

STATEMENT in connection with application for Variation to a Planning Condition relating to a New Dwelling at 13 Brigmerston Nr Durrington Salisbury SP4 8JB for Mr & Mrs G Rawlins

1 Background----- In 2022 permission was granted for the construction of a replacement dwelling on the above property the reference number being 2022/02609 granted 11th May 2022

In 2024 a Variation to Condition application was sought and granted for the construction of a single storey extension to form a garden room the reference no being. 2024/05385

The dwelling is under construction but not yet completed.

Reason for Application----- Notification received from Wiltshire Council by email of the 15th January 2026 pointing out that the outline of the roof over the garage element and introduction of roof lights in the South West roof slope were not in accordance with the approved plans therefore as such application for variation to the approved plans would be required .

2 Condition 2 of approval 2024/05385----- The issue revolves around conditions 2 and 16 of the approval namely—

Condition 2 refers to drawings

Condition 16 is more specific as below

Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] [England] Order 2015-- excreta – no development within Part 1 Classes A, B, C, and E shall take place on the dwelling house[s]hereby permitted or within their curtilage .

The reason is – In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements

Included in the advisory email of the 15th January 2026 comment is made that ‘ it is clear that the planning officer considered that further development or amendments of this nature would be required to be formally assessed again’

3 Reason for Revisions

It is considered appropriate to separate the two contraventions into 1 the roof outline 2 the roof lights

3.1----- Roof Outline

As Approved --- The approved plan indicates a gabled end pitched roof spanning approximately half the depth of the garage and completed by a return gabled pitched roof for the remaining garage depth .The garage covering is completed by a flat roof section over the remainder and part of the utility room. The roof is tiled with timber cladding to gable. Internal access to the roof void would have been possible for storage. The footprints area of the garage and utility is the same as approved.

As Built--- During fabrication of the roofs it was considered a preferred alternative to simplify the roof outline into a single span roof over the garage and utility same pitch as the main roof with gable [including cropped hip] and with timber cladding.

The increase in ridge height is approximately 1.40 metres

It is necessary to consider the impact of the revised roof outline on adjacent properties and the surrounding area.

The closest dwellings are approximately 180 metres to the North West and there is no intrusion into the vista from those properties

To the South West footpath MILS3 runs along the field edge against the woodland this is approximately 110 metres from the new dwelling. It is considered that users of the footpath will still enjoy the openness of this area and not overwhelmed by the new roof outline

There is access from the garage into the roof void for storage. Over the utility room area there is a slight increase in first floor area of approximately 9 sq m with reduced headroom for a relocation of the en suite bathroom

The site is not within a Conservation Area. The roof outline is not considered offensive or detrimental to the surrounds or the enjoyment of those surroundings

There is no internal connection into the void over the garage

3.2--- Roof lights

The 3 roof lights are located on the South West roof slope of the garage roof [toward the footpath]. The South East roof light serves the en suite bathroom the other two serve the store space over the garage

Facility for solar /PVC panels

The South West roof slope area now provides an adequate area to accommodate an array of Solar and PV panels to augment the heating and hot water provisions in the dwelling.

4 ---- Comment on consideration in original permission [2022/02609]

The original approval curtailed additional floor area through the design achieving a restricted use over the garage area, not necessarily the impact of a roof as now constructed. With the structure now completed, the question is whether the garage roof as constructed viewed in conjunction with the main roofs has a detrimental impact on the surroundings.

Other ways should be investigated If it is desirable to curtail the use of the void over the garages, but would such a use have an adverse impact on the surroundings.

Conclusion--- The applicant acknowledges appropriate approval should have been obtained but with a short time frame to decide on such matters, when the structure is being erected, a view was taken that the roof as now built would not have a detrimental impact on the surroundings or the enjoyment of surrounding properties or use of public areas it is considered that the roof has no adverse impact.

Documents

Copy of Planning Approval PL2022/02609

Copy of Variation to Approval 2024/05385

Copies of approved plans 02222/2 and 3 at A4

Copies of plans as constructed 01725/1 and 2 at A1

Plan of photograph positions

Photos

1-2 in highway looking North West

3 From new entrance looking to dwelling

4 At entrance to field North West of dwelling

5 On footpath MILS 3

6 On track to dwelling

7 In garden of dwelling to North West

8 In middle of field looking toward dwelling

9 -10 Photographs from drone

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2022/02609

Decision Date: 11 May 2022

Applicant: Mr & Mrs G Rawlins
Woodland View, Brigmerston, Durrington, Salisbury,
Wiltshire, SP4 8HY

Particulars of Development: Demolition of dwelling and replacement with new dwelling.
Closure of existing access to house and field and
establishment of new access to field and house. Change
of use of agricultural land to residential in connection with
replacement dwelling (resubmission of PL/2021/09331)

