

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

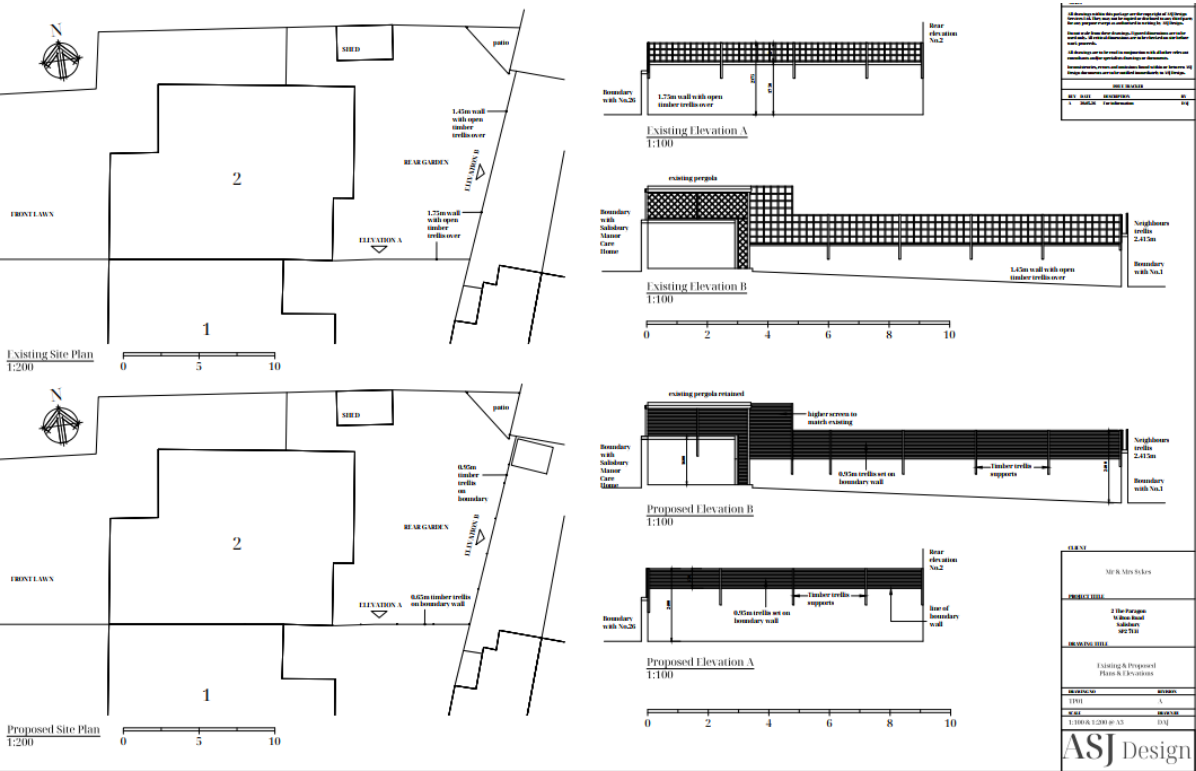
APPLICATION REFERENCE:	PL/2026/03739 & PL/2026/03998
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	2 The Paragon, Wilton Road, Salisbury, SP2 7EH
DEVELOPMENT DESCRIPTION:	Proposed alteration to boundary treatments
RECOMMENDATION:	That Planning Permission & Listed Building Consent be GRANTED

This report covers both the householder planning permission (PL/2026/03739) and listed building consent (PL/2026/03998) applications.

PROPOSAL

The proposal seeks planning permission to replace existing open trellis fencing above a boundary wall on the rear south and east garden boundaries with a slatted trellis.

Existing and proposed plans



SITE DESCRIPTION/CONTEXT



2 The Paragon, is a semi-detached, Grade II Listed dwelling, located within the conservation area of the Principal Settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 20 (Spatial Strategy for the Salisbury Community Area).

The property is set back from Wilton Road, one of two pairs of buildings forming a courtyard. There is a parking area to the front of the dwellings and private rear gardens.

