

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

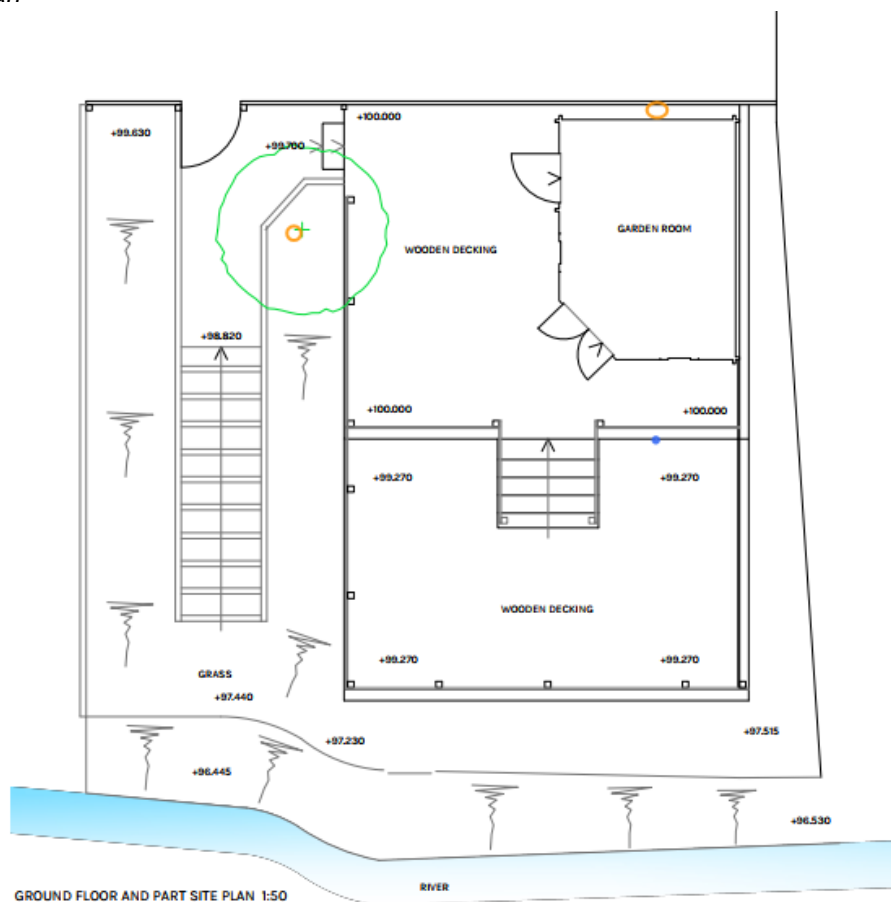
APPLICATION REFERENCE:	PL/2026/00043
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	27A Churchfields Road, Salisbury, SP2 7NH
DEVELOPMENT DESCRIPTION:	The erection of garden outbuilding, decking and steps.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

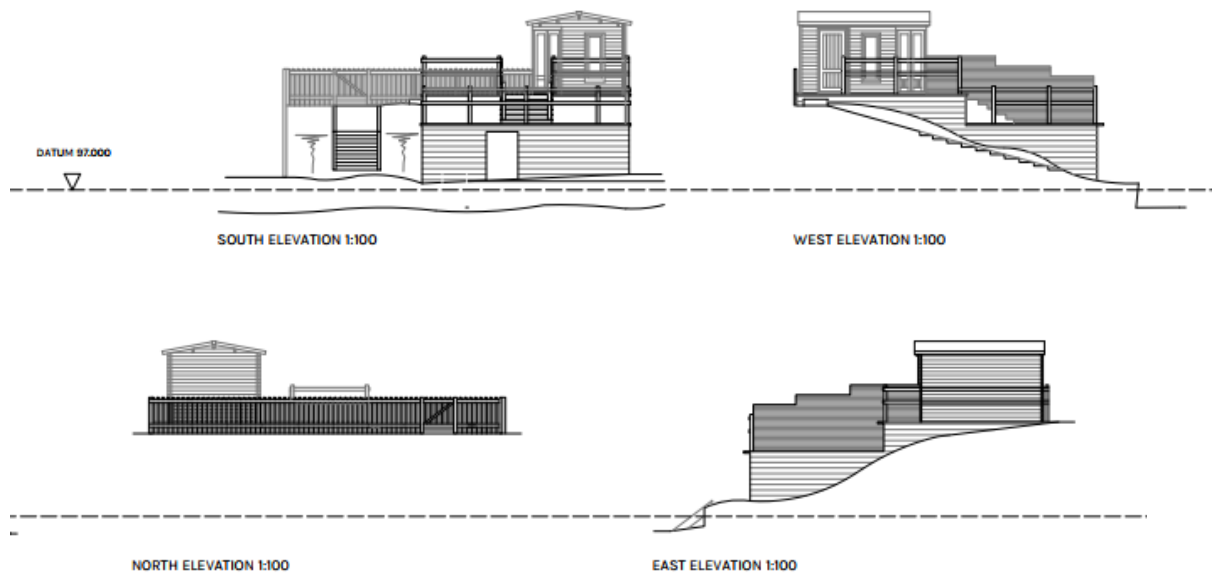
The application is made in response to enforcement notice: ENF/2025/00843 'Unauthorised wooden building on high platform'.

