

Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

Application No: PL/2026/02472
Details of Landscaping, Appearance, Layout and Scale pursuant to the outline planning permission PL/2023/01880 approved at appeal (APP/Y3940/W/24/3352160)
Land Rear of 117, High Street, Dilton Marsh

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☒	No objections

Scope of comments: the following comments relate to the built historic environment.

These are additional comments and should be read in conjunction with the previous comments provided (1 May 2026).

Assessment: Following the previous comments, some amendments were provided to the submitted scheme. The previous comments raised the following concerns:

Regarding materials, it is helpful to see that the materials do reflect the local vernacular palette, including the use of stone (which it is hoped will be natural stone rather than artificial). It would be helpful to see the use of Roman tile as well as clay tile.

The revised scheme looks to amend the materials to:

- Brick: manufacturer; orangey-red brick per WDG 3.1.10;
- Stone: natural (not artificial) stone;
- Roof tile: Roman tile.

The submitted drawings show that the scheme proposed Bekstone Light Weathered (tumbled) STONE, which the manufacturer describes as 'Natural Light Weathered Burford reconstituted stone walling is available in a variety of course heights and lengths to match most stone requirements and offers three types of finished textures.' Whilst this has stone within it, it is not a natural stone, and therefore this is considered not to be acceptable as a boundary wall treatment from a heritage consideration.

The proposed roof covering is a mix of double pantile and Marley, Duo Edgemere, smooth grey, which is an imitation slate in concrete. There are a small sample of slate within the village, and therefore the use of a modern slate is acceptable.

The proposed materials are reflective of a more local vernacular palette. It is recommended that samples of all materials are provided and that the stone used for the boundary walls is natural stone.

The boundary treatment plan does not include stone walling, which is prevalent in the locality, whereas estate railing as proposed are not a local feature.

The revised scheme proposes to provide low stone walls along arrival and primary route, with the railings omitted. Reviewing the proposed plans, the boundary treatment to No.117 is to be close boarded fence from the front elevation corner of the house. This is an urban design within a village setting. This should ideally be brick or a natural stone wall to protect the village setting.

The view through from the High Street will result in the view of the low-level stone walls and the dwellings, but also of a 1.8m close boarded fence. This should ideally be changed to a stone or brick wall in this location.

There is a dominance of on street parking to the front of properties, particularly the affordable, which is not tenure blind.

This has not been amended.

There is no provision of street trees as required by the NPPF. This will lead to a very car dominated hard environment.

The submitted plans show isolated trees within the street scene, but groups of trees are considered to be better for the trees and offer a more informal plan, which is more suitable for a village setting.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.