

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00389
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	22 Cholderton, Salisbury, SP4 0DL
DEVELOPMENT DESCRIPTION:	Replacement of fence and removal of conifer
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks householder planning consent for the replacement of an existing modern post and rail fence with a new fence and removal of a conifer to the front driveway of a listed dwelling.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey dwelling located within the Cholderton Conservation Area. It is not located within a defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP4. To the west of the application site is River Bourne, the application site is located partly in Flood Zone 2. However, the application site is for new fencing, therefore no site-specific flood risk assessment is required for this application.

The application site is bordered by the highway on the west and residential dwellings on all other sides. The adjacent residential dwellings are listed buildings. The application site was listed on 29/05/87 at Grade II in a single entry with numbers 23 and 24, emphasising the group value of the cottages in the terrace. Tuppney Cottage, attached at the northern end of the group, is separately grade II listed. Since the date of listing, numbers 23 and 24 have been combined to form a single dwelling.

The listing is as follows:

CHOLDERTON GRATELEY ROAD SU 24 SW (north side) 2/41 Nos 22, (Meadow Cottage), 23 and 24 GV II Row of 4 cottages, now 3. Early C19. Brick in irregular Flemish bond. Tiled roof. Two storeys, 4 bays, extended to right c1900-1920 by further gabled bay, now part of No 22 (Meadow Cottage). Threecourse vitrified brick plat band, and vitrified blue brick cambered arches to openings. Boarded door and original small paned casement windows survive to No 23. Later thatched porch to No 24. Added bay has a pent roof to ground floor and the gable is tile hung above the window.



PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/79/0030	EXTENSION TO EXISTING HOUSE AND NEW GARAGE WITH CONSTRUCTION OF NEW ACCESS	Approve with Conditions
S/1984/0804	CONSERVATORY	Approved
S/2007/1724	PROPOSED INTERNAL ALTERATIONS & EXTENSION TO FORM 3 BEDROOMED HOUSE WITH DETACHED SINGLE GARAGE	Approve with Conditions
S/2007/1723	PROPOSED EXTENSION AND SINGLE GARAGE	Approve with Conditions
S/2008/1451	INTERNAL ALTERATIONS, ADDITION OF FIRST FLOOR WINDOW TO REAR (EAST) ELEVATION, REPAIRS TO GARDEN SHED	Approve with Conditions
14/11591/FUL & 14/11599/LBC	STATUS: Closed DECISION: DATED: 19 March 2015 – Single storey rear extension	Refused
16/02778/FUL & 16/02995/LBC	Single storey rear extension (resubmission of 14/11599/LBC)	Approve with Conditions
19/04333/DOC & 19/04332/DOC	Discharge of Condition 02 of planning permission 16/02995/LBC (Single storey rear extension (resubmission of 14/11599/LBC)	Approved
PL/2023/00921	Large conifer tree - reduce height to eaves level (circa 5m)	No Objection
PL/2025/03492	Pear tree - Remove.	No Objection

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 20: Spatial Strategy: Salisbury Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Wiltshire Local Transport Plan 2015-2026: Car Parking Strategy

The Planning (Listed Building and Conservation Area) Act 1990

Section 66

Section 72

CONSULTATION RESPONSES

Ecology: Comments - *I can see no potential ecological impact as a result of this proposal, therefore ecology have no comment to make. If you have any specific issues you would like to raise, please create a new ecology consultation.*

Highways: No Objections.

Conservation: No Objections.

REPRESENTATIONS

No comments were received.

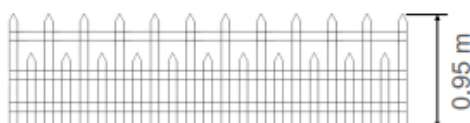
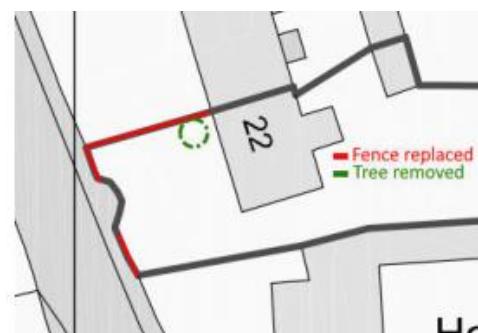
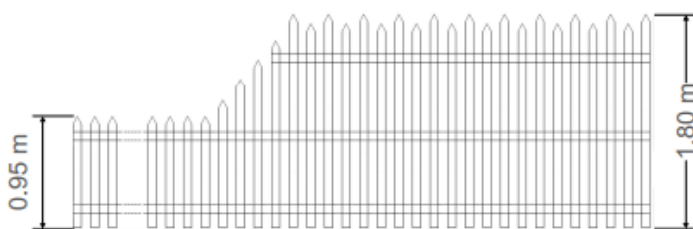


View from SW

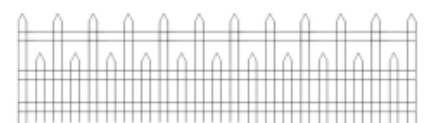


View from the NW

Proposed South elevation



**4.5m opening
(no gates)**



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.

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 16 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 Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

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.

Design and impact of proposals on the significance and setting of the listed building

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The submitted heritage statement has noted the following sections of significance:

Archaeological: The building and its setting in the village contribute evidential value to our interpretation of the historic development of the village.

Historic: The historic interest of the building lies in its representation of cottages developed in the early C19 by the village estate owner, and the early C20 expansion of living accommodation funded by an especially wealthy period for the estate.

