

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08772
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 Clipsham Rise, Trowbridge, BA14 9DG
DEVELOPMENT DESCRIPTION:	2 metre, double skin brick garden wall.
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

18 Clipsham Rise (the 'site') is a residential plot which adjoins the northern aspect of Clipsham Rise – a suburban cul-de-sac situated within the eastern area of Trowbridge (designated as a Principal Settlement in the Core Strategy).

The site is occupied by a detached two-storey house and its associated amenity space. The rear garden is currently surrounded by ageing timber fencing. The fencing along the rear elevation (proposed to be replaced) is circa 2m tall and has partially collapsed.

The site is surrounded by residential development to the north, east and west and adjoins the public highway to the south with residential development beyond.

The site context is subject to the following planning designations:

- The Cottage, Cockhill Grade II listed building located circa 12m from the site boundary and its curtilage immediately adjoins the site.

PROPOSAL

The proposal seeks planning permission for the construction of a 2m tall garden wall spanning 17.1m along the rear garden boundary. The wall comprises several circa 3.7m spans separated by 0.45m by 0.45m piers. It is formed of LBC Heather red brick walling topped with coping stonework atop a 1m foundation.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/97/00113/FUL	Demolition and rebuild of garage, kitchen, bedroom, en-suite, extensions and new garden wall	Approved	10/3/1997
W/97/01469/FUL	Two storey extension and conservatory	Approved	31/12/1997

RELEVANT POLICIES AND GUIDANCE

Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 58: Ensuring the conservation of the historic environment

Material Considerations:

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
 - Section 16. Conserving and enhancing the historic environment
- Wiltshire Design Guide
- Wiltshire Local Plan (Reg 24 stage and examination):
 - Policy 98: Ensuring high quality design and place shaping
 - Policy 99: Ensuring the conservation and enhancement of the historic environment

CONSULTATION RESPONSES

Trowbridge Town Council: No objection, subject to no significant adverse impact on neighbouring amenity.

[Officer Note: The impact of the proposal in respect of residential amenity is assessed below.]

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 requirement, this application has been assessed against the relevant policies of the Development Plan and the material considerations set out above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design
- Heritage
- Residential amenity

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

The siting and scale (notably the height) of the proposed wall reflects the existing timber fence which is acceptable. Its form, detailing and materiality is considered to offer a visual enhancement over the very weathered, damaged and partially collapsed timber fence. The HBC Heather brickwork proposed reflects the materiality of the existing dwelling. Moreover, there are other examples of ~2m tall red brick garden walls with coping stonework in the immediate area, including along part of the northern boundary of the adjoining Grade II listed cottage. Resultantly, the proposed form, detailing and materiality of the proposed garden wall is also considered appropriate.

Consequently, the proposal complies with the design principles set out in Core Policy 57 of the Core Strategy, draft Policy 98 of the emerging Local Plan and the Design Guide

Heritage

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

Core Policy 57(i) and (iv) require that development proposals be sympathetic, respond positively to and conserve the historic environment.

Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance. This requirement is carried forward in draft Policy 99.

Paragraph 207 of the NPPF states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

Paragraph 213 states that any harm to the significance of a designated asset, including from development within its setting, requires clear and convincing justification.

In this case, the proposed garden wall is considered to impact the setting of The Cottage, Cockhill, a Grade II listed building, as it immediately adjoins the curtilage of the listed building. The listing description of the cottage is copied below:

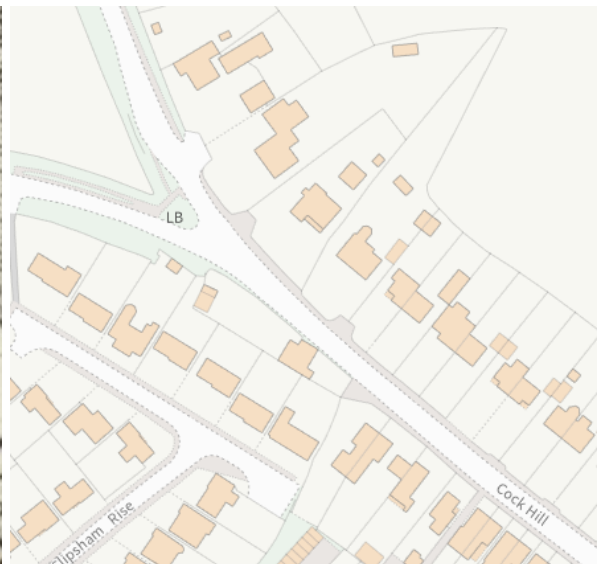
COCK HILL 1. 5411 (South West Side) The Cottage ST 8458 9/195 II

2. Mid C19 vernacular revival. 2 storey. Single bay red brick on stone footings, with stone dressings, moulded eaves cornice and footstone. Stone tile roof with high pitch. 2 small windows to south, one on 1st floor, coupled and one on ground floor to right, both set in deep moulded surrounds. Central doorway with elliptical arch. To east: a pair of coupled mullion windows on 1st floor and a 3 light mullion window on ground floor. Lean-to extension at rear and a chimney stack breaking through eaves cornice.

It is considered that the cottage draws its significance from its special architectural and historic interest as a mid-19th century cottage constructed in the Avon Vale vernacular revival style. In this case, the cottage only draws limited significance from its setting as its original rural context has been largely developed throughout the 20th century such that it is now enclosed within the built-up area of Trowbridge by Edwardian, Inter-war and modern suburban development. Nonetheless, a review of historic maps dating back to 1890 indicates that the cottage's curtilage is remarkably well-preserved, as shown below:



1890 OS Map.



2025 OS Map.

Owing to its siting (which reflects the historic plot boundary), the proposed wall would continue to preserve the cottage's curtilage. For the avoidance of doubt, the walling is wholly contained within the curtilage of the application site rather than the cottage.

For the same reason as set out in the design section above, it is considered that the form, appearance and materiality of the proposed wall would have a negligible impact on and thus conserve the significance and setting of the cottage.

Having regard to the above, the proposal is therefore considered to comply with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58, draft Policies 98 and 99 and section 16 of the NPPF.

Residential Amenity

On the basis the proposed wall reflects the height of the existing fence, it is not considered there would be any additional impact in terms of residential amenity.

CONCLUSION

In summary, the proposed development constitutes the replacement of a dilapidated timber fence with a red brick garden wall that is of the same siting and height. Its form, detailing and materiality is appropriate to the host dwelling and its context, specifically the setting of the adjoining Grade II listed cottage.

The proposal is therefore considered to be acceptable in respect of design, heritage, residential amenity and all other matters and therefore complies with the aforementioned sections and policies of the Planning (Listed Buildings and Conservation Areas) Act 1990, Wiltshire Core Strategy, emerging Wiltshire Local Plan, NPPF and Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun 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 and documents:

- Site location plan, ref: 003
- Proposed site plan, ref: 002
- Proposed plan and elevations, ref: 001

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall comprise HBC Heather brickwork and those materials specified on the approved plans, unless otherwise approved in writing by the local planning authority.

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