The listing is as follows:

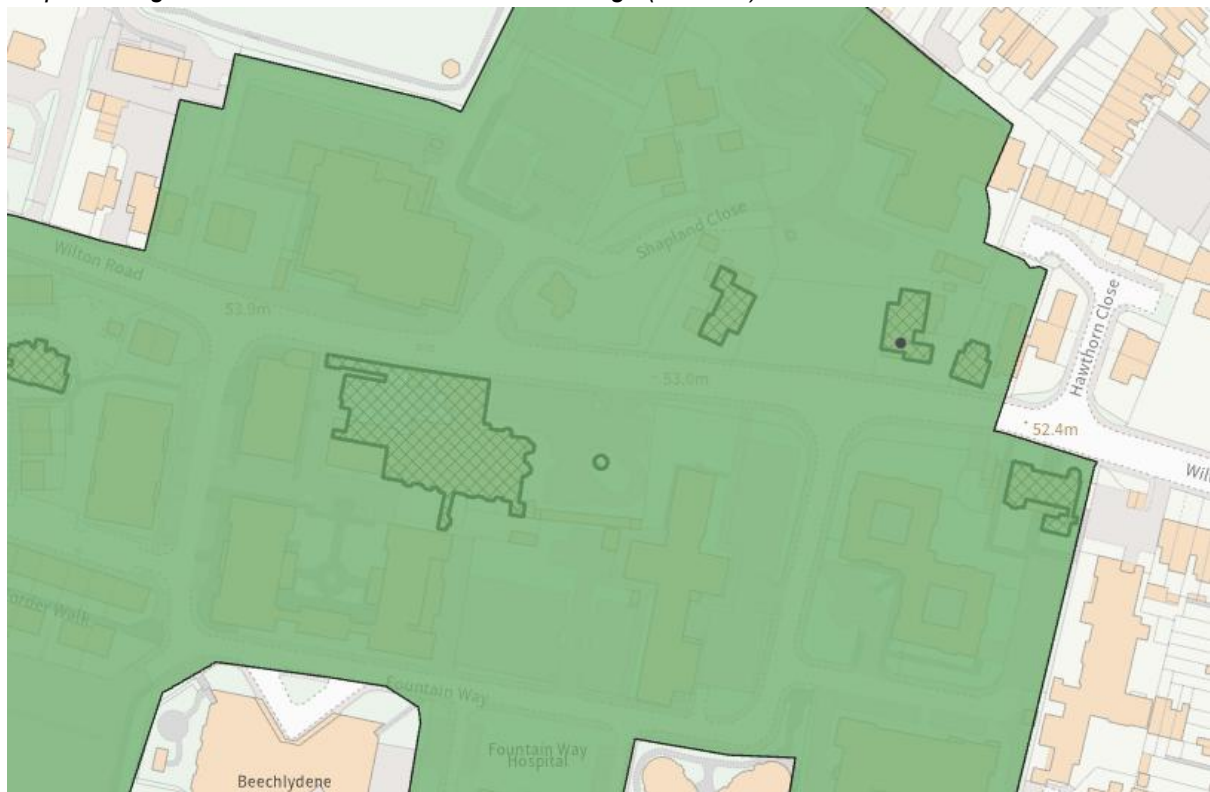
*WILTON ROAD 1. 1594 (North Side) Nos 1 & 2 (The Paragon) SU 1330 9/594 II GV
2. Circa 1840-50. 2 storey semi-detached pair grey brick at right angles to road facing similar pair Nos 3 and 4 The Paragon qv, across garden. Low pitch hipped slate roof with deep, bracketed, flat eaves. The front has recessed dividing band down centre. 2 windows each 1st floor, recessed sashes glazing bars intact, one each on ground floor, taller. All have rendered flat arches and keystones. Doors either end, recessed of 6 fielded panels, marginal glazed rectangular fanlights, panelled reveals, reeded doorheads, flanking reeded 1/4 columns, frieze and shallow leaded cornice. No 2 has recessed extension same style with 2 windows 1st floor, one o ground floor.*

Nos 1 to 4 (consec) (The Paragon) form a group.

Listing NGR: SU1353930432

The application site is within the 'Old Manor Hospital' part of the Salisbury Conservation Area and there are several other Grade II listed buildings within the vicinity of the site including '3 & 4 The Paragon' opposite, '26 & 28 Wilton Road' to the east and the 'Quaker Meeting House' and 'Old Manor Hospital' to the south.

Snip showing Conservation Area and Listed Buildings (hatched)



The application site is in Flood Zone 1, within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and the 13.8km recreational zone of influence for New Forest Protected Sites.

