

27 January 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/09278
Proposal:	Discharge of condition 4 (Materials), 5 (Garden Shed), 7 (Bat and Bird Boxes), 8 & 10 (Mitigation) of PL/2024/08886 - Erection of 2 bed detached chalet bungalow including access, parking and landscaping
Site Address:	Adjacent 4 Braemar Rise, Salisbury, SP1 3QB
On Behalf Of:	Mr D Newman

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 28 November 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

4. No development shall commence on site above slab level until the exact details and samples of the proposed external materials including render, brick and roof tiles to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: For the avoidance of doubt and in the interests of visual amenity and the character and appearance of the area.

Details Submitted for Approval: Plans and elevations Drg no 03625 2 and a supporting statement

Decision: The details submitted in relation to this condition are **REFUSED**.

Reason for Decision: The details provided are considered to be insufficient to allow the condition to be discharged, pictures or brochure details/photos of the samples for the materials are required.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C, D or E shall take place on the dwellinghouse hereby permitted or within the curtilage.

REASON: In the interests of the character and amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, alterations, extensions or enlargements and due to the constrained nature of the site.

Details Submitted for Approval: Plans and elevations Drg no 03625 2

Decision: The details submitted in relation to this condition are **REFUSED**.

Reason for Decision: Condition 5 removes permitted development rights for development which would fall within Part 1, Classes A, B, C, D or E of the GDPO. It is therefore not possible or appropriate to apply to erect a shed through a discharge of conditions application. The applicant would either need to apply for the whole dwelling again plus the shed or wait until the dwelling has been built and occupied and then apply for a householder application to erect a shed.

7. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity

Details Submitted for Approval: Supporting statement which stated -

Conditions 7 Bat & Bird boxes

Bird Boxes -- Advice indicates the bird boxes should provide for garden birds excluding swifts. The location of the boxes are suggested on the North West or South East elevations. The S bricks for swift is suitable for garden birds

Bat Boxes -- The box proposed is the National Trust Glamis bat box

Decision: The details submitted in relation to this condition are **REFUSED**.

Reason for Decision: The mitigation/enhancement measures are required to be shown on the plans/elevations to ensure the location of the measures is appropriate.

8. The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

Details Submitted for Approval: Draft S111 form

Decision: The details submitted in relation to this condition are **REFUSED**.

Reason for Decision: To be able to discharge this condition a completed S111 form is required which also confirms the relevant fees have been paid.

10. The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved

mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017.

Details Submitted for Approval: Draft S111 form

Decision: The details submitted in relation to this condition are **REFUSED**.

Reason for Decision: To be able to discharge this condition a completed S111 form is required which also confirms the relevant fees have been paid.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

Yours faithfully
Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.