

APPLICATION FOR PLANNING PERMISSION

FOR

‘THE ERECTION OF OUTBUILDING, DECKING AND STEPS’

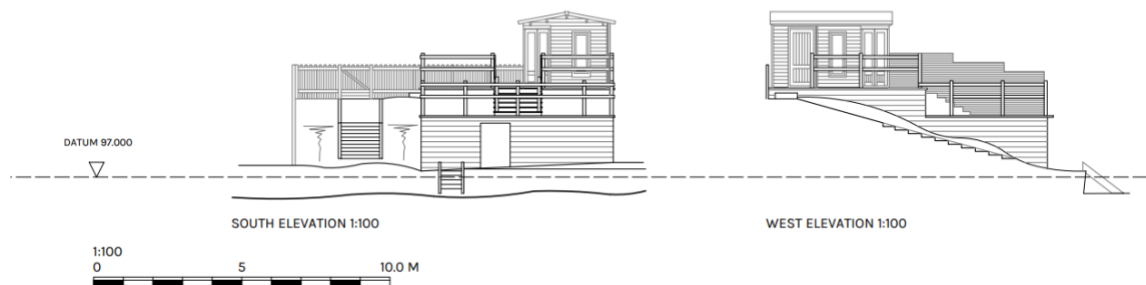
AT

27A CHURCHFIELDS ROAD, SALISBURY, WILTSHIRE,

SP2 7NH.

SUPPORTING PLANNING, HERITAGE STATEMENT

AND FLOOD RISK ASSESSMENT.



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SECTION 1: INTRODUCTION

1.1 This Planning Statement has been prepared by Sean Williams, a Chartered Member of the Royal Town Planning Institute (RTPI). I have over twenty years' professional planning experience, including strategic-level roles within local government and several years' experience as an independent planning consultant working with architects and private clients.

1.2 The Statement provides a description of the site and its surrounding context, together with details of the proposed development. It then assesses the planning merits of the proposal having regard to relevant national and local planning policy and other material considerations.

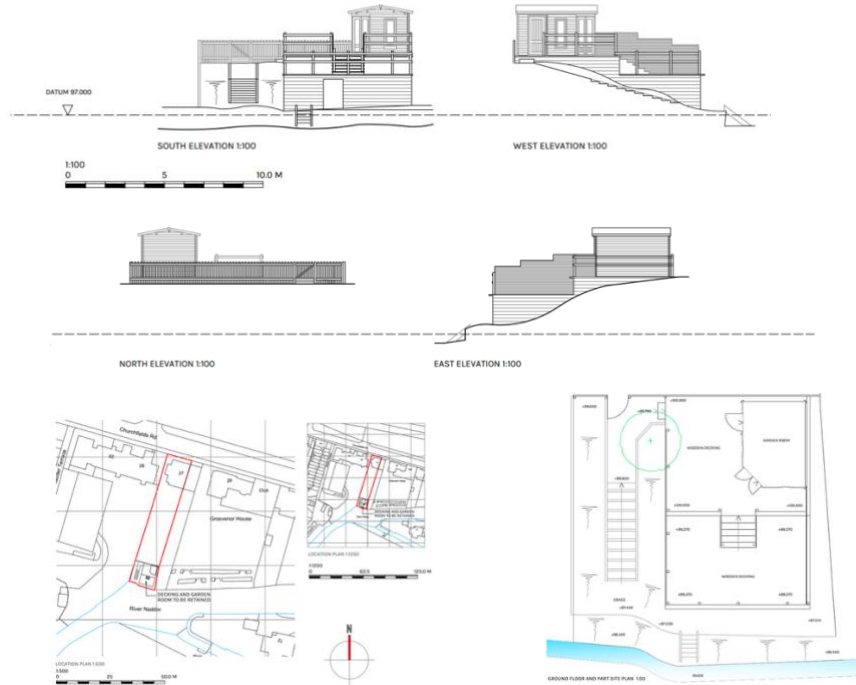
1.3 This Statement should be read in conjunction with the detailed drawings produced by Crickmay Stark Architects. It is also intended to fulfil the requirements of a Design and Access Statement as set out in paragraphs 14-029 to 14-032 of the National Planning Practice Guidance (NPPG) and reflects established best practice.