PLANNING HISTORY

Proposal / Summary
S/1992/0263 - Listed building consent Decision - Approve with Conditions Date: 27/3/1992 – L/B APPLICATION - INTERNAL ALTERATIONS AND REMOVAL OF CONSERVATORY
S/2011/0093 - Full planning permission Decision - Approve with Conditions Date: 20/4/2011 – Refurbishment and extension of no. 1 and 2 The Paragon
S/2011/0094 - Listed building consent Decision - Approve with Conditions Date: 20/4/2011 – Refurbishment and extension of nos 1 and 2 The Paragon
S/2010/1234 - Listed building consent Decision - Approve with Conditions Date: 24/2/2011 – REFURBISHMENT AND EXTEND THE EXISTING 4 DWELLINGS (PARAGON BUILDINGS)
S/2011/0773 - Listed building consent Decision - Approve with Conditions Date: 25/7/2011 – Amendments to previously approved applications S/2011/0093 and S/2011/0094 for internal alterations and addition of 2 rear dormers

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 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Salisbury Neighbourhood Development Plan 2020 to 2038. Made March 2025

Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

Salisbury City Council: Support

Conservation Officer: No objection

The building is one of a pair of semi-detached villas dating from the early C19 as part of a group with the pair opposite and the nursing home behind. 26 and 28, a pair facing Wilton Rd immediately to the east of the site, are also listed. These are all very important to the Old Manor Hospital Conservation Area and discussed in its appraisal. The courtyard between the pair is of particular note and unique in Salisbury. The LPA is required to pay special regard to preserving the setting of listed buildings and preserving or enhancing CAs by sections 16/66 and 72 of the PLBCA Act 1990, along with the NPPF, CP58 and guidance from Historic England.

The proposal relates to the E and S boundary treatments of the site, which comprise (largely) original walls, hence the need for LBC as well as planning permission. The eastern wall is approximately 1.6m high and has trellis above. The southern wall, shared with the neighbour, is a little higher and has trellis to a height of 2.4m, as approved on the drawings of 16/05649/FUL. I am satisfied that the proposal to replace the trellises with a more solid slatted treatment raises no concerns with regard to the setting or views of or from any of the listed buildings mentioned above, nor have any impact on the character of the CA.

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 application seeks planning permission to replace existing open trellis fencing above the east and south garden boundary walls with a horizontal slatted, wooden trellis. The height of the trellis would be the same as the existing open trellis. There would be timber supports back to the boundary walls as the existing trellis.

The proposed slatted trellis will create a slightly more solid boundary than the existing open trellis but it is of similar materials and it would match the trellis used in the garden of the attached neighbour, 1 The Paragon.

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.

Heritage Impact

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 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

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 is within the Salisbury Conservation Area and within the curtilage of a Grade II listed building. There are also several other listed buildings within the vicinity of the site. The walls that the fence is fixed to are (largely) original, hence the need for Listed Building Consent as well as Planning Permission. The proposed trellis would be the same height as the existing and fixed to the wall using timber support posts, the same as the existing trellis. It is considered that the existing trellis has been in this location for a number of years and is not prominent within the street scene and is typical for garden boundary treatments. No objections have been raised by the Conservation Officer, who has confirmed that they are satisfied that the proposal to replace the trellises with a more solid slatted treatment raises no concerns with regard to the setting or views of or from any of the nearby listed buildings, nor have any impact on the character of the conservation area.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of 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.

Given the nature of the proposals, for a replacement trellis on an existing garden boundary wall, which would match the height of the existing, in situ trellis, it is considered that the proposed development would not materially impact upon the occupiers of the neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy and 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.

The application site is in Flood Zone 1, within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and the 13.8km recreational zone of influence for New Forest Protected Sites, but given the nature of the development, as a replacement garden trellis, ecological impact is not an issue for these applications.

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.

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 Listed Building or Conservation Area.

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: Planning Permission & Listed Building Consent be GRANTED subject to conditions.

For Planning Permission ref: PL/2026/03739

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:
 - Location Plan PP-14958854v1, received 12.06.2026
 - Existing & Proposed Plans & Elevations TP01 rev A, received 12.06.2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

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

For listed building consent ref: PL/2026/03998

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

- Location Plan PP-14958854v1, received 12.06.2026
- Existing & Proposed Plans & Elevations TP01 rev A, received 12.06.2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

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