The proposal seeks retrospective planning permission for two areas of raised wooden decking with balustrade, a garden outbuilding a sets of steps alongside the decking.

Plan



Elevations



Officer site photos



A revised plan was received showing areas for bird box and insect hotel were received 09.03.2026.

A Flood Risk Assessment, Arboricultural Assessment, Tree Constraints Plan and Tree Schedule were received in response to consultee comments 22.05.2026 and a further consultation period undertaken.

Following comments from the Environment Agency, revised plans and elevations, removing the small set of steps at the southern end of the decking, giving access down to the river were received 21.07.2026.

SITE DESCRIPTION/CONTEXT

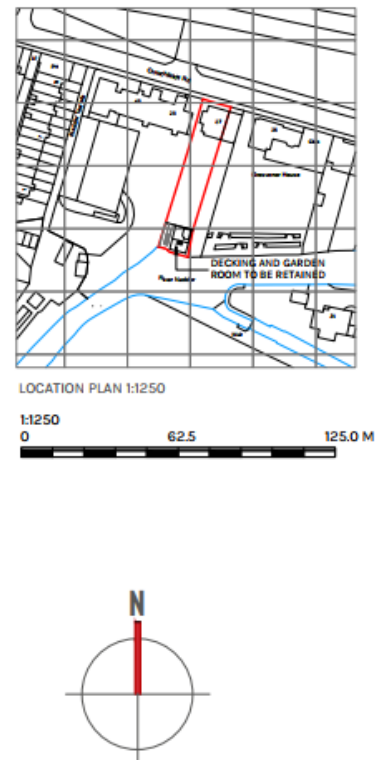
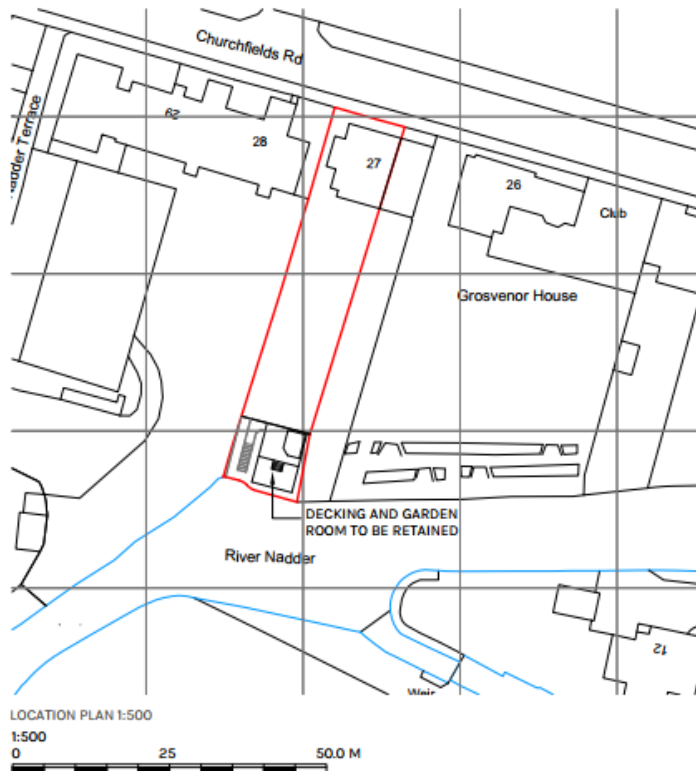


The application site relates to a semi-detached, four storey dwelling located within the settlement boundary of the Principal Settlement of Salisbury as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Spatial Strategy for the Salisbury Community Area).

