

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/08714
Decision Date: 25/06/2026

Applicant:	Mr Alan Howden Shanaway, Maple Drive, Firsdawn, Salisbury, SP5 1SY
Particulars of Development:	Retrospective Planning Application for completed external garden landscaping that has been constructed without Planning Permission
At:	Shanaway, Maple Drive, Firsdawn, Salisbury, SP5 1SY

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The submitted structural assessment confirms that the retrospective retaining wall as constructed, is inadequate to provide long-term stability and requires substantial additional works to achieve an acceptable solution. Furthermore, there remains a paucity of information as to how the required strengthening works would be carried out and what form the final, stable solution would take.

In the absence of such information, the Local Planning Authority cannot be satisfied that the development would not give rise to ground instability or adversely affect the stability of neighbouring land, and thereby have a likely unacceptable impact on the living conditions of neighbouring occupiers, by reason of risk and uncertainty associated with land stability.

Consequently, the development, by reason of the extent of excavation works and the construction of a retaining wall adjacent to the shared boundary with the neighbouring property at No. 1 Maple Drive, fails to demonstrate that the land can be adequately and safely retained. As a result, based on the current information

submitted, the Local Planning Authority must conclude that the proposal is likely to have an adverse impact on general amenity, in conflict with aims Core Policy 57 (vii) of the Wiltshire Core Strategy, paragraph 135 of the National Planning Policy Framework, and the principles of the Wiltshire Design Guide.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, 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 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a householder planning decision: Overview - GOV.UK \(www.gov.uk\)](#)).