

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03068
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Fairfield, Winterbourne Earls, Salisbury, SP4 6HJ
DEVELOPMENT DESCRIPTION:	Replacement of existing boundary fence with proposed wall, closing existing entrance to property and developing existing exit into 2 way entrance and exit
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

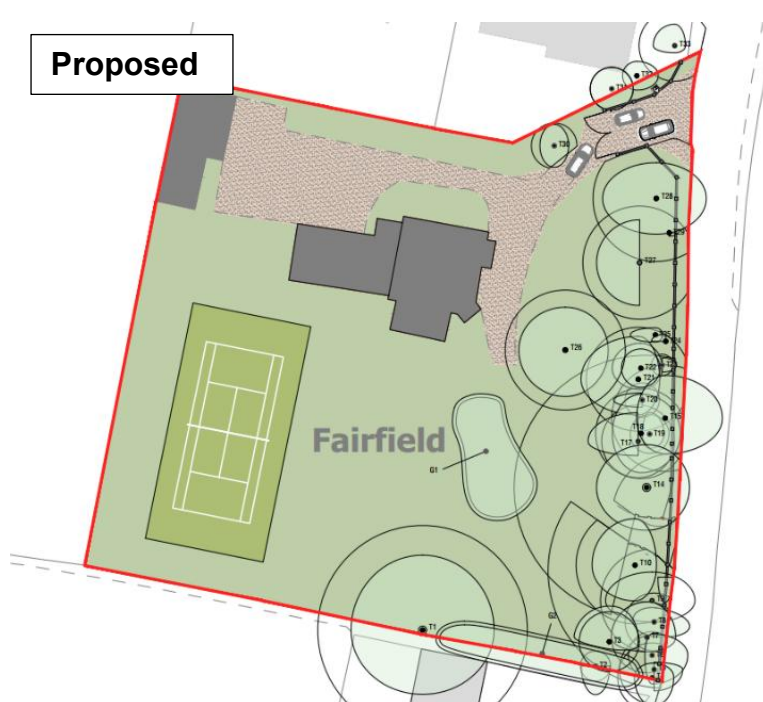
The proposal seeks planning permission for the erection of a brick boundary wall along the eastern site boundary, the closure of one of the existing vehicular accesses, alterations to the remaining access to facilitate two-way vehicle movements, and the replacement of the existing metal gate with timber gates.

SITE DESCRIPTION/CONTEXT

The application site comprises a large, detached dwelling set within an extensive residential curtilage. The plot backs onto open fields to the west, with neighbouring dwellings positioned to the north and south, and the A338 located to the east. Further dwellings to the west are separated by agricultural land.

The eastern boundary of the site is screened by existing boundary treatments, which form part of the development proposed under this application, including a timber fence and a number of mature trees, some of which are protected by a Tree Preservation Order (TPO).

The site lies outside of any defined settlement boundary and is located to the south of the Large Village of the Winterbournes, as identified under Core Policies 1, 2 and 4 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
18/07696/FUL - Full planning permission Decision - Approve with Conditions Date: 4/10/2018 – Single storey timber orangery
S/77/0623 - Full planning permission Decision - Approve Date: 18/8/1977 – Demolition of existing lean-to and construction of double garage, car port and utility room
S/79/1346 - Full planning permission Decision - Refuse Date: 3/9/1980 – Removal of existing boundary hedge fronting A338 and erection of brick boundary wall
PL/2026/02428 - Householder planning permission Decision - Approve with Conditions Date: 26/6/2026 – Construction of a single-storey extension adjoining the current ground-floor games room. Internal reconfiguration to improve circulation on all floors, formation of primary entrance to the side elevation. New dormer window to the rear of existing attic

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Amesbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

The Winterbournes Neighbourhood Plan

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

Winterbourne Parish Council: No objection – with the following comment received:

‘Winterbourne Parish Council have confirmed they have no objection to this application, subject to the use of appropriate quality bricks.’

Archaeology: No objection – with the following text received:

‘Thank you for your consultation. There are no archaeological issues that I would wish to raise in this instance.’

WC Highways: No objection – with the following text received:

'The proposal will maintain the same visibility splays from the exit and will widen the entrance/exit to enable 2 vehicles to pass. It is considered that the proposal is not detrimental to highway safety and I raise no highway objection.'

Arboricultural Officer: No objection – subject to condition – with the following text received:

'No objection subject to trees being protected in accordance with the Arb Method Statement (AMS) and Tree Protection Plan. Particular attention should be paid to section 8 of the AMS which states the beams will be installed above existing ground level.'

