

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00232
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	9 Aubreys Yard, Poulshot, Devizes, SN10 1FJ
DEVELOPMENT DESCRIPTION:	Installation of external flue to facilitate installation of a log burner.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the installation of an external flue for the benefit of a log burner within the residential property at No 9 Aubreys Yard, Poulshott.

The flue would exit from the western wall of the living area of the property and extend upward and then terminate approximately 0.8m above the main ridge of the property.

It is stated on the application form, that the flue would have a 125mm diameter and finished in a powder coated matt black finish.

SITE DESCRIPTION/CONTEXT

The application site lies within a new development of residential properties on the eastern side of Poulshot Road. This development comprises a mix of single and two-storey properties set around a courtyard and private entrance driveway. Whilst there are architectural variations, there is a cohesive approach to this small estate in terms of design detailing and materials.

No 9 Aubreys Yard lies on the southern side of that development and has a broadly “L” shaped footprint with the western side elevation forming the boundary wall with the public realm. This section has a degree of separation from the main habitable section of the property which has a higher ridge line, parallel with the entrance drive. There is a small gap between the western wall of the living area and the offshoot which contains the bedrooms and it is in this location that the flue is proposed.

Poulshot is defined as a Small Village within the Wiltshire Core Strategy with no settlement boundary, but the site does fall within the village wide Conservation Area, with a public house on the western side of the main highway being a Grade II listed building.

PLANNING HISTORY

There is planning history on the site and the wider estate, but none that is considered to impact upon the determination of the current application.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

Poulshot Parish Council: No objection, provided the flue is coloured black to be in keeping with another flue on the same development

Public Protection: No objections, provided the applicant is advised that the flue and any subsequent woodburner is installed in accordance with current Building and HETAS requirements.

REPRESENTATIONS

No comments were received in relation to the proposed development

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.

The proposed development would comprise the installation of an external flue on the western side elevation of the living room of this single-storey property.

Due to the footprint of the dwelling, there is a small gap between the main living area of the dwelling and the long, low, offshoot where the bedrooms are contained. Therefore, whilst some visibility would be obtained from the public realm, where the flue would project up above the main ridge of the dwelling, most of its length would be screened by the roof of the bedroom wing.

It is noted that the Parish Council have not raised any objection, but have requested that it be painted black to match a similar flue on another dwelling in this small estate. It is noted that the submitted application form states that the flue would be finished in a matt black powder coating and a suitable condition to ensure that the development is undertaken in accordance with the plans and details as submitted can be appended to any grant of permission.

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 flue would be located within an inner, open, area of the footprint of the dwelling and not in close proximity to adjacent residential properties. It is therefore considered that the development would not result in any detrimental visual impact, loss of amenity or outlook to neighbouring occupiers.

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

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The site lies within the designated Conservation Area of Poulshot and to the western side of Poulshot Road is the Grade II listed Public House known as The Raven.

However, the proposed development is considered to be a minor addition to the roof form of this property, and its small diameter and matt black colour would blend in with other, similar roof additions on this small estate of new residential properties. Due to the open land directly to the west of the dwelling and the intervening highway, the development is considered to result in a neutral impact upon both the setting and significance of the listed building and the character and appearance of the Conservation Area.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Other issues

The Council's Public Protection Team were consulted as the flue could give rise to emissions that may be either harmful or result in a nuisance, to residents of the application site or on adjacent sites.

There is no objection from that service, and it is advised that an Informative be added to any grant of permission that the proposed flue and woodburner be installed in accordance with current Building Regulation and HETAS requirements. This can be added to any grant of permission.

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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 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 and documents;

Application Form. Received on 13 January 2026

Covering Letter. Received on 13 January 2026

POU-100 Rev A. Location Plan and Existing Site Plan. Received on 21 January 2026

POU-100 Rev A . Proposed Site Plan. Received on 21 January 2026

POU-165 Rev B. Existing Plans and Elevations. Received on 21 January 2026

POU-165 Rev C. Proposed Plans and Elevations. Received on 21 January 2026

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated in the documents and on the plans hereby approved.

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

Informative

The applicant is advised that the proposed flue and woodburner must be installed in accordance with current Building Regulation Requirements and in accordance with HETAS certification and the approved Competent Person Scheme.