At: 13, Brigmerston, Salisbury, SP4 8JB

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (16)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Location Plan and Site Layout Plan 02222 3 dated March 22
Proposed Elevations and Floor Plans 02222 2 dated March 22

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

3

No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

4

The development will be carried out in strict accordance with the following documents: Bat survey report (Daniel Ahern, Aug 2021) and Email from Daniel Ahern to Damon Associates Ltd.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 5 No development above slab level shall be undertaken on site until details of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

- 6 No development shall be undertaken on site other than the commencement of works to form the approved access until visibility splays to that access have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 140 metres to the North and 100 metres to South from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 7 The existing vehicular access shall be permanently stopped up in accordance with details to be submitted to and approved in writing by the Local Planning Authority within one month of the first occupation of the replacement dwelling hereby approved. No later than one month after the first occupation of the development, the sole means of vehicular access to the dwelling shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

- 8 The development hereby permitted shall not be first occupied until the first 12m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 9 No part of the development hereby permitted shall be first occupied until the access & turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 10 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.
- REASON: To ensure that the highway is not inundated with private water.
- 11 The dwellings shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per person per day has been complied with.
- REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation
- 12 All the existing buildings on site shall be permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site prior to the first occupation of the replacement dwelling hereby approved.
- REASON: In the interests of the character and appearance of the area.
- 13 All soft landscaping comprised in the approved details of landscaping shown on the approved site layout plans shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.
- REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.
- 14 Any gates shall be set back 12m from the edge of the carriageway, such gates to open inwards only.
- REASON: In the interests of highway safety.

- 15 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 that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than planting of native shrubs or trees, shall be constructed along the edge of the new access.

REASON: In the interests of maintaining the existing character and appearance of the area.

- 16 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 and E shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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

Informatives: (4)

The application involves the creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage

Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Parvis Khansari - Corporate Director, Place

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2024/05385

Decision Date: 25 July 2024

Applicant: Mr & Mrs G Rawlins
289 Ablington, Durrington, Amesbury, Wiltshire, SP4 8JX

Particulars of Development: Variation of condition 2 of PL/2022/02609 to amend the approved plans to add a garden room to the dwelling

At: 13 Brigmerston, Durrington, Amesbury, SP4 8JB

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to compliance with the following conditions:

Conditions: (16)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of the original permission (11/11/2025)

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

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

Location Plan and Site Layout Plan 03524 1 Rev A dated June 2024
Proposed Elevations and Floor Plans 03524 3 dated June 2024
Proposed Elevations and Floor Plans 03524 2 dated June 2024

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

The development hereby permitted shall be carried out in accordance with the following details agreed through discharge of conditions application PL/2022/08042 for the Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations".

- Tree Constraints and Protection Plan 138/TCP/TPP Rev 0 dated 28.07.22
- Arboricultural Method Statement dated 28 July 2022 by Sharples Tree Services

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

The development will be carried out in strict accordance with the following documents:
Bat survey report (Daniel Ahern, Aug 2021) and Email from Daniel Ahern to Damon Associates Ltd.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 5 The development hereby permitted shall be carried on in accordance with the materials for the external walls and roofs as approved in writing by the Local Planning Authority through discharge of conditions application PL/2022/08042 .

- Brickwork - Product data sheet - Wienerberger Kassandra Multi facing brick in Red Multi
- Roof Tile - Image - Redland Heathland Plain Concrete Tile, sanded, in Ember

Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area

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REASON: In the interests of highway safety.

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REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

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REASON: In the interests of the character and appearance of the area.

- 13 All soft landscaping comprised in the approved details of landscaping shown on the approved site layout plans shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously

damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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Informatives: (4)

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The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

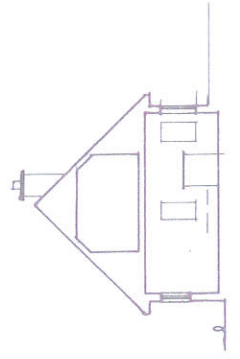
Parvis Khansari - Corporate Director, Place



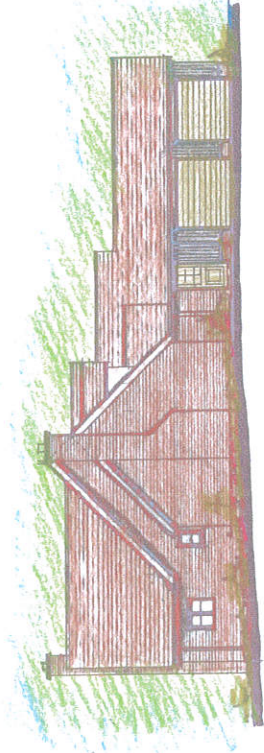
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