REPRESENTATIONS

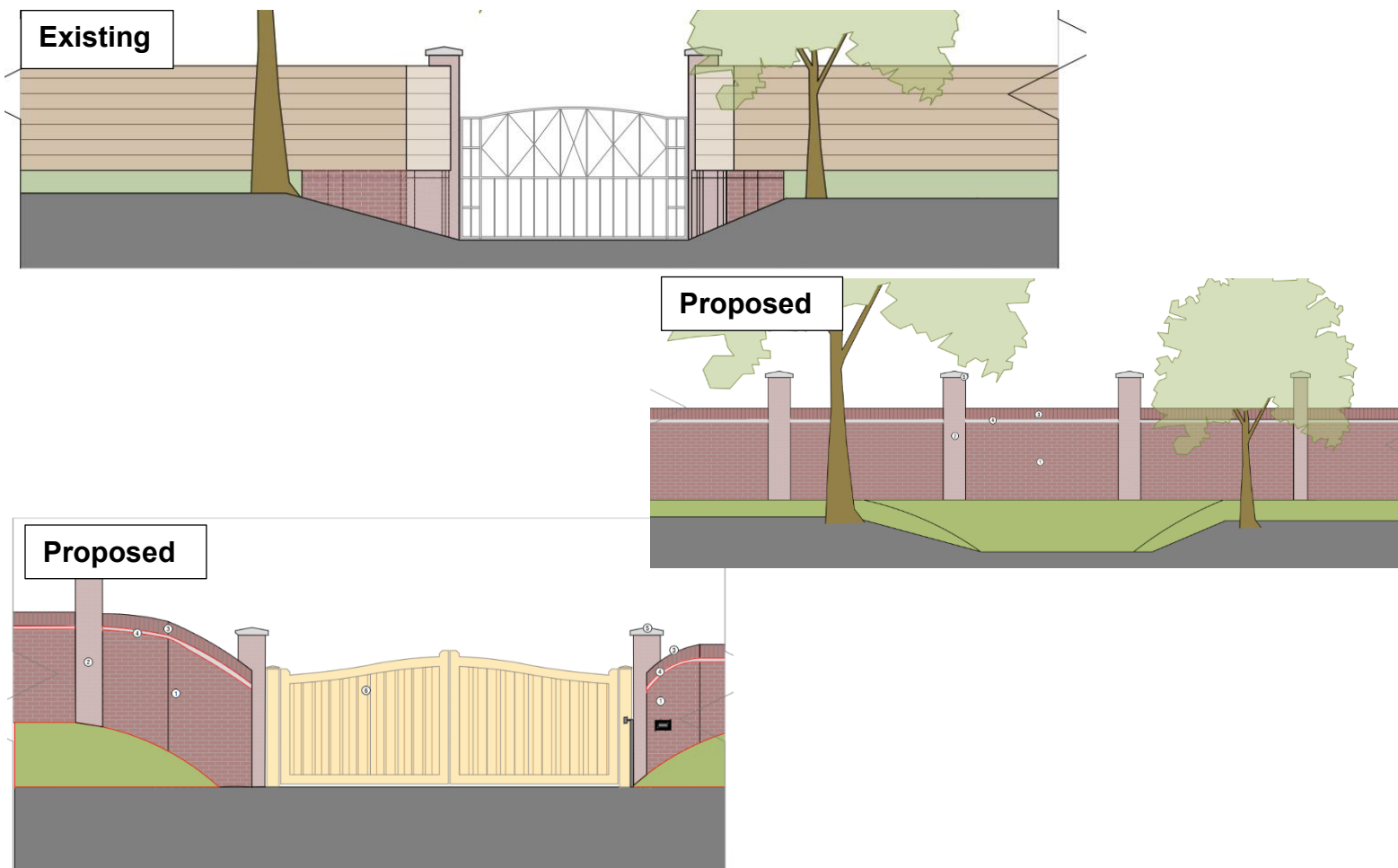
No comments were received.

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 on the character and context of the area, and the Special Landscape Area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development responds positively to local character and distinctiveness through high quality design which integrates effectively with its surroundings. Appendix D of the Wiltshire Design Guide further requires householder development to respect the character of both the host dwelling and the wider street scene.

The proposed works are concentrated along the eastern boundary of the site, which fronts the A338 and is readily visible from the public realm. As such, the development has the potential to influence the character and appearance of the site and its wider surroundings and requires careful assessment.

The existing eastern boundary comprises a timber fence together with a substantial row of trees, including some protected by a Tree Preservation Order. Whilst the retained trees make a valuable contribution to the visual character of the area and provide an attractive landscaped frontage, the existing timber fence is not considered to make the same positive contribution. The replacement of the fence with a more permanent and visually coherent boundary structure is therefore considered acceptable in principle, subject to its scale, appearance and relationship with the surrounding area.

