



Adams Planning &
Project Services Ltd

Planning Statement

For

Section 73 application for Amendments to Approved Dwelling.

On

**Land adjacent to Walnut House, Cholderton, Salisbury,
Wiltshire, SP4 0DH**



FRONT ELEVATION

Statement prepared by S. Adams on behalf of Mr & Mrs P Nierop
May 2026

CONTENTS

- 1. Introduction**
- 2. Application and Site Layout**
- 3. Design Context**
- 4. Design Solutions**
 - 1. Use**
 - 2. Amount/Density**
 - 3. Layout**
 - 4. Scale and Appearance**
 - 5. Landscaping**
 - 6. Performance**
- 5. Access**

1. Introduction

This Planning Statement has been prepared on behalf of Mr s Mrs Nierop and is submitted in support of a Variation of Condition planning application for the amendment of the previously approved design on Land adjacent to Walnut House, Cholderton, Salisbury, Wiltshire, SP4 0DH.

This Statement aims to explain the design principles that have been applied and the reasons for the change of design.

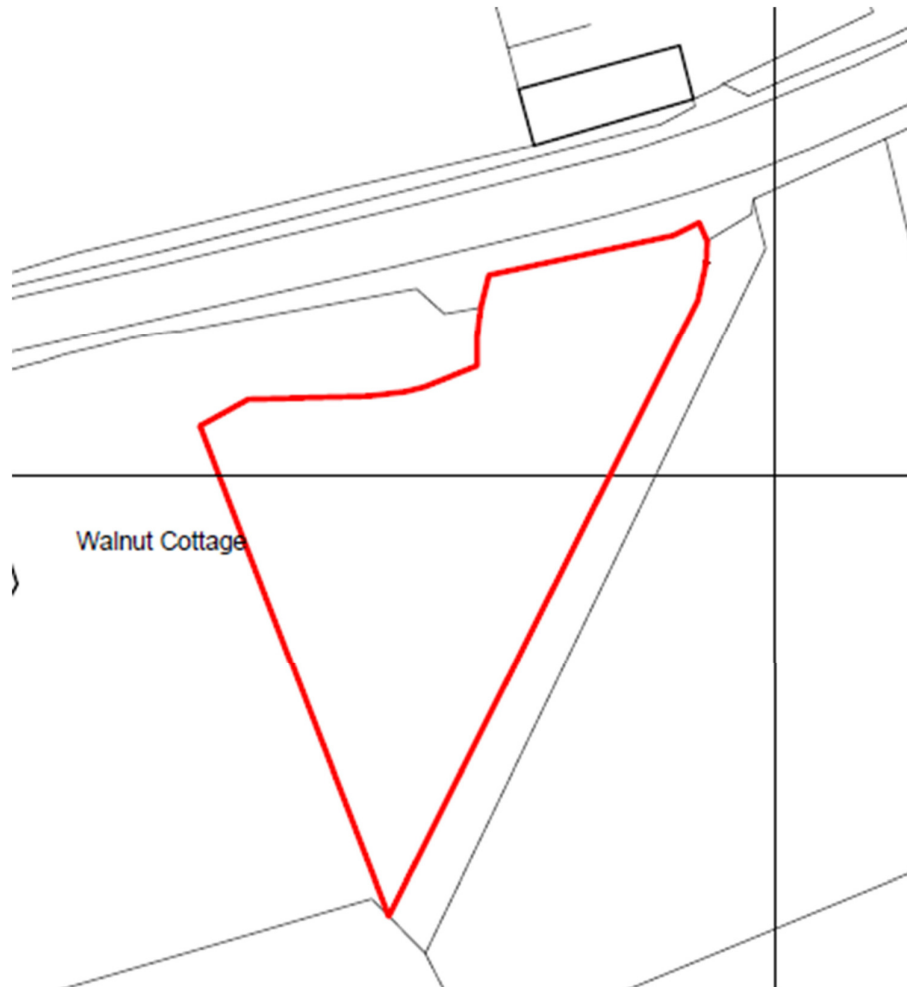
The application comprises of the following documents:

- Completed application forms
- Proposed Plans and Elevations Rev A
- This Planning Statement

2. Application and Site Layout

This application is a Variation of Condition (Section 73) application to amend the design of a previous approved dwelling on the site to reduce the extent of the flintwork and move the proposed chimney internally.

The previous dwelling was approved for development on 20th April, 2026 by Wiltshire Council under application no. PL/2026/00470 which was a Section 73 amendment to the previously approved dwelling granted permission under application no. PL/2021/10166.



Map 1 - Extract from Location Plan

3. Design Context

This application proposes the following alterations to the external appearance of the proposed dwelling:-

- The flint work previously approved on the side and rear elevations is to be replaced with brickwork.
- The previous external chimney is to be made internal. This will, however, still feature a full stack at roof level.

No internal changes are proposed.

No changes to the proposed site layout or landscaping are proposed.

4. Design Solutions

It is fully understood that the proposed materials are important to the appearance of the proposed dwelling and the applicants are fully committed to maintaining the look of the proposed dwelling to those able to view the site when passing.

The side and rear elevations of the new dwelling, being screened by the retained trees and hedge line, will hardly be visible from anywhere other than on the site, and so it is felt that the change of materials on these elevations will not be detrimental to the new dwelling.

Indeed, there is a strong historical architectural precedent for having flint and brick on the front elevation only with brick, rubble, or other materials on the sides and rear in Wiltshire and surrounding chalk downland counties. This pattern is commonly found in traditional cottages, farm houses and barns from the 17th to 16th centuries.

It should be noted, however, that the proposed material specification will remain unchanged from the previously approved application. It is simply redistribution of materials that is proposed. As such, the house will be clad in the following materials:-

- i. The wall of the house will be a mix of flint blocks and Hampshire Stock brickwork. The mix of materials is illustrated on the submitted elevations.
- ii. The roof will be natural slate.
- iii. The windows will be white/cream painted timber stormproof casements.
- iv. The external doors will be a mixture of stained/natural hardwood and white painted timber.

It should be noted that all the materials proposed will be of a high quality to maintain the appearance of the development. The property will be subject to high quality robust detailing to maintain the quality finish over time.

Finally, the overall design of the dwelling will comply with part M of the building regulations and has been designed to take the best advantage of the outlook of the surrounding area as well as to obviate any possibility of interference with the amenities of adjacent properties.

i) **Use**

Residential

ii) **Amount/Density**

Remains unchanged from the previous approval.

iii) **Layout**

Remains unchanged from the previous approval.

iv) **Scale and Appearance**

Remains unchanged from the previous approval.

v) **Landscaping**

Remains unchanged from the previous approval.

vi) **Performance (Sustainable and Environmental Approach)**

Remains unchanged from the previous approval.

5. Access

Remains unchanged from the previous approval.