

Planning Registration Team
Wiltshire Council
Our reference: 25084.cb
9th February 2025

Dear Sir or Madam

Full Planning and LBC Application: Hackthorne Cottage, Hackthorne Road, Durrington SP4 8AS

Description: Reinstatement of fire damaged dwelling and associated works

1.0 Introduction

PlanningSphere are instructed by the freehold owner Hackthorne Cottage, Mr A Shipway, to submit full planning and a parallel listed building consent application proposing the reinstatement of the fire damaged Hackthorne Cottage following a catastrophic fire incident that took place in April 2025.

The application proposal comprises the following information:

- Application Fee: £588.00 plus Planning Portal administration fee £85.00
- Site Location Plan: Chalk Architects
- Application Drawing Pack (12 No. Plans): Chalk Architects
- Annotated Photosheet (2 No.): Chalk Architects
- Cob Condition Report: Brian Franklin and Son
- Design Heritage and Access Statement: Chalk Architects
- Planning Cover Letter: PlanningSphere
- Structural Condition Report: Mann Williams

2.0 Relevant Background Information

(i) Site Context

The application site comprises residential curtilage of the grade II listed Hackthorne Cottage, which is located on the northern side of Hackthorne Road (B3085) as shown in Figure 1 below. Annotated site drone and surface level photographs are enclosed in the application submission.

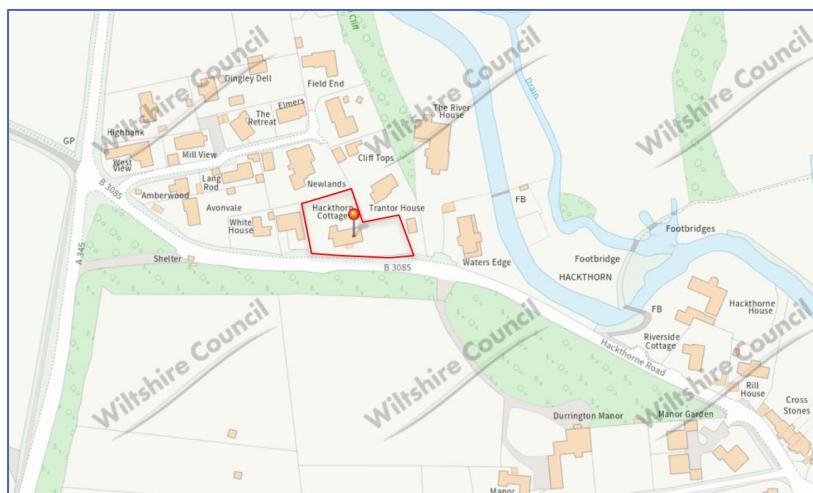


Figure 1. map extract from the Council's GIS plan showing the location of Hackthorne Cottage

(ii) Planning history and listing status

The established lawful use is a single dwelling. Recorded planning history includes the following:

Reference	Description	Decision
S/1996/0408	Extension	Withdrawn 1997
S/1996/0407	Extension	Withdrawn 1996
S/1994/1239	Construction of swimming pool and pool house	Withdrawn 1995

Hackthorne Cottage is listed grade II (List Entry No. 1131019).

(iii) April 2025 Fire Incident

Hackthorne Cottage was subject to significant fire damage in April 2025 caused by a chimney fire. The fire destroyed the thatched roof and the upper elements of the superstructure of the building. The applicant has been re-housed in temporary accommodation pending the re-instatement of the building.



Figures 2 and 3. Photographs taken in October 2025 showing the extent of the fire damage. Further more detailed drone and site photos are included in the application submission.

(iv) Post-Fire Investigations

Following the fire, and after taking initial informal advice from the Council's conservation officer, the initial assumption was that the remnant building would need to be demolished to enable the erection of a replacement dwelling.

Measured (topographical) and structural condition surveys were undertaken in the Autumn of 2025. The Structural Condition Survey prepared by Mann Williams describes the current condition of fire damaged building. On the basis that Mann Williams were unable to definitely confirm that the surviving cob walls could not be re-used as part of a reinstatement project, specialist advice was secured from locally based, cob specialists, Brian Franklin and Son. The Franklin Report confirms that while localised deterioration of the cob has occurred, including the exposed tops of the walls and isolated internal areas, the majority of the original cob walling remains standing plumb with no

evidence of widespread structural failure. The report concludes that surviving cob walls remain viable and that the building has potential to be reinstated subject to: weather protection; detailed further investigation and agreed programme of repairs.

3.0 Summary of Proposals

The proposal seeks to full reinstate Hackthorne Cottage utilising the surviving cob walls with a specialist contractor.

The project architect has prepared a comprehensive set of existing and proposed drawings with detailed annotations which should be read with the annotated site photographs.

The pre-fire external appearance will be retained. The proposal does however take the opportunity to simplify the vertical circulation to a single staircase, which will deliver a more practical internal layout.

There are no changes to the vehicular access or existing foul and surface water drainage connection. Following the implementation of the works the garden will be reinstated.

4.0 Planning Policy Context

The statutory development plan comprises the Wiltshire Core Strategy (2015) and the Wiltshire Housing Site Allocation Plan (2020).

Applicable designations include: the Durrington Conservation Area; a county level, Special Landscape Area; and Hampshire Avon Special Protection Area. The application building is grade II listed.



Figure 4. the extent of the Durrington Conservation Area is over-washed in brown.