The proposed brick wall would measure approximately 1.8 metres in height, with brick piers reaching a maximum height of 2.5 metres. Having regard to its scale, siting and function as a domestic boundary treatment, the wall is considered proportionate and would not appear unduly dominant or incongruous within the street scene. Furthermore, the closure of one of the existing vehicular accesses and the reconfiguration of the remaining access, including the replacement of the existing metal gate with timber gates, would not give rise to any adverse visual impact and would appear as a logical and cohesive frontage arrangement.

During the course of the application a 'material details' document was submitted providing further details of the materials to be used on the wall and gated entrance. This states Ibstock Bexhill Red bricks are to be used. This shade of red is considered suitable for a wall of this extent and prominence and not of a jarring appearance. The Parish Council's comments regarding the use of suitable bricks are acknowledged and it is considered that the proposed bricks are appropriate. The timber gates and cast stone are also considered appropriate. A condition is included to ensure that the development is carried out using the approved materials.

The site lies within the Special Landscape Area designated under Saved Policy C6 of the Salisbury District Local Plan. Saved Policy C6 seeks to conserve and enhance the quality of the landscape and ensure that development does not adversely affect its character or visual qualities. In this instance, the proposed wall would be contained within the established residential curtilage of the property and would be viewed in the context of existing domestic development and boundary treatments. The development is modest in scale and domestic in nature and would not appear as an intrusive or harmful feature within the wider landscape.

Importantly, the existing frontage trees, which make the most significant contribution to the visual character of the site and the wider locality, are to be retained. The submitted

Arboricultural Method Statement and Tree Protection Plan set out measures to safeguard those trees throughout construction, and the Council's Arboricultural Officer has raised no objection subject to compliance with those measures. As a result, the contribution made by the retained trees to the character of the area and the wider landscape setting would be preserved.

Taking the above into account, the proposal is considered to result in a high-quality form of development that respects the character of the site and its surroundings, preserves the visual qualities of the Special Landscape Area, and accords with Core Policy 57 of the Wiltshire Core Strategy, Saved Policy C6 of the Salisbury District Local Plan, Appendix D of the Wiltshire Design Guide, and the design objectives of the National Planning Policy Framework.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not have an unacceptable impact on the amenities of neighbouring occupiers. Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires planning decisions to secure a high standard of amenity for existing and future users of land and buildings.

No third-party representations were received during the consultation process. Notwithstanding this, the potential effects of the proposal on neighbouring residential amenity have been carefully considered.

Given that there are no residential properties immediately to the east of the site, beyond the A338, the potential for the development to give rise to adverse amenity impacts is limited. The nearest dwellings with the greatest potential to be affected by the proposal are Lambourne Lodge to the north and South Croft to the south.

The proposed development comprises a boundary wall of approximately 1.8 metres in height, with piers reaching a maximum height of 2.5 metres. Having regard to its scale, position and relationship with neighbouring properties, the development would not result in an overbearing form of development or unacceptable enclosure. Furthermore, given the modest height of the wall and its role as a boundary treatment, the proposal would not give rise to any significant loss of light or overshadowing. The proposed wall would occupy a broadly similar position to the existing boundary treatment and would therefore maintain a relationship with neighbouring properties that is typical and expected within a residential context.

Accordingly, the proposal would safeguard the amenity of neighbouring occupiers and is considered to accord with Core Policy 57 (vii) of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions of the NPPF.

Highways

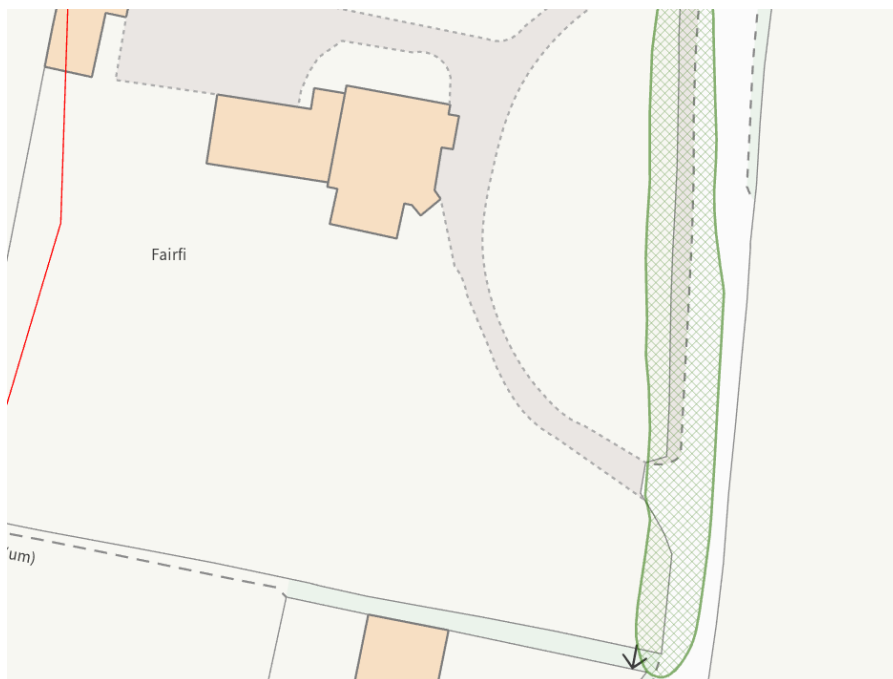
Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan. The National Planning Policy Framework (NPPF), particularly Paragraphs 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The application proposes the closure of one of the site's existing vehicular accesses and alterations to the remaining access to facilitate two-way vehicular movements. The Council's Highways Officer has raised no objection to the proposal, advising that the development would maintain the existing visibility splays from the site access whilst widening the entrance to enable two vehicles to pass safely. The Highways Officer has therefore concluded that the proposal would not be detrimental to highway safety.