The dwelling was converted from a Day Centre as part of permission 'PL/2022/07886 - Conversion of Grosvenor House from vacant Day Centre to 4 x dwellings, demolition of an existing link, erection of domestic garage, erection of a two storey rear extension, hard and soft landscaping and associated works' and variation of conditions application PL/2023/09304.

The site is accessed from Churchfields Road to the north and the rear garden backs onto the River Nadder. The majority of the rear garden is level, with the southern section forming the river bank, sloping down towards the river with views to the south across the water meadows.

The site is within the Salisbury Conservation Area. The dwelling is within Flood Zone 1 but the southern sections of the garden are subject to groundwater flood risk and within Flood Zone 3 of the catchment area for the River Avon Special Area for Conservation (SAC) and River Avon System SSSI. The southern portion of the garden are within the 20m buffer for the River Nadder. The site is within the 13.8km buffer for the New Forest protected sites.



PLANNING HISTORY

Proposal / Summary
S/2002/0092 Remove limbs from monkey puzzle lightly reduce branches on cedar tree – Approve 26/02/2002
PL/2022/04021 Notification for Prior Approval under Class MA - Change of Use of Vacant Class D1(b) Day Centre to 4 x Dwellings (Use Class C3) – Prior Approval Granted 11/07/2022
PL/2022/07886 Conversion of Grosvenor House from vacant Day Centre to 4 x dwellings, demolition of an existing link, erection of domestic garage, erection of a two storey rear extension, hard and soft landscaping and associated works – Approve with conditions 22/02/2023
PL/2023/09304 Variation of condition 2 (approved plans) on PL/2022/07886 to change the materials of Unit 4 approved – Approve with conditions 18/03/2025
ENF/2025/00843 Unauthorised wooden building on high platform

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Spatial Strategy for the Salisbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

City of Salisbury Conservation Area Appraisal and Management Plan, adopted December 2014

Salisbury Neighbourhood Development Plan 2020 to 2038. Made March 2025

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

Conservation Officer: No comment

Ecology: Initial comment - Objection – further information required (see website for full comments)

Further comments:

Thank you for re-consulting Ecology. It has been advised that Natural England should be consulted as this application will/has impacted an SAC and SSSI.

The agent has stated that no trees have been removed by the current site owners. However, a 2022 arboricultural report submitted with a previous application (PL/2022/07886) shows that the area now containing the decking, at the time of the report, contained multiple trees (one apple, one alder, one ash, one birch, and potentially two field maples). As noted previously, the presence of trees coincides with aerial imagery of the site. A tree survey and arboricultural assessment have been requested by the Arboricultural Officer. Ecology should be re-consulted following the submission of said documents.

With regard to the lighting, it has not been confirmed whether any lighting is proposed. As such, and considering the ecological sensitivities of the surrounding habitats, details of any lighting must be secured via a condition.

No new ecology documents have been uploaded. As previous, a condition for biodiversity enhancement should be applied.

Final comments: No objection subject to condition

The site comprises a semi-detached dwelling and associated garden. The rear garden borders the River Nadder. This application concerns a retrospective proposal for the erection of decking (and outbuilding on the decking) at the end of the garden. The decking is tiered and has steps to a lower level, <2.5m from the River Nadder. It is not clear what habitat has been lost to accommodate this construction, though aerial imagery shows the presence of groups of trees/woodland at the river bank.

The agent has stated that no trees have been removed by the current site owners. However, a 2022 arboricultural report submitted with a previous application (PL/2022/07886) shows that the area now containing the decking, at the time of the report, contained multiple trees (one apple, one alder, one ash, one birch, and potentially two field maples). As noted previously, the presence of trees coincides with aerial imagery of the site. A tree survey and arboricultural assessment have been requested by the Arboricultural Officer. Ecology should be re-consulted following the submission of said documents.

With regard to the lighting, it has not been confirmed whether any lighting is proposed. As such, and considering the ecological sensitivities of the surrounding habitats, details of any lighting must be secured via a condition. No new ecology documents have been uploaded. As previous, a condition for biodiversity enhancement should be applied.

An arboricultural survey report has now been provided, and the applicant has confirmed acceptance of lighting restrictions as well as the requirement for biodiversity enhancements. My full comments are provided in the sections below.

Sensitive habitats

The applicant has clarified that tree removal would have occurred prior to their purchase of the property. Whilst this does not alleviate the concern that habitat removal has occurred at some point, it is accepted that no trees have been removed to accommodate this development specifically.

The tree report details four trees, three of which have root protection areas within the construction area. However, the tree report also confirms that there is no evidence of damage having been caused by the works, with the construction involving no heavy machinery, engineering nor altering of ground levels.

