

Via Planning Portal: PP-14603002

Planning Department
Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
Wiltshire
SN15 1ER

Edward Heron MRICS Limited
28 Christchurch Road
Ringwood
Hampshire
BH24 1DN

☎ 01962 398718

✉ contact@edwardheronmricts.com

(Our Ref: PC/26/111)

9th April, 2026

Dear Sir/Madam,

Location: 14 Bishopdown Road, Salisbury, Wiltshire, SP1 3DP

Proposal: Erection of brick summerhouse to rear of dwellinghouse.

I write to submit the attached Householder Application in respect of the above property.

The proposal seeks planning permission for the erection of a modest, 10m², single-storey brick summerhouse with chimney within the rear garden of the dwelling, situated near to an existing 2m high brick wall. The structure is intended for purposes incidental to the enjoyment of the dwellinghouse and would be sited entirely within the residential curtilage.

The proposal has been assessed against the adopted Wiltshire Core Strategy, with particular regard to Core Policies 57 (Ensuring High Quality Design and Place Shaping) and 51 (Landscape).

In design terms, the development is considered to comply with Core Policy 57 as it represents an appropriate form of incidental development within the residential curtilage, responding positively to its immediate context and maintaining a clear ancillary relationship with the host dwelling. The siting and form of the outbuilding ensure that it integrates satisfactorily within the established pattern of development and does not result in unacceptable impacts on neighbouring amenity. In this respect, the submitted shadow diagram demonstrates that the proposal would not give rise to harmful overshadowing of adjacent dwellings or their private amenity spaces. The shadow analysis has been undertaken with reference to the BRE Guidelines, which recommend that at least 50% of garden or amenity areas should receive a minimum of two hours of sunlight on 21 March (the vernal equinox). The diagram confirms that this standard would be exceeded and that any additional shadowing arising from the development would be limited and well within acceptable levels.

In landscape terms, Core Policy 51 seeks to protect, conserve and enhance landscape character, with landscape defined to include the built and residential environment. The relevant landscape context in this instance is the domestic garden setting and the wider residential area. The proposal would not result in harm to the character or visual amenity of the settlement, nor would it affect important views, tranquillity or the relationship between built form and its surroundings. Its location within an existing residential curtilage ensures that there is no encroachment into undeveloped or sensitive landscape areas, and the development is therefore considered to accord with the objectives of Core Policy 51.

The proposal has also been assessed against the Wiltshire Design Guide SPD (2024), which advises that detached domestic outbuildings should be appropriately sited within plots, generally located to the rear of dwellings and limited in scale; the proposed rear-garden, single-storey summerhouse accords with this guidance and reinforces compliance with Core Policy 57.

I trust that the submitted documentation contains all of the information required for the consideration and determination of this application. However, should any additional information or clarification of any matters be required, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D Oxley', with a stylized, cursive script.

David Oxley
Surveying Technician
Edward Heron MRICS Limited