SECTION 2: SUMMARY OF PROPOSED DEVELOPMENT.

2.1 The application seeks planning permission for the erection of a decked area to the rear of the garden together with outbuilding sited on the deck and associated steps. The development was undertaken following a misunderstanding regarding permitted development rights. Whilst certain domestic outbuildings and decking can, in some circumstances, benefit from permitted development rights, it is acknowledged that planning permission is required in this instance.

2.2 This application therefore seeks to regularise the development and demonstrates that its retention is acceptable having due regard to the development plan and all other material planning considerations. It is also acknowledged that an Environmental Permit may be required for works within 8 metres of a main river; however, this is a separate legislative process and does not negate the requirement for planning permission.

2.3 The application is supported by a full suite of drawings prepared by Crickmay Stark Architects to provide the necessary visual and contextual understanding of the proposal

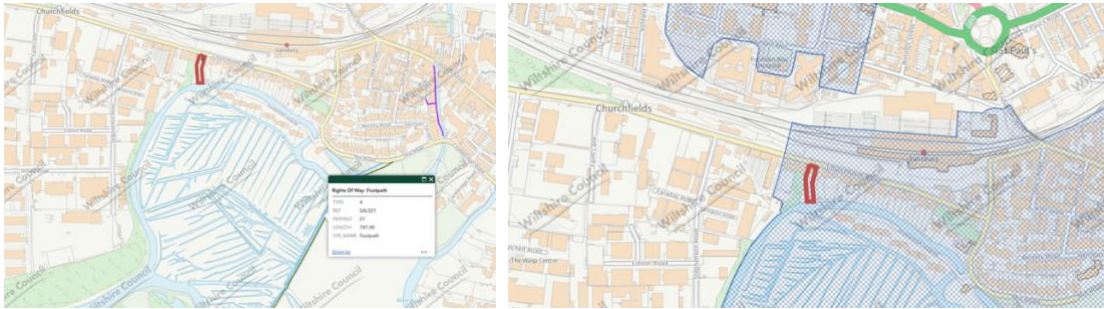


SECTION 3: SITE CONTEXT.

3.1 27A Churchfields Road is a townhouse forming one of four dwellings created through the recent redevelopment of Grosvenor House, which fronts Churchfields Road. To the west of the site lies Riverside House, comprising a pair of large Victorian villas, which has recently been granted planning permission for conversion into three dwellings, together with the erection of 14 new dwellings on land to the rear. Beyond Riverside House lies a row of terraced residential properties and the Churchfields Industrial Estate, approximately 250 metres to the west.

3.2 Salisbury railway station lies to the north, while the River Nadder lies immediately to the south of the application site. The River Nadder is a key tributary of the River Avon system (SSSI). Salisbury city centre is approximately a ten-minute walk from the site, and the location is therefore highly sustainable.

3.3 There are no public rights of way immediately adjacent to the site. The nearest public footpath (Town Path SALS22) is located approximately 400 metres to the south-east and crosses the Harnham Water Meadows. The property lies within the western fringe of the Salisbury Conservation Area, whilst the Grade II listed Salisbury railway station and associated buildings are located to the north-east of the site.



Above: Public rights of way together with conservation area shown in blue and listed buildings.

SECTION 4: RELEVANT PLANNING HISTORY.

Grosvenor House, 26 Churchfields Road, Salisbury, SP2 7NH

- PL/2022/04021 - Notification for Prior Approval under Class MA - Change of Use of Vacant Class D1(b) Day Centre to 4 x Dwellings (Use Class C3) – Prior approval granted.