The site lies in Flood Zone 1 as shown in the Flood Map for Planning:

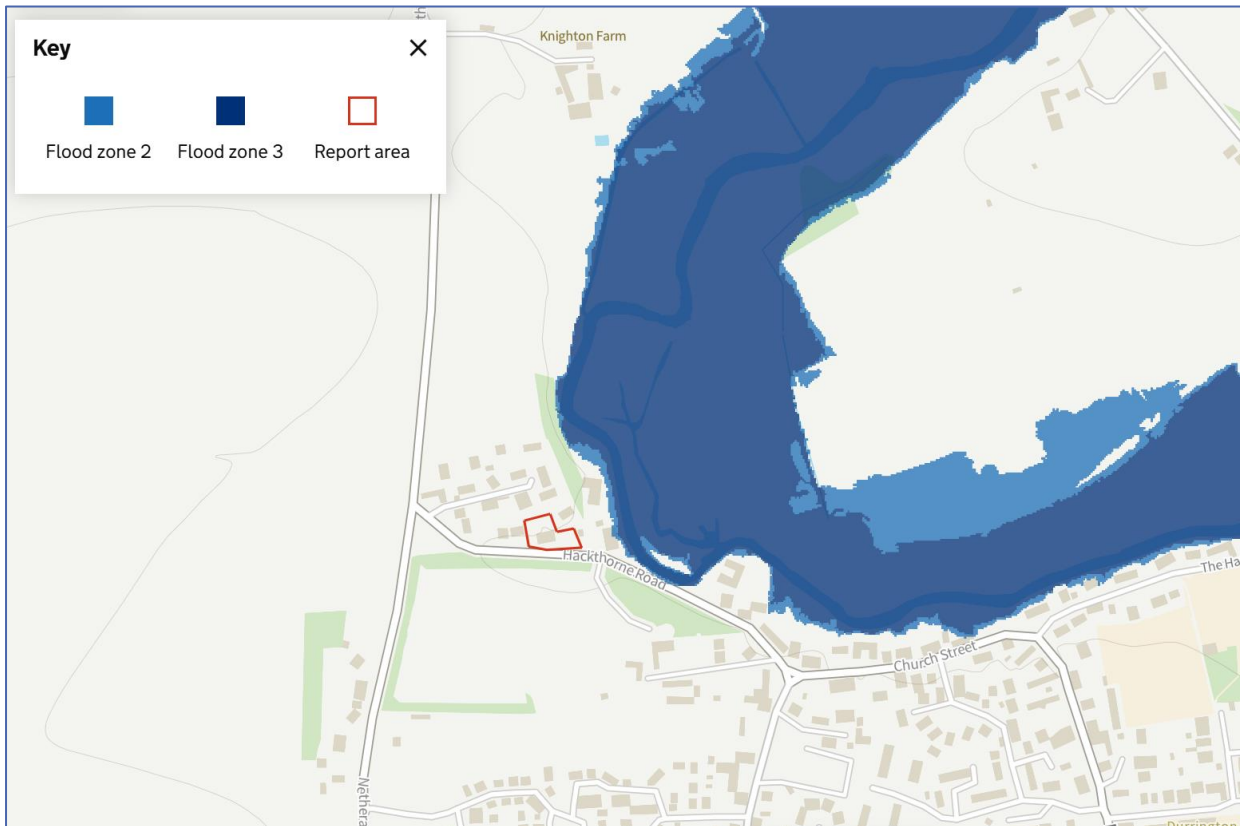


Figure 5. the extent of Flood Zones 2 and 3 is shown in light and dark blue.

5.0 Planning Assessment

Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.

(i) Procedural matters

Given the extent of rebuilding required, which meet the statutory definition of 'development', and the fact the building is no longer habitable, a 'full' rather than a 'householder' application is submitted with a parallel application for listed building consent.

(ii) Principle of development

Given that the fire incident took place in April 2025, it is strongly in the public interest that Hackthorne Cottage, a grade II listed heritage asset, is fully reinstated as a dwelling.

The application site lies within the existing spatial built extent of Durrington, albeit being located outside the defined settlement boundary shown in the adopted development plan. Given that the Council cannot demonstrate a 5-year Housing Land Supply, the NPPF's tilted balance is engaged, the proposed re-instatement of the dwelling can also be justified on this basis.

(iii) Heritage

The proposal will reinstate Hackthorne Cottage utilising the surviving cob walling. The proposed plans demonstrate that the pre-fire appearance of the building will be fully restored in terms of form, height, mass, materiality and appearance. Apart from the single staircase, the original internal plan form will be reinstated. On this basis, the proposal will not result in any heritage 'harm' the proposal is in compliance with WCS Policy CP58 and applicable heritage legislation.

(iv) Nutrient Neutrality

Because this proposal is a partial reinstatement of an existing dwelling, which will utilise the existing on site foul and surface water infrastructure, the proposal will achieve nutrient neutrality without additional mitigation.

6.0 Conclusion

The fire incident has caused significant distress the applicant and his family. Their insurance company is covering the cost of temporary accommodation and professional fees and building costs associated with the reinstatement of the application. There is only a finite budget available. It is therefore imperative that a decision to permit the re-building works is secured within the 8-week target timescale, with a minimal scope of planning conditions. This will allow the detailed design development process to commence, which in turn will facilitate a potential start on site during the summer months.

The Council is respectfully requested to grant planning permission and listed building consent on this basis.

Yours faithfully

Chris Beaver
Director

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