Furthermore, it is understood that no new lighting is proposed. A condition should be applied to ensure that, if this position changes, the lighting to be installed will be wildlife-sensitive.

River Avon SAC

As noted above, this development falls within 20m of the River Avon SAC and has the potential to cause likely significant effects (LSE's) alone or in combination with other developments as a result of construction. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must therefore be carried out by the Local Planning Authority to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects, in line with Wiltshire Core Strategy Core Policy 69 (Protection of the River Avon SAC).

Although no CMS was implemented, the tree report clarifies that the works were carried out by hand and that no damage to the bank, ground levels nor trees has occurred. Further, no new lighting is to be installed. Noise and disturbance levels are not likely to increase significantly given that the development falls within an existing residential garden which, as previous, reached the riverside. On the balance of evidence, the HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the proposal is for retrospective development, i.e. the planning application relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies. In any case, if not retrospective development, the application would have been for householder development (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015), for which BNG does not apply.

Biodiversity Enhancement

A plan has been submitted showing the location and type of enhancements (two bird boxes and an insect hotel). This plan should be secured via a compliance condition.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following document:

- *The biodiversity enhancements shown on 'Survey – garden room, Crickmay Stark Architects, November 2025, Rev A'*

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

2. Artificial lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on sensitive habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards

set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of wildlife-sensitive habitats, including habitat used by bats.

Arboricultural Officer: Comment

It appears there are trees on/adjacent to the site. If so, I will require a Tree Survey, Constraints Plan and Arb Impact Assessment before I can comment.

Final comments: No Objection

There is a suggestion that trees may have been removed from the garden without consent, at some stage in the past. However, there is no evidence to indicate when they were removed or by whom, so my assessment of the case is based on the facts available.

The Arb Report details 4 trees within the vicinity of the building/decking, which are all close enough to have been impacted by the development, if it was not carried out sympathetically. The report states that the construction was carried out without any re-profiling of the land and the structure is supported by vertical posts, which would limit any harm to the roots of nearby trees. It concludes there would be no benefit in Arboricultural terms, in the removal of the structure, and based on the evidence available I have to agree.

Environment Agency: Objection

Environment Agency Position

In the absence of an adequate flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- Consider how a range of flooding events (including extreme events) will affect people and property*
- Demonstrate the loss of flood plain storage from the closed design of the lower section of decking*
- Provide ground levels and flood depths for the areas covered in the new decking*
- Clarification if any bank regrading and land raising has taken place*

Retaining Wall / Sleeper Structure:

At the lower end of the garden, a retaining wall or sleeper structure has been identified beneath the newly installed removable steps. Confirmation is required whether this structure was pre-existing or constructed as part of the recent works.

If this is a new structure, baseline (pre-development) and post-development ground levels will be required to determine the extent of land-raising. This information is necessary to assess any reduction in floodplain storage capacity.

Lower Section of Decking:

The lower section of the decking has been constructed with a closed-board style finish. This type of solid barrier has the potential to obstruct flood flows during flood. This section would be more appropriate if constructed with an open design to enable the free passage of water and prevent flow displacement or increased flood risk elsewhere.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA and documentation which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted.

Note to LPA

If you are minded to approve the application contrary to our objection, we request you contact us prior to a decision being made to allow us to make further representations.

Final comments: No objection subject to conditions

Environment Agency position

We have reviewed the above documents and can withdraw our objection to the above application subject to the inclusion of the following condition.

Condition – Removable steps

The removable steps located at the bottom of the garden near the river, (shown in photo 5.7 of the supporting planning, heritage statement and flood risk assessment prepared by Sean Williams Planning Limited) shall be removed whilst not in use.

Reason: To prevent the potential for debris to be mobilised during flood conditions, which could be transported downstream and contribute to blockages within the watercourse and thereby exacerbating flood risk elsewhere.

Natural England – Comment (see website for full comment)

We are unable to provide detailed advice on all cases on which we are consulted. If you do not receive a response from Natural England (or communication on a revised response date), we have no specific comments to make. Please refer to our general advice in the Annex below

Drainage – No objection

I note the EA have no objections to this proposal. We also have no objection here, this can be managed via building control.

Salisbury City Council: Support

SCC support this application.

