

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00173
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Redwings, 24 Upper Pavenhill, Purton, Swindon, SN5 4DQ
DEVELOPMENT DESCRIPTION:	Replacement of existing timber fence with a 2m high timber fence.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a 2m high timber fence to replace an existing timber fence in a poor state of repair.

Initial plans showed a 2.5m high fence of plastic slats with trellis over. Following concerns raised in respect of materials, revised plans have been provided showing a horizontal slated timber fence with dark grey metal uprights reduced in height to 2m.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey detached dwelling which has previously been extended the existing garage and a rear elevation conservatory. The existing dwelling presents a pitched roof and light stone exterior walls. There is ample garden amenity space within the sites plot, which wraps around the existing dwelling from the west to the north. The property is set to the northern side of a private driveway which terminates to the east of the site.

The site is located within the defined settlement boundary for Purton, identified as a Large Village by the Wiltshire Core Strategy.

There is a public right of way, PURT115 which runs parallel to the driveway to the south of the site. The land to the north of the site is used for allotments.

The application site is not subject to any other relevant heritage, ecological or landscape constraints.

PLANNING HISTORY

Proposal / Summary
PL/2024/01071 - Householder planning permission Decision - Approve with Conditions Date: 28/3/2024 – Erection of a garden room

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

Purton Neighbourhood Plan 2017-2026

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Purton Parish Council: Object

*‘At the full Council meeting held on 9th March 2026, Purton Parish Council raised Objection to the replacement of existing timber fence with a 2.5 meters high fence along the driveway of the property adjacent to a neighbouring field.
The reason for objecting to this application is that the fence height and material would not be in keeping with the surrounding area.’*

Rights of Way Officer No comments received.

REPRESENTATIONS

No comments were received.

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.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed replacement fencing is some considerable length and is immediately adjacent to a public right of way. In this context, the choice of design and materials is considered particularly important given the visibility of the structure and also that it separates residential curtilage from the open countryside.

There is an existing timber fence in a poor state of repair, and the principle of its replacement is supported. Following concerns raised in respect of the height and choice of materials initially proposed, (2.5m with trellis and plastic slats), revised plans have been received. These plans show the horizontal timber slats secured between metal uprights to a maximum height of 2m. At the bottom of the fence there is to be a composite gravel board to prevent rot / decay. This simplified design and use of timber is considered appropriate to its setting adjacent to a public right of way and open countryside.

No details have been provided regarding any treatment to the fence such as staining or painting however given the rural location and expanse of fencing proposed it is considered necessary and reasonable to apply a condition to any permission to ensure that the fence is painted or stained in a muted or natural colour.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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 National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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 fence is approximately 20cm higher than the existing fence and as such it is not considered that this increase in height would result in unacceptable levels of overshadowing or have an overbearing impact on users of the adjacent public right of way or local residents.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Impact on Public Right of Way

As discussed above a public right of way runs alongside the existing fence. The new fence is to be increased in height however will be along the same footprint as existing. Its replacement is therefore not considered to impact on the public right of way or its users.

The Rights of Way Officer has not commented on the scheme however an informative is recommended to be appended to any decision advising the applicant of their responsibilities in respect of ensuring the PRow remains unimpeded throughout the construction period.

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, and relationship with the surrounding area. 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.

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:

Site plan received 10.02.26

Location plan received 11.02.26

Existing and Proposed Fence Elevations Rev B 26/3345/01 received 11.05.25

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

3) Any paint or stain finish applied to external timber shall be of a natural or muted colour.

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

Informative

The applicant should note that it is a criminal offence to obstruct a public right of way under section 130 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way PURT115 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.