



Planning Service
Wiltshire Council

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Date: 30 October 2025
Your reference: PL/2024/09469
Our reference: BS 4246

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Dear Sir/Madam

RE: NON-MATERIAL AMENDMENT (NMA) TO REMOVE USE OF RENDER TO ALL ELEVATIONS OF MAIN HOUSE IN LIEU OF ASHLAR STONE FOR APPLICATION PL/2024/09469 – WEST CHASE, BOWERCHALKE, SALISBURY, SP5 5PE

This application seeks permission, by way of a Section 96A submission, to undertake a non-material amendment to allow for a change in use of proposed 'lime washed rendered' elevations of the main house to 'Ashlar stone'.

The amendments proposed include the following main revisions:-

Substituting the following plan as listed in condition 2 from 'Proposed Elevations (with materials indicated) ref 255.12 Rev A dated Sept 2024' to 'Proposed Elevations 2668 30 09 P2 GA'

The removal of reference to render in condition 3- please see suggested changes below (render is struck out)

"No development of the replacement dwelling hereby approved shall commence on site above slab level until the exact details and samples of the materials, ~~render~~, brick and flint, ashlar stone and slate to be used for the external walls and roof of the development and the stone retaining wall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

1 metre square sample panels of any ~~render~~, brick and flint panels and stonework (showing the material, type, colour, size, type of pointing and mortar mix) shall be provided (photographs) and agreed in writing by the Local Planning Authority before any ~~render~~ or stonework takes place on the site.

Materials shall be matt and non-reflective in finish.

The development shall be implemented in accordance with the agreed details and the panel shall remain on site for comparison until the stonework is completed.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the National Landscape”

In design terms, the revisions follow the same overall architectural theme of the approved replacement dwelling, it is just a change to the proposed material from lime washed render to Ashlar stone finish on the main elevations of the dwelling.

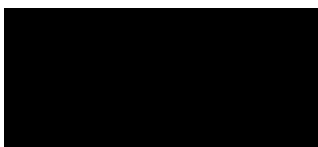
The applicants aspiration that rather than to proceed with any render finishes within the areas bounded by stone quoins / window surrounds / plinth, is to use ashlar stone with a blockwork backing course. This will represent a significant enhancement to the approved scheme, safeguarding its longevity and providing much improved resistance to weathering, given its elevated, exposed location.

This proposed revision to the material does not materially change the overall character of the development. It is also of note that the proposed amendments do not impact on the ability for the conditions to be complied with.

Section 96A of the Town and Country Planning Act allows for Councils to approve amendments to applications which are non-material. There is no statutory definition as to what constitutes a non-material amendment, however, for the reasons outlined above it is contented that the proposed change in proposed material of the elevations of the replacement dwelling constitutes a non-material amendment. This approach (the amendment being non-material) is endorsed by the findings of the London Borough of Harrow appeal (DCS 1000-067-9620) which identifies that lack of harm is an indicator that an amendment is likely to be non-material.

I trust this information and the accompanying plans are met with your approval and will help to ensure that this application is considered favourably. If you require any further information, do not hesitate to get in contact.

Yours sincerely

A black rectangular box redacting the signature of Clare Spiller.

Clare Spiller BSc (Hons) PG Dip TP MRTPI
Associate Director