REPRESENTATIONS

One representation was received from the neighbour to the south of the application site as follows:

Decking over 0.3m should have planning consent, this is approx 60sq m and 3m in height (not low level as stated)

No environmental licence was applied for or protection of riverbank implemented when the platform and cabin were constructed

The SSSI designation of this riverbank is hardly mentioned in the design statement Biodiversity net gain in the original permission may have been lost as all water's edge habitat has been removed - so there is habitat disturbance

It is stated that the construction does not introduce new habitable development, but the cabin could be enlarged at a later date

Original decision notice included the ecological report with restriction of one downlight per property

Condition 5 of decision notice has been ignored (no future construction)

How does the construction "preserve and enhance" the Conservation Area?

Prominence from public viewpoints: it may not be visible from the road but the river is used recreationally by numerous people on various craft in the summer

Considering that an even larger building at 26A has also appeared at the river's edge without planning - will this set a precedent for the 17 new units at Riverside to construct whatever they wish, contrary to the issued Decision Notice?

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 Conservation 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.

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site lies within the Salisbury Conservation Area and the proposals are within a sensitive ecological environment.

The application is for two areas of raised wooden decking, garden outbuilding and steps. The decking is on two levels measuring 5.45m x 6.57m at the upper level, then seven steps down to a lower area of decking measuring 4.29 x 6.57m.

A stacked timber garden room is sited on the north east corner of the upper level of decking. The outbuilding has a ridge height of 2.5m and an eaves height of 2.2m.

The decking is enclosed by a post and rail timber fence. There is a picket fence separating the decking from the grassed area of the garden and a stepped, horizontal slatted timber fence along the eastern boundary. Due to the topography of the site, reducing towards the riverbank, and the stepped nature of the decking, there is a void area underneath the decking, this is enclosed by horizontal timber boarding.

A set of timber and gravel steps runs parallel to the decking, following the contours of the site, giving access to the river. A second, smaller timber staircase is situated to the south of the decking, giving access down to the river.

The design of the proposals is acceptable and considered to represent typical domestic decking and garden rooms. The contentious issue in this application is that the siting of the proposals, over the existing riverbank, introduce a built element along a boundary that was previously soft in nature, forming a fluid boundary down towards the River Nadder and the Harnham Water Meadows.

The proposals are not easily visible from public vantage points, being obscured from Churchfield Road and Fisherton Island being a private road. The development would be visible from those on the river and potentially, at a distance from the water meadows but it is considered that the decking would be viewed against the backdrop of residential development along Churchfield Road and Fisherton Island, an established riverside of built development.

There are numerous examples of development along the river bank, along the south side of Churchfield Road, of similar and larger decked areas and outbuildings:



This area of the river is also viewed in context with the residential dwellings on Fisherton Island and Churchfields Industrial Estate to the west, it is therefore considered that the proposals are acceptable within this urban/residential setting.

Although it would have been preferable for the riverbank to have been retained and enhanced through further tree planting, the development is not considered to give rise to an unacceptable level of harm that would warrant refusal of the application.

Having regard to the above, the proposal complies with the design and heritage setting principles set out in Core Policies 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide, the 1990 Act and the NPPF.

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.

Due to the nature of the development, as a garden room and decking, there are no concerns regarding loss of light, overshadowing or overbearing impact.

Whilst the proposal would introduce a seating area at the end of the garden, the closest residential neighbour to the south is 12 Fisherton Island, this dwelling is approx. 45m to the south east of the proposals and it is therefore not considered that this area would increase any loss of privacy afforded to neighbours.

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

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

Sensitive Habitats

The application site borders the River Nadder, with the area to the south mapped as “floodplain grazing marsh”. These areas are categorised as priority habitats, under Section 41 of the Natural Environment and Rural Communities Act. The river forms part of the River Avon Special Area of Conservation (SAC) and River Avon System SSSI. SACs are included within the Natura 2000 network and CP50 states that *“Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75- 6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network.”* The council’s Ecologist has commented that had the proposal not be retrospective, a Construction Method Statement (or similar) would have been required in order to ensure that the risk posed to these habitats was suitably managed during construction.

Natural England have been consulted on the application as advised by the council’s Ecologist, no detailed comments were received. The Ecologist has confirmed that they application can be screened out of Appropriate Assessment.

The arboricultural report submitted with a previous application (PL/2022/07886) shows that the area now containing the decking, at the time of the report, contained multiple trees (one apple, one alder, one ash, one birch, and potentially two field maples). This coincides with aerial imagery of the site. A tree survey and arboricultural survey were requested by the Arboricultural Officer and received 22.05.2026.

