

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09646
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Ravenscroft, Chalk Hill, Shrewton, Salisbury, SP3 4EU
DEVELOPMENT DESCRIPTION:	Retrospective approval for a fence erected in April 2024 situated at the side of our property
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks retrospective planning approval for the erection of a fence along the boundary of a residential dwelling.

SITE DESCRIPTION/CONTEXT

The application site is a two-storey detached dwelling located in a residential street within the settlement boundary of the large village of Shrewton as defined by WCS policies CP1, CP2 and CP4. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the Hampshire River Avon Catchment; and is within the Salisbury Plain SPA 6400 m buffer. However, due to the nature of the application, these designations do not have any bearing on the assessment of this application.

The site is bordered by the highway, A360, to the northeast, Chalk Hill on the south and residential dwellings on the west and northwest.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1988/0105	CONSTRUCTION OF SINGLE GARAGE	Approve with Conditions
15/07843/FUL	Erect two detached three bedroom dwellings with associated parking and access. Alterations to existing dwelling	Approve with Conditions
16/10992/FUL	Revised proposals for two dwellings (amendment to permission 15/07843/FUL)	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF):

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places

Wiltshire Core Strategy (WCS):

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 4: Spatial Strategy: Amesbury Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

Appendix D - Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Shrewton Parish Council: No Objection.

Highways officer: No Objection.

REPRESENTATIONS

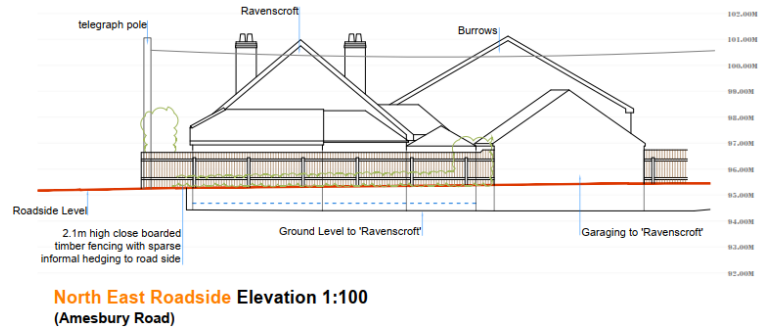
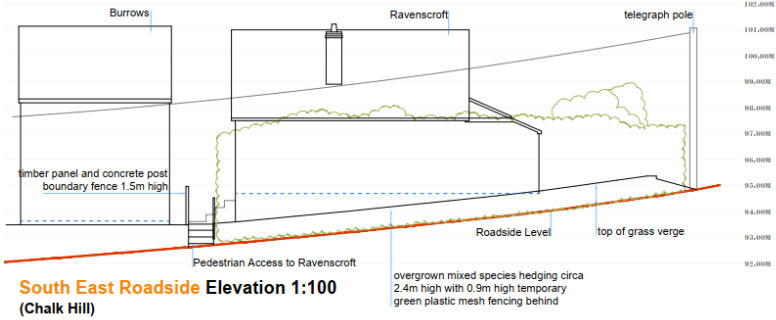
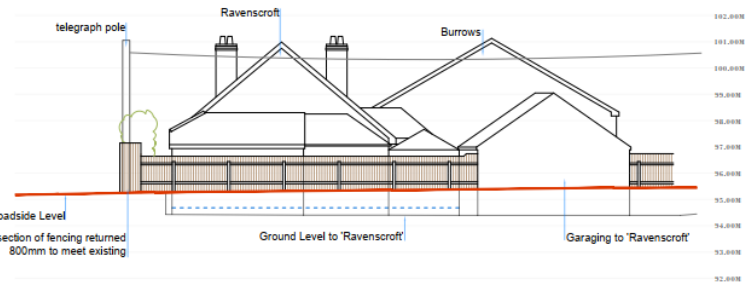
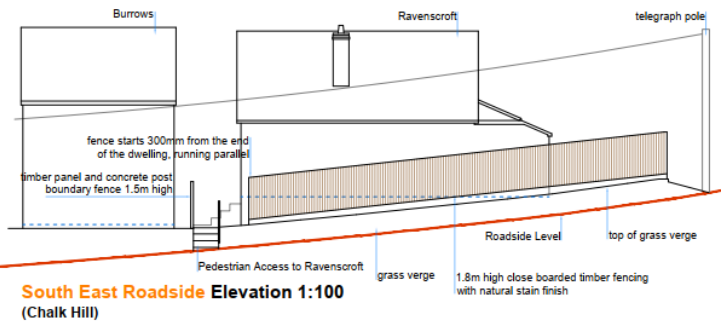
No comments were received.

