



Adams Planning & Project Services Ltd

Planning Statement

For

**Section 73 application for Amendments to Approved Dwelling Design and
Creation of New Access.**

On

**Land adjacent to Walnut House, Cholderton, Salisbury,
Wiltshire, SP4 0DH**



Statement prepared by S. Adams on behalf of Mr & Mrs P Nierop
January 2026

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1. Introduction

This Planning Statement has been prepared on behalf of Mr & Mrs Nierop and is submitted in support of a Variation of Condition planning application for the amendment of the previously approved design and creation of an alternative access on Land adjacent to Walnut House, Cholderton, Salisbury, Wiltshire, SP4 0DH.

This Statement aims to explain the design principles that have been applied and the reasons for the change of design.

The application comprises of the following documents:

- Completed application forms
- Proposed Site Plan
- Proposed Plans and Elevations
- Proposed Visibility Splay Drawing
- CIL Form 1 Addition Information

2. Application and Site Layout

This application is a Variation of Condition (Section 73) application to amend the design of a previous approved dwelling on the site and the creation of a new access onto the site as the previously approved access is no longer viable.

The previously dwelling was approved for development on 18th February, 2022, by Wiltshire Council under application no. PL/2021/10166. This previous application was also a Variation of Condition application from a previous application 19/03210/FUL.



Map 1 - Extract from Location Plan

3. Design Context

This application proposes very little in the way of changes to the approved design.

The internal layout has been modified to better suit the new applicants and the floor area reduced from the original approval.

Externally, the previously approved external materials remain much the same with the exception of the roof for which now natural slate it proposed.

The location of the proposed dwelling has moved slightly to the west due to the wider boot room to the east of the new dwelling.

The previously approved access, unfortunately, is no longer viable and this application seeks an alternative access on to the site.

4. Design Solutions

The proposed new dwelling has been designed to meet 3 main criteria.

1. To meet with the requirements of the applicants.
2. To create a new, well-designed property that represents an amendment to the previously approved dwelling.
3. To provide a new access on to the site.

The proposed new dwelling has been designed to closely resemble the previously approved dwelling. It remains 2 storey in style, however, the number of bedrooms has reduced to 3 bedrooms and there is 1 less ensuite proposed.

In terms of floor area, the new dwelling is smaller than the previously approved dwelling at 188m².

With the exception of the roof, materials reflect the previous approval. As such, the house and garage will be clad in the following materials:-

- i. The wall of the house will be a mix of flint blocks and Hampshire Stock brickwork. The mix of materials is illustrated on the submitted elevations.
- ii. The roof will be natural slate.
- iii. The windows will be white painted timber stormproof casements.
- iv. The external doors will be a mixture of stained/natural hardwood and white painted timber.

It should be noted that all the materials proposed will be of a high quality to maintain the appearance of the development. The property will be subject to high quality robust detailing to maintain the quality finish over time.

Finally, the overall design of the dwelling will comply with part M of the building regulations and has been designed to take the best advantage of the outlook of the surrounding area as well as to obviate any possibility of interference with the amenities of adjacent properties.

i) **Use**

Residential

ii) **Amount/Density**

The proposal is for the erection of a new 3 bedroom detached dwelling with detached garage.

iii) **Layout**

From the submitted Site Layout Plan (25-1110/SP1) it can be seen that the proposal is to set the new dwelling slightly to the west of the previously approved dwelling. This is due to the width of the proposed boot room and the requirement to keep the new dwelling the same distance from the trees to the east of the house.

The proposed layout of development on the site has been informed by the existing site configuration, proximity to the existing access track and the need to maintain character of the site.

The plot will have sufficient parking for three cars and turning space. The proposed site plan also demonstrates that the new home has been carefully designed and positioned on the site so that visual impact of the new dwelling is no more than the previously approved.

Due to the location no disturbance, over-shadowing or loss of privacy to adjacent dwellings will take place.

iv) **Scale and Appearance**

As previously mentioned, the new building has been designed as a 2 storey dwelling to match that of the previous approval. It should be

noted that the roof pitch of the main roof has been lowered which will reduce the impact of the previous application due to the lower ridge height.

This is considered an appropriate design response for the site and is the correct approach in terms of reducing the visual impact of the proposed development.

In terms of impact, the proposed development will have no more impact on the landscape than the previous dwelling, the scale of the proposed development being kept appropriate to the site and surrounding area.

v) **Landscaping**

All existing and proposed landscaping features are identified on the submitted site plan.

vi) **Performance (Sustainable and Environmental Approach)**

Sustainable and environmental concern is a key design driver of this development. The proposed development will be sustainable and environmentally friendly by adhering to the following:-

1. Heating and hot water will be provided by an Air Source Heat Pump thereby removing the properties reliance on fossil fuels.
2. The property will be heated by a full underfloor heating system allowing each room to be individually controlled and requiring less energy to heat the property.
3. A pair of solar thermal panels will be installed in the south elevation of the new dwelling. These which will reduce the properties reliance on the ASHP for the production of hot water.
4. Where appropriate, larger joinery items have been proposed to maximise solar gain.
5. High-quality, triple-glazed windows and doors will help to reduce heating and energy consumption and prevent the release of considerable emissions of CO₂.
6. A mechanical ventilation and heat recovery system (MVHR) will provide constant air change and will assist in improving the air

tightness of the proposed dwelling. It will also reduce the reliance on the ASHP to provide heat for the main living areas and bedrooms.

7. The house is provided with large areas of opening windows and doors to allow good natural ventilation.
8. The proposed construction of the dwelling will be timber frame and will be highly insulated to provide minimal heat loss through the external envelope.
9. The large areas of glazing prevent the need for artificial lighting during the daytime.
10. Solid construction to internal floors will provide a good level of thermal mass to the buildings, absorbing heat during the day and releasing latent heat during the night.
11. All light fittings will incorporate low energy lamps.
12. An electric vehicle charging point will be provided.
13. The overall design and construction will incorporate performance and disabled needs, as per the current building regulations.

5. Access

Access to the site will be through the newly proposed access as detailed on the submitted Proposed Site Plan and accompanying Visibility Splay drawing.

It is assumed that this location will be acceptable due to the approved accesses either side of the proposed access and their compliance with the visibility requirements of the previous application.

It should also be noted that the creation of the new access will not require the removal of any existing trees on site.