Drawing 8113/D01/2/B Proposed Site Plan from PL/2022/07886 showing trees on site

The applicant has clarified that the tree removal occurred prior to their purchase of the property. Whilst this does not alleviate the concern that habitat removal has occurred *at some point*, it is accepted that no trees have been removed to accommodate this development specifically.

The tree report details four trees within the vicinity of the decking which are all close enough to have been impacted by the development, three of which have root protection areas within the construction area. However, the tree report also confirms that there is no evidence of damage having been caused by the works, with the construction involving no heavy machinery, engineering nor altering of ground levels. The structure is supported by vertical posts, limiting any harm to the roots of nearby trees. The Arboricultural officer has raised no objection.

No new lighting is proposed and a condition will be included to ensure that any future lighting is installed to be wildlife-sensitive.

River Avon SAC

The application site falls within 20m of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments as a result of construction. Although no CMS was implemented, the tree report clarifies that works were carried out by hand, with no further damage to the bank, ground levels nor trees has occurred. No new lighting is proposed to be installed and noise and disturbance levels are not likely to increase significantly given the development is within an existing residential garden. The HRA has concluded that the application is not likely to have significant impacts on the River Avon Catchment and the proposal is screened out of Appropriate Assessment.

Given that there has been some construction disturbance directly adjacent to the river as well as an unknown level of loss of vegetated garden, the Ecologist recommended that biodiversity enhancements were secured. A plan showing the locations for two bird boxes and an insect hotel have been submitted and will be secured by condition.

No objections have been raised by the Council's Ecologist. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The majority of the site lies within Flood Zone 1 but the southern part, where the development is located, encroaches on Flood Zones 2 and 3.

The initial submission was not supported by a Flood Risk Assessment (FRA) and the Environment Agency raised an objection. A FRA was submitted 26.05.2026. This confirmed that the retaining wall/sleeper structure beneath the removable steps was pre-existing and that the decking areas are sitting above the predicted flood levels and do not risk the existing flood plain or present any change to flood plain storage.

The Environment Agency subsequently withdrew its objection and recommended a condition requiring the steps located adjacent to the riverbank to be removed when not in use, in order to prevent debris from being mobilised during flood events. However, it was considered that such a condition would be difficult to enforce effectively. Consequently, it was agreed with the agent that the steps would be omitted from the proposal, and revised drawings were submitted to reflect this amendment.

The Council's Drainage Officer has confirmed that they have no objections to the proposals.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Other issues

Comments were received from a neighbour to the site, these include comments relating to existing planning permissions:

Condition 5 of decision notice has been ignored (no future construction)

This is assumed to relate to PL/2022/07886 condition 5:

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

The development that is subject to this application is not an enlargement/extension/addition to an existing building; it relates to an outbuilding/garden structure and planning permission is being sought.

Considering that an even larger building at 26A has also appeared at the river's edge without planning - will this set a precedent for the 17 new units at Riverside to construct whatever they wish, contrary to the issued Decision Notice?

While not a material consideration for this application, it is noted that the decision notice for PL/2023/08557 'Conversion of Riverside House to 3 x dwellings, demolition of existing building, erection of 14 dwellings, hard and soft landscaping and associated works', believed to be the application referred to by the representative, contains these two relevant conditions:

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting that order with or without modification, no structure shall be erected within the 5m buffer zone shown on the site plan drawing no. 8113/1/D01/RevK dated Aug 24

Reason: To protect the River Avon SSSI and SAC

- 25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

These conditions will ensure the protection of the SSSI and SAC and as discussed above, the small scale, residential decking that this application seeks permission for, is already found in multiple locations in gardens to the south of Churchfields Road. It is noted that each planning application is determined on its own merits, with regards to site-specific circumstances and the development plan.

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 heritage, drainage 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 carried out in accordance with the following approved plans and documents:
 - 25/88/S1 Rev B, Ground Floor & Part Site Plan and Elevations, received 21.07.2026
 - Flood Risk Assessment, prepared by Stour Valley Civils, 26034-SVC-R-001, received 26.05.2026
 - Supporting Planning, Heritage Statement and Flood Risk Assessment, received 05.01.2026
 - Arboricultural Survey – BS 5837:2012 & Constraints Assessment, received 26.05.2026
 - Tree Survey Schedule, received 26.05.2026

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

2. The development will be carried out in strict accordance with the biodiversity enhancements shown on the following drawing:
25/88/S1 Rev B, Ground Floor & Part Site Plan and Elevations, received 21.07.2026

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

3. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux.

REASON: In the interests of the amenities of the area and to avoid illumination of wildlife-sensitive habitats, including habitat used by bats.