

PERSONAL STATEMENT

Retrospective Application for the Relocation of an External Boundary Wall

Property: 30 Salmon's Leap, Calne, Wiltshire, SN11 9EU

Title Number: WT256314

Enforcement Reference: ENF/2026/00764 (Dated: 22 July 2026)

Proposal: Change of use of amenity land to residential within the residential curtilage and title deeds.

1. Introduction and Background

I have been a resident of Calne since 2001, raising my family here and deeply embedding myself in the local community. I purchased 30 Salmon's Leap in September 2021. Professionally, I serve as the Chief Executive for International Students House, a registered charity dedicated to supporting underprivileged and minority students through higher education. My partner relocated to the property in January 2025.

This retrospective application seeks to regularise the relocation of an external boundary wall. The works were undertaken in good faith to resolve critical safety and structural issues, based on informal advice which we now understand was incomplete regarding planning requirements.

2. Structural Failure and Safety Rectification

The primary catalyst for the works was the severe structural failure of the original wall. Due to a severe Soil Moisture Deficit (SMD) acting upon the local clay sub-soil, the shallow foundations of the original wall experienced significant heave and subsidence at one end. This resulted in dangerous bowing.

Upon dismantling the wall, it was discovered that it completely lacked structural tie-ins at the point in the wall, which was bowing, accelerating its failure. The wall required immediate dismantling and rebuilding to prevent an un-controlled collapse. In rebuilding the wall, it was structurally modernised to ensure long-term stability.

3. Compliance with UK Building Regulations (Fire Egress)

████████████████████ my partner and I are actively pursuing fostering opportunities through the Fostering Communities Agency (FCA). During our home assessment, a unfavourable safety issue was identified regarding our outdoor space.

The original layout constituted a "dead-end courtyard" under **UK Building Regulations Approved Document B**. Had a fire occurred in the central hallway or living area, occupants in the kitchen or courtyard would have been entirely trapped against high, locked boundaries with no alternative means of escape to a public place of safety.

To satisfy the FCA safety criteria and protect any future foster children, the wall was relocated slightly outward. This marginal shift provided the necessary clearance to install a secure side gate, creating a vital secondary fire escape route.

4. Residential Curtilage and Local Amenity

The land utilised for the slight relocation (149cm) sits within the residential curtilage and ownership of Title Number WT256314. The boundary adjustment does not negatively impact the wider character of Salmon's Leap.

To ensure visual continuity and preserve the local aesthetic, the wall was reconstructed using the initial exact same stone and materials as the original structure. Out of respect for our immediate community, a formal Party Wall Agreement was entered into and signed with our adjacent neighbour prior to any works commencing. The physical construction took place between 6 July 2026 and 16 July 2026.

5. Conclusion

The relocation of the wall was not born out of a desire to arbitrarily expand our garden, but out of an urgent need to correct a failing, dangerous structure and to satisfy necessary child-safety requirements for fostering. We respectfully request that the Council takes these exceptional structural, safety, and humanitarian circumstances into account and looks favourably upon this regularisation application.

Signed: Martin J. Chalker