed. This driveway has space for 3 vehicles. The parking spaces and the use of the outbuilding is for residential use associated with the host dwelling and has not been intended for the use of a dog grooming business. Therefore, the parking usage would be less intensive as it is for residential use when compared to parking for business premisses which would expect several different vehicle movements throughout the day for appointments. This application is specifically for the retrospective application for the retention of a timber domestic garden outbuilding; the description does not include information or details of the existing gravel parking area to the front of the outbuilding.

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 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.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be retained in accordance with the following approved plans and documents, including the external materials and finishes specified therein:

Location Plan Received: 19 August 2026

Proposed Site Plan Received: 19 August 2026

Proposed Rear Elevation Received: 19 August 2026

Proposed Floor Plan Received: 19 August 2026

Proposed Front Elevation Received: 19 August 2026

Proposed Left Side Elevation Received: 19 August 2026

Proposed Right Side Elevation Received: 19 August 2026

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

2. The outbuilding hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwellinghouse known as Rosewood Cottage, Tidworth Road, Allington, Salisbury, SP4 0BW and shall not be used for any trade or business purposes or as a separate unit of residential accommodation.

Reason: In the interests of the character and amenity of the area and to ensure that the use of the building remains ancillary to the residential use of the host dwelling.