

6 Ash Walk, Warminster – Heritage Statement Addendum

Reference: Wessex Archaeology Heritage Statement, Doc Ref 248641.03 (August 2024)

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Date: November 2025

1. Purpose

This addendum updates the Heritage Statement prepared by Wessex Archaeology (August 2024) in light of the Council's refusal of planning application PL/2023/02682 on 4 July 2024 and the associated appeal decision. The refusal related to (1) harm to the setting of the Warminster Conservation Area and nearby Grade II listed buildings, and (2) substandard garden sizes following plot subdivision. The current proposal seeks to complete the existing outbuilding as a single-storey ancillary annexe within the same curtilage as No. 6 Ash Walk. This document demonstrates how the reduced scheme resolves the earlier heritage and amenity concerns.

2. Policy and Context

The adopted Wiltshire Core Strategy (Policies CP57 and CP58), the made Warminster Neighbourhood Plan (Policy L1), and the National Planning Policy Framework (NPPF, December 2023, paragraphs 203–208) require proposals to conserve heritage assets and their settings. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to the desirability of preserving the setting of listed buildings and the character or appearance of conservation areas. The Planning Inspector (Appeal Ref. APP/Y3940/W/20/3263057) previously noted the clear 'juxtaposition' between the modern estate to the north and the historic Conservation Area to the south, and the importance of maintaining a spatial buffer along this interface.

3. Site and Background

The site lies immediately north of the Warminster Conservation Area, adjacent to Imber Court and Nos. 1–5 Ash Walk (Grade II). The partially constructed outbuilding sits within the side garden of No. 6, a 1960s semi-detached house. The previous application (PL/2023/02682) proposed a two-storey detached dwelling that would have subdivided the plot and extended built form to the south, reducing the separation from the Conservation Area. That design was deemed to erode the spatial gap and the established pattern of plots, causing less-than-substantial harm to heritage significance.

4. Description of the Revised Proposal

The revised proposal confines development to the existing footprint and completes the structure as a single-storey ancillary annexe. The building remains subordinate to No. 6, utilising matching materials and a roof form below the eaves line of the host dwelling. No plot subdivision is proposed; the annexe remains within and uses the same domestic curtilage as the host property. This approach retains the existing spatial buffer between the dwelling and the Warminster Conservation Area boundary.

5. Assessment of Heritage Impact

- The reduction to a single-storey building removes the upper massing that previously introduced visual competition with nearby heritage assets.
- The existing gap and open garden setting along the southern edge of Ash Walk are maintained, preserving the transition between the modern estate and the historic Conservation Area.
- The annexe reads as a small domestic outbuilding, typical of 1960s suburban plots, and does not result in any harm to the character or appearance of the surrounding residential area or the setting of the adjacent Conservation Area.
- Intervisibility with Nos. 1–5 Ash Walk and the Grade II terraces along George Street is negligible; any incidental views are filtered by Imber Court and intervening boundary treatment.
- There is no loss of setting significance or harm to the appreciation of the listed buildings or Conservation Area. The proposal accords with the aims of CP58 and NPPF §205–208.

6. Conclusion

The revised single-storey annexe resolves the heritage and amenity concerns previously identified by the Council and the Planning Inspectorate. The proposal maintains the visual buffer to the Warminster Conservation Area, is subordinate to the host dwelling, and does not introduce harm to the setting or significance of any designated heritage asset. The scheme therefore complies with Policies CP57 and CP58 of the Wiltshire Core Strategy, Policy L1 of the Warminster Neighbourhood Plan, and paragraphs 203–208 of the NPPF (Dec 2023).

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For submission with: Planning application (Option 1 – Single-Storey Annexe)

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