

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09746
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Harvest Place, Chippenham, SN14 0FZ
DEVELOPMENT DESCRIPTION:	Retrospective permission for erection of a garden fence ranging between 2.6 m and 2.9 m
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a timber fence that has been erected along the southern and eastern boundaries of 8 Harvest Place, indicated in blue on the submitted site plan, below:



Whilst there is an additional section of fencing closer to the highway on the eastern side – indicated by the yellow arrow on the photograph below, this submitted site plan shows that the application relates only to the fence closest to the dwelling – indicated by the blue arrow on the photograph below. The applicant has also confirmed by email that this (blue) is the only fence for which planning permission is now being sought.



This fence extends along the southern and eastern boundaries of the site, with a gate on the return, which is flush with the front elevation of the dwelling. Along the east boundary the height varies between 2.6m and 2.9m, depending on the slope of the land at that point – the land slopes downwards from south to north. The application form advises that the fence on the southern boundary is 2.4m high. The following photographs have been submitted with the application:

*View of fence on eastern boundary
from footpath in front of No.8*



Below: Fence on southern boundary – viewed from applicant's garden



SITE DESCRIPTION/CONTEXT

The application site is 8 Harvest Place, a detached dwelling situated on the eastern side of a recently built estate. To the east of the site is Saltersford Lane, with fields beyond. To the south is Taffswell Farm, whilst to the north, and across a private access road is No.10 Harvest Place. The site is marked with the yellow pin on the aerial view and map below:



The application site is not subject to any landscape, ecological or historical planning policy constraints.

PLANNING HISTORY

16/12493/FUL:

A hybrid planning application: An Outline Planning Application for the demolition of existing buildings & structures & mixed-use development comprising up to 450 dwellings, up to 2.41 ha of employment (B1, B2 & B8) development, public open space, landscaping, & all associated infrastructure works (with all matters reserved other than access); with a Full Planning Application for the first phase of the development comprising 140 dwellings, open space, 10 no. B1 employment units, drainage works including attenuation pond; & associated infrastructure. (All Matters Reserved Except Access) - approved 18/12/17

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development

Chippenham Neighbourhood Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No objection

Wiltshire Council Highways: No objection:

"I refer to the above planning application for retrospective permission for the erection of a garden fence ranging between 2.6 m and 2.9 m.

It is considered that the fence is not detrimental to highway safety and I raise no highway objection."

REPRESENTATIONS

The application was publicised by direct neighbour letter. An anonymous representation has been received raising concerns about additional fencing not covered by the submitted plans.

Only the fencing works detailed on the submitted plans are being assessed as part of this application.

No third-party representations have otherwise been 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 statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

While the fence under consideration is relatively tall, its design is simple and utilises natural timber, which is generally compatible with the suburban context of the estate. From Saltersford Lane to the east, the fence which is the subject of this application is screened by existing hedging, limiting its visual prominence within the streetscape – see photographs below:

Below: Photographs from Salterdown/Lane:



From the east the fence under consideration is largely obscured by the dwelling and does not form a prominent feature in the street scene:

Below: 3 photos from east of the application site:



Overall, the fence is considered to integrate satisfactorily with the character of the site and surrounding area. It is noted that no objections have been made by the Chippenham Town Council.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The fence along the eastern side of the house is not considered to have any impact on neighbouring residential properties as there are no dwellings to the east of site. The southern boundary fence, which the applicant states has been in place since 2022 at a height of 2.4m, is adjacent to land associated with Taffswell Farm. Given this position to the north of that neighbour, it would not result in overshadowing of their garden or outdoor areas. In addition, Taffswell Farm benefits from existing hedging around its boundary, which would soften the appearance of the fence when viewed from their property.

The extract of plan SW064-SL-020 P below, from Planning Application PL/2022/00409 (NMA application pursuant to application number 16/12493/FUL) indicates a 2.5m planting buffer between No.8 and Taffswell Farm:



No representations have been received from this property in relation to the fence.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The highways officer has stated, *"It is considered that the fence is not detrimental to highway safety and I raise no highway objection."*

On this basis it is considered that the proposed development would not result in any adverse impact on highway safety and is therefore compliant with Core Policies 57 (xiv), 61 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Other fencing on site

An additional section of fencing is present closer to the highway along the eastern side of the site. As confirmed by the applicant, this fencing falls outside the scope of the current application, which relates solely to the fence shown in blue on the submitted site plan. Accordingly, this fencing has not formed part of the assessment of this proposal.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The timber fence at 8 Harvest Place which is the subject of this application is considered acceptable in design terms and is compatible with the character and appearance of the surrounding area, in accordance with Core Policy 57 of the Wiltshire Core Strategy and the guidance set out in the Chippenham Neighbourhood Plan and Wiltshire Design Guide. The fence is appropriately sited and, due to existing screening and planting, would not result in unacceptable impacts on neighbouring residential amenity. No objections have been received from the Town Council or known neighbouring properties.

Highways Officers have raised no objection to the fence, which is not considered to present any risk to road users, in accordance with Core Policy 61 of the Wiltshire Core Strategy and the National Planning Policy Framework (paragraphs 115 and 116).

On this basis, the proposal is considered acceptable and is recommended for approval.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location Plan received 15 December 2025
- Site Plan (with approved fence marked in blue) received 23 December 2025
- Elevation of fence received 24 December 2025

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