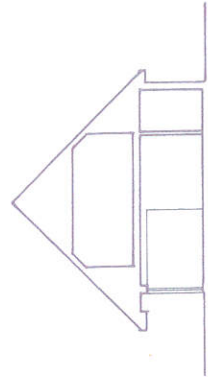
SECTION C-C



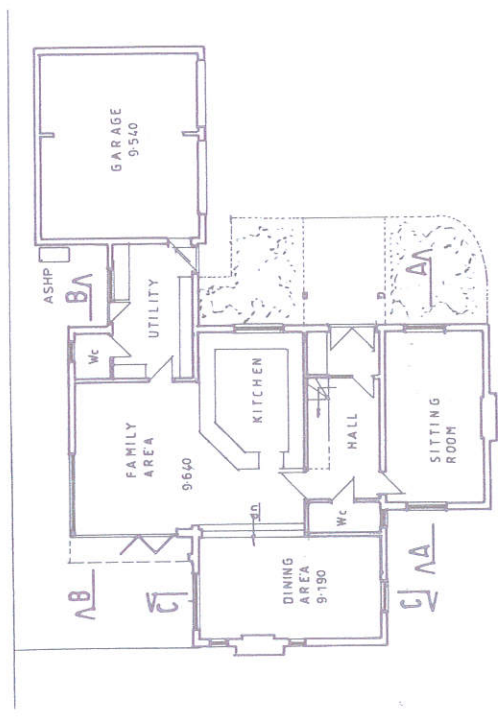
NORTH EAST ELEVATION



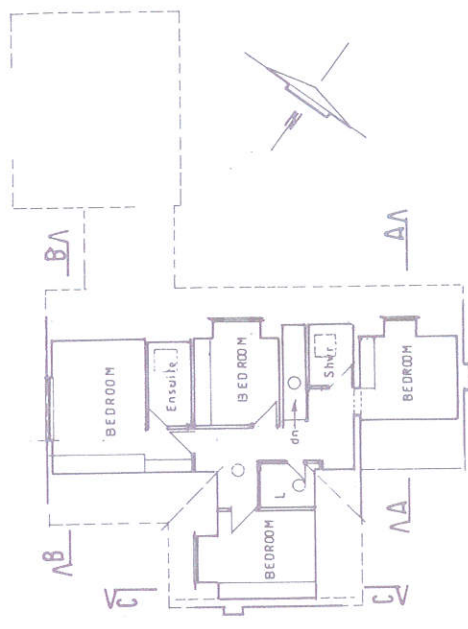
NORTH WEST ELEVATION



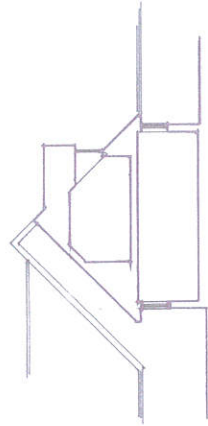
SECTION B-B



GROUND FLOOR PLAN

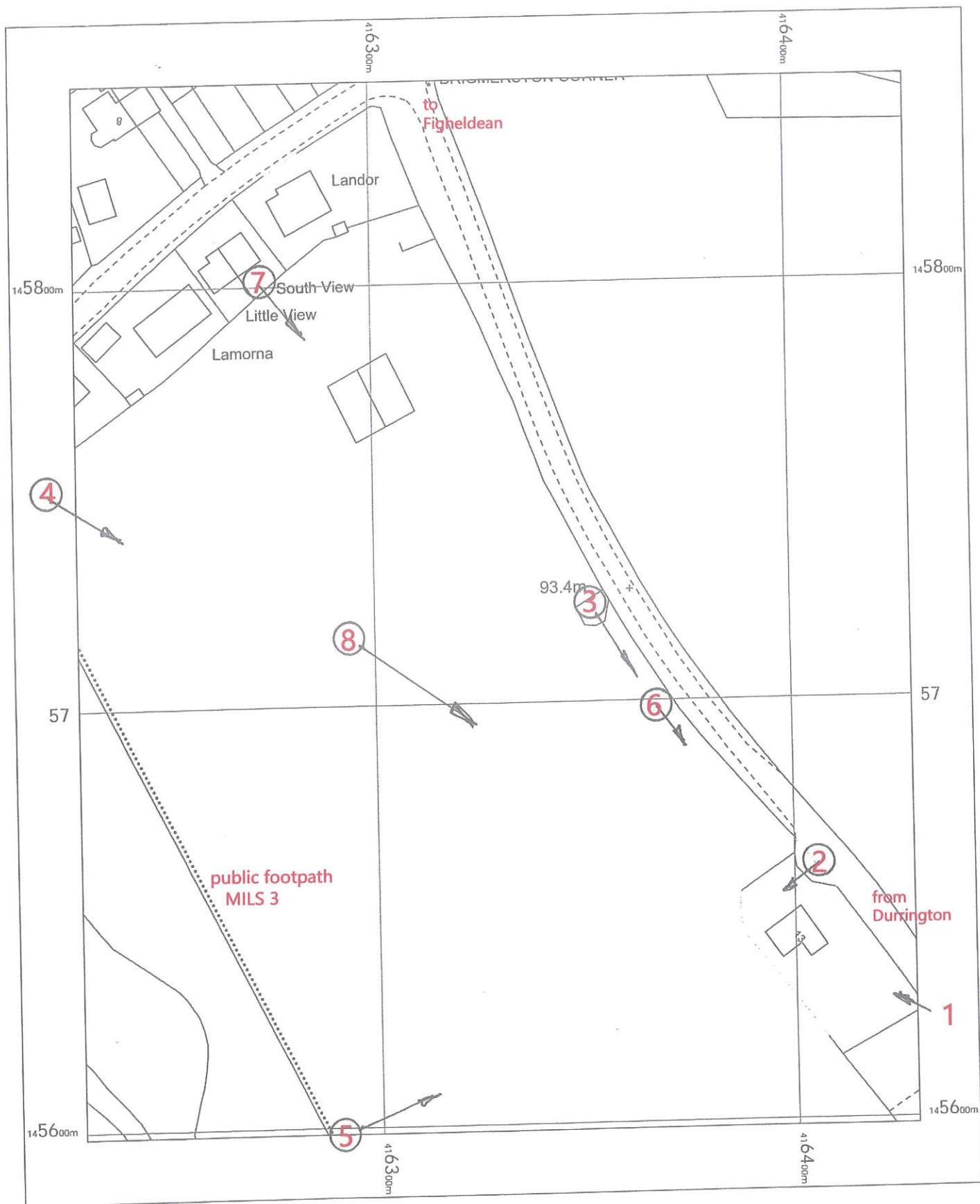


FIRST FLOOR PLAN



SECTION A-A

	Damon Associates Ltd Architectural Services	Design Studio 13 Brighmerston Durrington, Salisbury SP4 8JB Tel: 01262 883371 E-mail: info@damonassociates.com	Mr & Mrs G RAWLINS Replacement Dwelling 