

8th April 2026

Development Services
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Town and Country Planning Act 1990

Section 73 Application to Vary Planning Permission ref PL/2023/04010: Erection of 2 detached dwellings with integral garaging, access and associated works at Land at Church Road, Idmiston, Salisbury, Wiltshire, SP4 0AS

Dear Sir / Madam

Planning permission was granted on 26th February 2024 for the Erection of 2 detached dwellings with integral garaging, access and associated works. The applicant wishes to progress with works and make some minor alterations to the approved scheme.

This Section 73 application therefore seeks to vary condition 2 of planning permission PL/2023/04010 to replace the following plans:

- Location and Block Plans
- Site Plan 1282-03 Revision C dated 26/09/2023
- Existing and Proposed Sections 1282-4 Revision A dated 26/01/2023
- Proposed Elevations and Plans Plot 1 1282-05 Revision B dated 20/06/2023
- Proposed Elevations and Plans Plot 2 1282-06 Revision B dated 20/06/2023

The proposed Amended plans are as follows:

- Location and Block Plans 3021-20 (March 2026)
- Site Plan 3021-22 (March 2026)
- Existing and Proposed Sections 3021-21 (March 2026)
- Proposed Elevations and Plans 3021-23 (March 2026)
- Proposed Floor Plans 3021-24 (April 2025)

The amendments consist of:

- Plots 1 & 2 moved away from the overhead power cables to achieve a 5m clearance and required by Scottish & Southern Electric
- Rear patio area amended.
- Rear parking area omitted.
- Position of external access stairs to upper ground level changed.
- Entrance driveway design to both plots amended.
- Separate (independent) retaining wall to three sides added to both plots.
- Steel flues changed from external to internal. Brick slip chimneys added to hide the flues above the roofline.
- Dormer windows widened. Actual window width remains the same.
- Front door design changed.

Previously the pre-commencement conditions consisted of :

Condition 3 – No development shall commence within the area indicated by the red line boundary on AD Draughting Architectural Service's Drawing No. 1282-01, Rev A, dated 26/01/2023 until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

This condition was partially discharged under application PL/2024/07311 on 10/09/24 with submitted details – 'Project Design for archaeological monitoring and recording (AC Archaeology, May 2024)'. We now include Results of Archaeological Monitoring and Recording dated April 2026 to fully discharge the condition. We therefore suggest the condition is amended to state:

Condition 3 -

Development shall proceed in accordance with the approved written programme of archaeological investigation, Project Design for archaeological monitoring and recording (AC Archaeology, May 2024) and Results of Archaeological Monitoring and Recording dated April 2026.

Condition 4

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a brief Construction Environmental Management Plan (CEMP) that is proportional to the scale of the works shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b) Working method statements for protected/priority species, such as nesting birds, bats and reptiles.
- c) Working method statements for the removal of invasive non-native species.
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

The submitted details 'Construction Environmental Management Plan (CEMP) Land at Church Road, Idmiston, Salisbury, Wiltshire, SP4 0AS – Peach Ecology Environmental Services 02 August 2024' were discharged on 10/09/24 under application PL/2024/07311 therefore we suggest the condition should be amended to :

Condition 4 - The works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, shall proceed in accordance with the brief Construction Environmental Management Plan (CEMP) by 'Peach Ecology Environmental Services 02 August 2024' submitted and approved on 10/09/24.

Condition 5 states 'No development above slab level shall be undertaken 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.'

The applicant wishes to use:

- Slate roof tiles
- Dormers clad in shiplap boarding
- Michelmersh red multi ATR bricks minimum orange
- Windows – uPVC casement flush fitting Agate grey

These have been recorded on the Amended Plans ref: 3021-23.

We therefore suggest the wording of the condition is amended to:

Condition 5 - Development shall be carried out in accordance with the materials on plan reference 3021-23 dated March 2026.

As part of the application the completed application form has been submitted together with the amended CIL form and the relevant application fee.

I trust the above and enclosed is sufficient to register this application however please do not hesitate to contact me if you have any queries.

Yours sincerely

Anna Hebard

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