Riverside Children's Resource Centre, 29 Churchfields Road, Salisbury, SP2 7NH

- PL/2023/08557- Conversion of Riverside House to 3 x dwellings, demolition of existing building, erection of 14 dwellings, hard and soft landscaping and associated works – Approved.
- PL/2022/07886 - Conversion of Grosvenor House from vacant Day Centre – Approved.

SECTION 5: SITE PHOTOS.



5.1 Above: As viewed looking south towards the River Nadder.



5.2 Above: Decking area with views across the river and water meadows.



5.3 Above: Relationship with adjoining boundaries.



5.4 Above: Boundary with adjoining neighbour and river bank.



5.5 Above: Historic steps and embankment under decked area.



5.6 Above: Looking east and west along River Nadder.



5.7 Above: Removable steps (resting on the ground).

SECTION 6: PLANNING POLICY CONSIDERATIONS.

Material planning considerations.

6.1 Section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant development plans are the Wiltshire Core Strategy (2015) and the Salisbury Neighbourhood Development Plan 2020 to 2038 (made 2025). The National Planning Policy Framework (NPPF, 2024), together with the draft 2025 amendments, is a material consideration whilst the Wiltshire Design Guide is an adopted supplementary planning document and is also a material planning consideration.

6.2 The principal material considerations are:

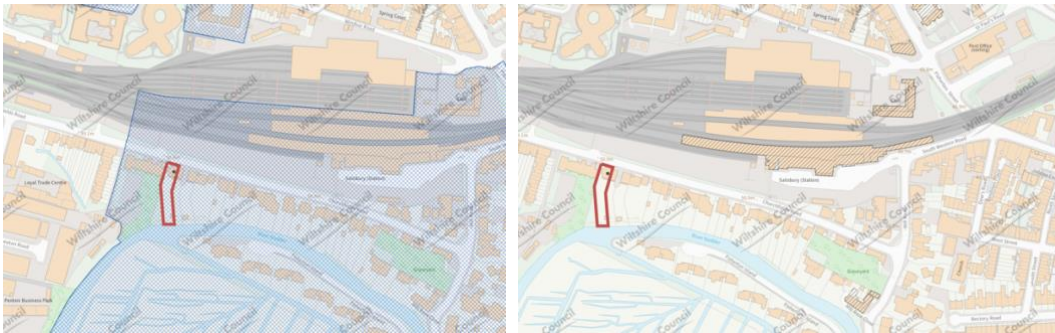
- Principle of development
- Impact on the character and appearance of area/impact upon heritage assets
- Residential amenity
- Flood risk and climate change
- Biodiversity

Principle of development.

6.3 The application site lies within the defined settlement boundary of Salisbury, which is designated as a Principal Settlement under Wiltshire Core Strategy Policies CP1, CP2 and CP20. The development comprises an ancillary and incidental structure within the residential curtilage of an existing dwelling and does not intensify the residential use of the site. The principle of development is therefore acceptable, subject to compliance with other relevant policies.

Impact on the character and appearance of area/impact upon heritage assets.

6.4 This Heritage Statement supports the retention of a garden outbuilding and associated decking located within the Salisbury Conservation Area, a designated heritage asset. The nearest listed buildings are the Grade II listed Salisbury railway station complex, approximately 115 metres to the north-east, and Grade II listed buildings at 2–5 Mill Road, approximately 250 metres to the east.



Above: Application site shown in relation to the conservation area (left) and listed buildings (right).

6.5 There is a duty under section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area when determining the application. In addition, Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that, in considering whether to grant planning permission for development which affects a listed building, or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.6 The NPPF (2024) requires an applicant to describe the significance of any heritage assets affected by the proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207).

6.7 This statement provides an appraisal of the heritage assets affected and assesses significance in accordance with the policies contained in the NPPF. The impact of the proposed works on the significance of the heritage asset is then described and considered.