13 Brighmerston Durrington, Salisbury SP4 8JB	Scale 1:100 Date MARCH 22	This plan is the Surveyors COPYRIGHT
Drawing no 02222	Rev 2	Date MARCH 22	This plan is the Surveyors COPYRIGHT	Scale 1:100	Date MARCH 22



OS extract for reference only
Based on 1-2500

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North to top of sheet





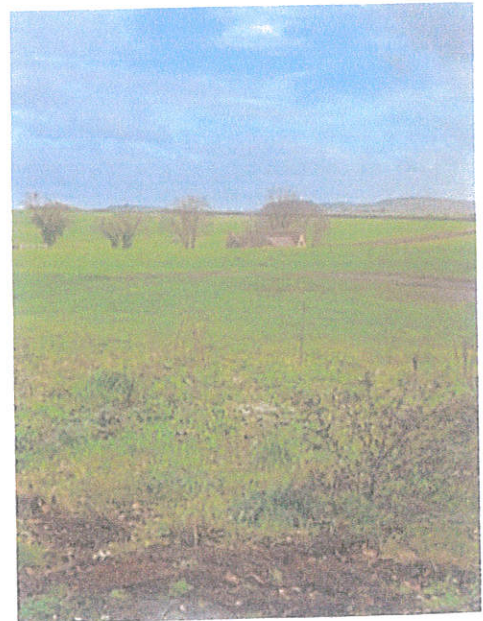
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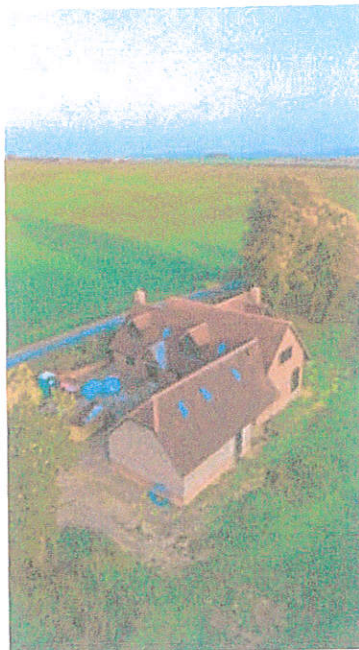
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