Architectural: The two-storeyed design of the original terrace is simple yet of good quality construction and has above average ceiling heights for cottages of this date. The use of vitrified headers in the irregular Flemish bond brickwork is in typical style for the early C19, but is not patterned or formal in appearance as it tends to be on grander or later properties, and many of the original plain clay tiles appear to survive on the front elevation. The window openings of 22 were all changed when extended to the south, with much larger timber mullioned windows and cambered arches; the arches were carefully reformed with bricks salvaged from the enlargement, and the straight joints of an historic front door are detectable. The southern extension, while not itself of special interest, does demonstrate an enhanced interest in design by the developer, with a rather Arts and Crafts feel, and uses machine made bricks and tiles. Architectural firm Crickmay from Dorset are believed to have carried out this work for the estate, along with constructing new lodges and farm buildings, in the early C20.

Artistic: The property is not considered to have particular artistic interest beyond its visual contribution to the street scene and the setting of the adjacent historic buildings alongside the winterbourne.

This application is specifically regarding the felling of an existing conifer located on the shared boundary between the application site and No 23/24. This conifer was previously reduced in height under TCA reference PL/2023/00921. Since then, it has experienced significant lateral spread, however as the species can't be pruned due to its non-regenerative growth, this application proposes to now fell this tree. The LPA's conservation officer has responded to the consultation of this application and has noted that the conifer is a non-native species which dominates the front of both properties. This blocks the light from these dwellings and is not considered to make any positive contribution to the setting of the listed buildings. It has been considered that there is no objection to the removal of this tree from a heritage perspective.



Aside from the removal of the conifer, this application also proposes changes to the boundary treatment of the listed building. A historic photograph from the mid-1050s has demonstrated that the boundary treatment of the terrace was historically picket fencing. This application proposes to erect a 'hit and miss' picket style fencing allowing for visual permeability along the west and northern boundary of the front driveway. The western fence measures approximately 0.95 metres high with a 4.5 metre opening along the front driveway, whereas the northern boundary (shared with no 23/24) is proposed to measure approximately 0.95 high increasing to 1.8 metres high with the fences proposed to have a natural finish. This is considered acceptable and fits in with the character of other boundaries in place and will reestablish a sense of uniformity across the terrace. While the section of shorter fence is considered acceptable, the higher section of the northern boundary fence is considered to result in a small level of harm to the setting of the heritage assets.

On balance, the proposed boundary treatment has been considered by the LPA's conservation officer to provide a sense of enclosure and privacy which will be lost via the felling of the tree. In addition to this, the proposed boundary treatment is considered to be coherent and in character with the neighbouring properties and will provide some heritage benefit via a modest enhancement to the setting of the terrace overall.

Therefore, the development therefore would have a 'less than substantial harm' with appropriate off-setting of heritage benefits by virtue of the proposed investment in the repair of the boundary treatment and re-introduction of a more traditional design characteristically relating to other properties in the terrace. The impact of the proposals on heritage assets overall will therefore be neutral.

A condition has been included in the recommendation notice to require the completion of the whole fence hereby approved to ensure that the heritage benefits described are secured.

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 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 proposed works associated with this householder application proposes to erect a boundary fence measuring approximately 0.95 metres in height increasing to 1.8 metres in height. The proposed fence is located on the northern boundary of the application site which is directly adjacent to the neighbouring dwellings 23/24. An existing tall conifer is located adjacent to the dwelling along this boundary. This conifer is proposed to be felled with a proposed boundary fence replacing this. This boundary fence has been designed as a hit and miss picket fencing with visual permeability. The existing conifer is considered to cast shading onto the front driveway and front elevation of the neighbouring dwelling, the erection of the hit and miss picket fencing is not considered to increase overshadowing to the neighbouring dwelling's driveway when compared to the shadowing from the existing conifer. Some level of permeability from the proposed fence is visible and can be considered to allow more light to the driveway when compared to the existing conifer. In terms of overbearing effects, the proposed fence along the northern boundary increases from approximately 0.95 metres in height to 1.8 metres, it is not considered that this would pose undue overbearing effects to the neighbouring dwelling, it is considered that the fence is less obtrusive and obstructive when compared to the conifer. Lastly, with regards to privacy, the erection of the boundary fence is proposed to provide some level of enclosure and privacy between the two dwellings, especially important after the proposing felling of the conifer. As such it is considered that 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.

The LPA's highways officer has been consulted on this application; they have noted that on the basis that the proposed fencing does not exceed the existing height adjacent to the footway, it is not considered that the proposed fencing would compromise the existing visibility for emerging drivers. A 4.5-metre-wide opening has been left along the western boundary as part of this application, this opening is similar to the existing. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology and Trees

The LPA's ecology officer was consulted as part of this application. It is considered the proposed development would not result in any ecological impact. However, notwithstanding this, an informative regarding the Wildlife and countryside act and Habs regs, which lie outside planning approval, has been included in the recommendation notice.

The application includes the felling of a conifer of non-native species located on the front driveway of the application site. While the tree is not subject to a tree preservation order, the application site is located within Cholderton Conservation Area and as such, works to trees in a conservation area are subject to planning approval.

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, relationship with the surrounding area, heritage impacts and ecology. 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.

That Planning Permission be GRANTED subject to the following 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:

Location and Site plans and proposed elevations Received: 26 Mar 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form.

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

Informative

Wildlife and countryside act

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any [protected species](#), or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced [ecologist](#) and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's [website](#) for further information on protected species.