6.8 Paragraph 210 of the NPPF specifically requires LPA's in determining applications should take account of;

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

6.9 The local plan policy position is that Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the Wiltshire Core Strategy expresses the need for the impact of development on a designated asset and its setting to be thoroughly assessed against the significance of the asset, which is also reflective of Policy 6 (Design in the built Environment) of the Salisbury Neighbourhood Plan. Development should conserve and where appropriate enhance the significance and paragraphs 207-221 of the NPPF insofar as it requires proposals to justify any harm to a heritage asset and demonstrate the overriding public benefits which would outweigh the damage to that asset or its setting.

6.10 The outbuilding and decking are reasonably modest in scale and subservient to the host property, and given its location at the foot of the garden ensure it does not compete visually with the principal building or the surrounding historic fabric and is not prominent from public viewpoints and by virtue of this the character and appearance of the conservation area is preserved. Further, with due regard to the outbuilding the design reflects the established character of outbuildings within the locality whilst the materials have been selected to complement the prevailing palette and traditional appearance, avoiding visual intrusion. The decking is low-level and visually lightweight, with minimal impact on the landscape character. It does not alter historic plot patterns or harm the spatial qualities of the conservation area.

6.11 Therefore, in the applicant's opinion, the proposal would not have a detrimental effect on the significance and setting of any listed buildings nor would be detrimental to the special character and local distinctiveness of the conservation area given that there is no encroachment into open or sensitive land, and the development does not introduce incongruous or dominant features. As such, the proposal results in no harm, or at worst negligible harm, to significance, such that the heritage balance is comfortably met and preserves the setting of the wider conservation area as set out in the statutory duty set out in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies 57 and 58 of the Wiltshire Core Strategy as well as Policy 6 of the Salisbury Neighbourhood Plan.

Residential Amenity.

6.12 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 whilst paragraph 135(f) of the NPPF, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

6.13 The outbuilding and deck are in excess of 40 metres from the rear of adjoining neighbours along Churchfields whilst the dwelling of 12 Fisherton Island is also approximately 40 metres south-east along the River Nadder in addition there is an existing 1.8 metres close-boarded timber fence on the shared boundary with 27 Churchfields that respect neighbouring privacy.

6.14 It is appreciated that planning approval has been granted pursuant to PL/2023/08557 for the conversion of Riverside House to 3 x dwellings as well as new dwellings and the relevant site plan, showing the new relationship that will evolve once implemented, is shown below for context. Nevertheless, it will remain that plots 1,2 and 3 Riverside House will reflect the development at Grosvenor House, that being the conversion of the existing buildings into dwelling and long gardens leading to the River Nadder to the south and therefore will be unaffected by the development.



6.15 In addition, the context is that this is a householder application for an ancillary outbuilding and decked area, which is of course entirely expected in an urban area and is well designed and the structure is not overbearing and is not considered to be an unexpected development within

a garden area within an urban environment and does not result in unacceptable harm to the living conditions of those residents with regard to privacy and outlook.

6.16 Given the above, 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.

Flood risk and climate change.

6.17 This Flood Risk Assessment (FRA) has been prepared to support a householder planning application for the retention of an existing outbuilding and associated decked area located adjacent to the River Nadder in Salisbury, Wiltshire. The assessment has been prepared in accordance with:

- National Planning Policy Framework (NPPF).
- Planning Practice Guidance (PPG) – Flood Risk and Coastal Change.
- Environment Agency (EA) standing advice for householder development.
- Wiltshire Council local planning policy.

6.18 The purpose of this FRA is to:

- Identify the sources of flood risk affecting the site;
- Assess the vulnerability of the retained structures;
- Demonstrate that the development does not increase flood risk elsewhere;
- Confirm that appropriate mitigation and management measures are in place.

Site Description

6.19 The application site forms part of the residential curtilage of an existing dwelling in Salisbury. The site lies immediately adjacent to the River Nadder, a tributary of the River Avon.

6.20 The development subject to this application comprises:

- An existing outbuilding used for incidental domestic purposes;
- An existing raised decked area located between the dwelling and the river channel.

6.21 The surrounding area is predominantly residential, with the River Nadder forming the primary watercourse. The site is generally flat, gently sloping toward the river from the rear of the dwellings, although the beyond the outbuilding and deck is a steeper gradient down to the River Nadder.