The proposed development does not intensify the residential use of the site and would not give rise to any material increase in vehicle movements. Furthermore, adequate parking and turning facilities would remain available within the site in accordance with Wiltshire's adopted parking standards. In these circumstances, the proposed access arrangements are considered acceptable and would not result in any adverse impact on the safety or operation of the surrounding highway network. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF and the Wiltshire Local Transport Plan.

Arboriculture

Several trees subject to a TPO are situated along the eastern boundary of the site in close proximity to the proposed boundary wall. The protection and long term health of these trees is a key material consideration in the determination of this application. Arboricultural information was provided and the Council's Arboricultural Officer was consulted on the proposals.



**TPO shown in green
hatch box**

The application is supported by an Arboricultural Impact Assessment and Arboricultural Method Statement prepared by NB Tree Management. The submitted information confirms that the proposal has been designed to retain all trees protected by the Tree Preservation Order and includes measures to safeguard retained trees during the construction process.

Whilst the proposal necessitates the removal of a number of lower quality Category C and Category U trees, the assessment concludes that these losses would be offset by replacement

planting and would not adversely affect the site's overall arboricultural value. Furthermore, the proposed boundary wall and access alterations have been designed to minimise impacts on retained trees and their root protection areas through the use of specific construction techniques and tree protection measures.

The Council's Arboricultural Officer has reviewed the submitted information and raises no objection subject to the development being carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan. Particular attention is required to ensure that the supporting beams for the wall are installed above existing ground level as set out within section 8 of the approved method statement.

A condition is therefore recommended requiring compliance with the approved arboricultural protection measures. Subject to this condition, the proposal is not considered likely to result in unacceptable harm to retained trees.

Archaeology

The application site lies in proximity to a recorded monument line located to the west, and as such the proposal was subject to consultation with the Council's Archaeology Officer. Having reviewed the application details, the Archaeology Officer advised that there are no archaeological issues that warrant concern and raised no objection to the proposed development.

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, archaeology or trees on site.

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:

- Location plan (ref: W-00-001-P1) – date received: 22/05/2026
- Proposed elevations (ref: W-10-200-P1) date received 22/05/2026
- Proposed plans – boundary wall (ref: W-10-101-P1) – date received: 22/05/2026
- Proposed foundation plan boundary wall (ref: W-10-099-P1) – date received: 22/05/2026
- Proposed block plan – (ref: W-10-002-P1) – date received: 22/05/2026
- Proposed plans north gate and south wall (ref: W-10-100-P1) – date received: 22/05/2026
- ‘Arboricultural Method Statement and Tree Protection Plan’ produced by NB Tree Management (ref:NB-2026-051-AMS-RevA) – dated 05/06/2026. Date received: 26/06/2026.
- ‘Arboricultural Impact Assessment and Tree Protection Plan’ produced by NB Tree Management (ref: NB-2026-051-AIA-RevA) – dated 05/06/2026. Date received: 26/06/2026.
- Material details – date received: 07/08/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved ‘material details’ document received on 07/08/2026.

REASON: In the interest of the visual amenity and character of the area.

4. The development hereby permitted shall be carried out in full accordance with the approved Arboricultural Method Statement and Tree Protection Plan prepared by NB Tree Management (ref: NB-2026-051-AMS-RevA), dated 05/06/2026. In particular, the screw pile foundations and supporting beams for the boundary wall shall be installed in accordance with Section 8 of the approved Arboricultural Method Statement, with the supporting beams installed above existing ground level.

REASON: To safeguard retained trees, including those protected by a Tree Preservation Order, and to prevent damage to root protection areas during construction.