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

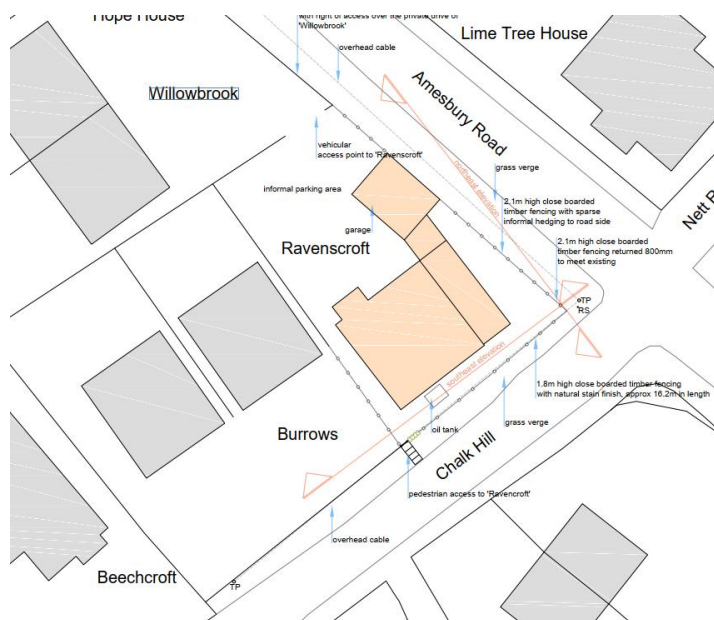
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

This application is for retrospective planning permission of an approximately 1.8-metre-high fence along the southeastern elevation of the host dwelling the application notes that this was erected in 2024. An existing 1.6-metre-high fence along the northeastern elevation has been in place since approximately 2019. On the northeastern elevation, a fence has been in situ since 2009 according to historical google street view images.





Prior to the erection of the approximately 1.8 metre high fence, a hedge was located between the boundary of the application site and the highway. The fence associated with this application is a timber boarded fence with a natural stain finish. Wiltshire Design Guide 9.3.6 provides design expectation which notes that the boundary between a highway and residential plot *should generally use robust masonry walls or decorative metal/ timber railings, as opposed to close board, feather board or wooden panel fencing*. The existing erected close boarded timber fence is not a preferred boundary treatment design when compared to the previous hedging along this boundary. However, in this specific location, the dwelling is located at an elevated position when compared to the highway as such other boundary treatment options were constrained by this. Additionally, as the application site is located on a corner plot, the erected boundary fencing provides security and highway safety separation. The balance between the impact on the street scene of the 1.8 metre high timber fence with regards to good urban design principles and safety and security of the occupiers create a neutral impact to the surrounding area.



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 existing southeastern timber boarder fence lies adjacent to the highway with residential dwellings south of the highway and neighbouring dwellings located northwest of the boundary fence. The orientation and position of the fence does not create any overshadowing or loss of

light to any of the neighbouring properties. The timber fence replaces a hedge that was in place since 2009. It is considered that overlooking and overbearing impacts are similar between the previous hedge and current fence when it comes to neighbouring amenity. 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. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

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.

This application consulted the LPA's highway officer with regards to the highway safety impact of the erected fence which lies adjacent to Chalk Hill. The highways officer has noted that they do not consider that the fence affects the visibility of vehicles from Chalk Hill and no objections were made. The maintainable highways records shows that the location of the erected fence lies behind the highways ownership as shown in the area hatched in red in the map below with the fence set back from the highway. The proposed development would not result in any adverse impact on highway safety.



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 proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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

Location Plan Ref: ARQ/1222/01 Received: 19 Jan 2025

Proposed Block Plan and Elevations Ref: ARQ/1222/03 Rev A Received: 19 Jan 2025

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