Planning Policy Context - National Policy.

6.22 The National Planning Policy Framework (NPPF) requires that development is directed away from areas at highest risk of flooding where possible. Where development is necessary in areas at risk, it must be demonstrated that:

- The development is appropriate for its location;
- It will be safe for its lifetime;
- It does not increase flood risk elsewhere;
- Flood risk is reduced where possible.

Flood Zone Classification.

6.23 According to the Environment Agency Flood Map for Planning, most of the garden is within flood zone 1 and at a low risk of flooding whilst the southern edge of the garden, immediately adjacent to the River Nadder is within flood zone 3 with a high risk of flooding. This map is shown below.



Flood map for planning

Your reference
Unspecified

Location (easting/northing)
413479/130094

Created
30 December 2025 15:13

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

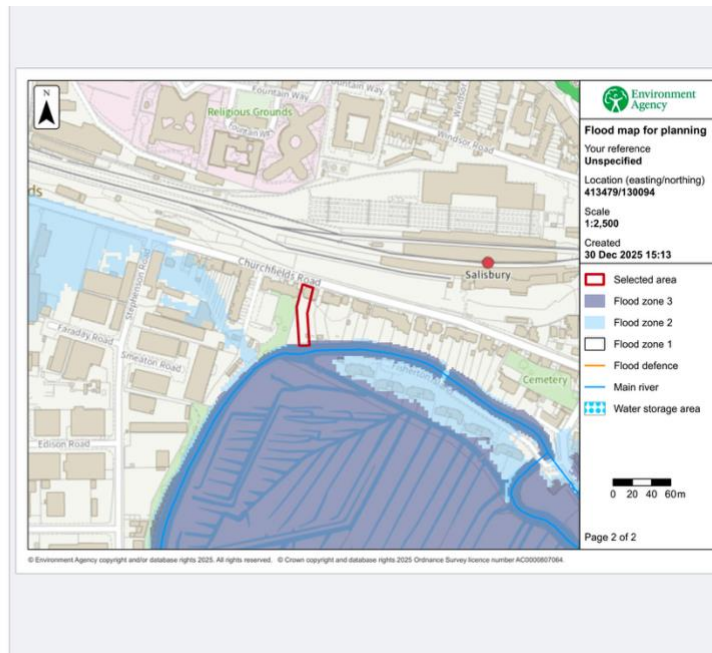
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

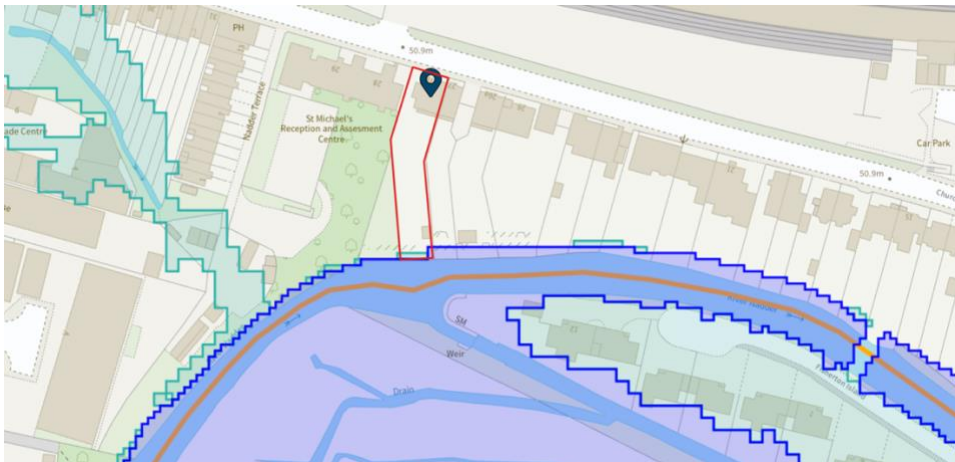
Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/oa-terms>

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6.24 The level of flood risk is shown is greater detail below.



