



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00934
Decision Date: 16/04/2026

Applicant:	Mr A Shipway 3 High Street, Bulford, Salisbury, SP4 9DP
Particulars of Development:	Reinstatement of fire damaged dwelling and associated works
At:	Hackthorne Cottage, Hackthorne Road, Durrington, Salisbury, SP4 8AS

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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 and documents:

Doc Title: Application Form;

Doc Title: Planning Statement. 09 February 2025. Planning Sphere Limited. Ref. 25084.cb;

Doc Title: Design Access & Heritage Statement. 09 February 2026. Chalk Architects. Ref. 25-16 RS3 DAHS;

Drg Title: Location Plan. Chalk Architects. 04 February 2026. Drg No: 25-16-L01;

Drg Title: Existing Site Plan. 04 February 2026. Chalk Architects. Drawing No. 25-16-E100;

Drg Title: Existing Floor Plans. 04 February. Chalk Architects. Drawing No. 25-16-E101;

Drg Title: Existing Elevations 1. 04 February 2026. Chalk Architects. Drawing No. 25-16-E120;

Drg Title: Existing Elevations 2. 04 February 2026. Chalk Architects. Drawing No. 25-16-E121;

Drg Title: Proposed Floor Plans. 04 February 2026. Chalk Architects. Drawing No. 25-16-101.

Drg Title: Proposed Elevations 1. 04 February 2026. Chalk Architects. Drawing No. 25-16-120A;

Drg Title: Proposed Elevations 2. 04 February 2026. Chalk Architects. Drawing No. 25-16-121A;

Drg Title: Tree Protection Plan. 04 February 2026. Chalk Architects. Drawing No. 25-16-800;

Drg Title: Window Detail 1. 04 February. Chalk Architects. Drawing No. 25-16-301;

Drg Title: Window Detail 2. 04 February. Chalk Architects. Drawing No. 25-16-302;

Drg Title: Window Elevation. 04 February. Chalk Architects. Drawing No. 25-16-303;

Doc Title: Window Schedule. 04 February, Chalk Architects. Drawing No: 25-16-300A.

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

- 3 Prior to the occupation of the development hereby approved, details of the number, design and locations of ecological enhancement features including bat boxes, bird boxes and hedgehog hibernacula and a timetable for their implementation/installation shall be submitted to the Local Authority for approval. The approved details shall be implemented in accordance with the approved details and for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

- 4** The development will be carried out in strict accordance with the following documents:

- Tree Protection Plan. 04 February 2026. Chalk Architects. Drawing No. 25-16-800.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informative

- 5** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)