6.25 The application is for the retention of an existing domestic outbuilding and deck, classified as less vulnerable development under the PPG vulnerability classification.

Sources of Flood Risk.

6.26 Fluvial flooding from the River Nadder represents the primary source of flood risk to the site although the area is also subject to groundwater flooding. The river is known to overtop during extreme rainfall events, particularly during prolonged winter rainfall.

6.27 The retained structures are located close to the river corridor although is some metres above the ordinary water levels of the river nevertheless the lower aspects of the garden may be subject to periodic inundation during flood events. There are no known records of sewer flooding or artificial water bodies affecting the site. This risk is considered low.

Flood Risk to the Development.

6.28 The outbuilding and deck have already been constructed, and these structures are of lightweight construction and are incidental to the main dwelling.

Flood Depth and Hazard.

6.29 During extreme flood events, shallow to moderate flood depths may occur on parts of the site. Given the ancillary nature of the development, short-duration flooding would not pose a significant risk to life. The decked area is raised, allowing floodwater conveyance beneath, reducing obstruction to flows.

Impact on Flood Risk Elsewhere.

6.30 The proposed retention will not increase flood risk elsewhere, for the following reasons:

- No loss of floodplain storage compared to the baseline condition;

- Decking allows free passage of floodwaters beneath;
- No change to river channel geometry or bank profile.

6.31 As such, the development is considered flood neutral.

Flood Mitigation and Resilience Measures.

6.32 The following measures are either already in place or proposed to ensure flood safety:

- Outbuilding used for non-habitable, incidental purposes only;
- No sleeping accommodation within the outbuilding;
- Use of flood-resilient materials where practicable;
- Electrical services (if any) raised above expected flood levels;
- Deck construction designed to allow overtopping and submergence;
- No storage of hazardous materials within the floodplain.

Safe Access and Egress.

6.33 During extreme flood events, occupants would remain within the main dwelling, which benefits from established flood awareness and warning procedures. The outbuilding and deck are not essential for safe refuge and would not be occupied during flood conditions. Access routes to the main dwelling connect to the wider highway network located at higher elevations.

Climate Change Allowance.

6.34 Climate change is expected to increase peak river flows over the lifetime of the development. As the proposal relates solely to the retention of existing ancillary structures, with no intensification of use or footprint, the impact of climate change is not considered to materially alter flood risk outcomes. The lightweight and permeable nature of the structures ensures adaptability to future conditions.

Sequential and Exception Tests.

6.35 The proposal relates to a householder development within the curtilage of an existing dwelling. The Sequential Test is therefore considered to be passed in accordance with PPG guidance. The Exception Test is not required, as the proposal involves the retention of a less vulnerable use and does not introduce new habitable development.

FRA Conclusion.

6.36 This Flood Risk Assessment has demonstrated that:

- The site is located adjacent to Flood Zone 3 associated with the River Nadder;
- The development comprises the retention of existing, less vulnerable, ancillary structures;
- The development is flood neutral;
- There will be no increase in flood risk elsewhere;
- The development will be safe for its intended lifetime use;
- The proposal complies with national and local flood risk policy.

6.37 On this basis, the proposed retention of the outbuilding and decked area is considered acceptable in flood risk terms.

Biodiversity.

6.38 No trees will be removed or affected by the development and as the development is within the curtilage of the dwelling then it is not subject to a bio-diversity net gain requirement. In the interest of clarity, the steps to the riverbank rest on the ground rather than built into the riverbank and there is no operational development within the riverbank or riparian zone and no

disturbance to habitats. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

SECTION 7: CONCLUSION.

7.1 The proposed outbuilding and associated deck, located within the established residential curtilage, preserves the character and appearance of the conservation area, is entirely reflective and expected within its urban residential setting and presents no adverse impacts upon neighbouring amenity and represents a form of development commonly found within residential curtilages.

7.2 There are no material planning considerations that weigh against the proposal. The development complies with national and local planning policy and planning permission is therefore respectfully requested.