

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04163
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Walnut Cottage, Romsey Road, Whiteparish, Salisbury, SP5 2SA
DEVELOPMENT DESCRIPTION:	Removal of two chimneys, roof re-tiling with two roof lights, replacement of windows and alterations to window openings, new patio door opening, new porch roof, rendering on street-facing elevation, and proposed new fence and gate.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for:

- The removal of the existing two chimney stacks on the South East and North West elevations (retrospective)
- Replacing slate roof tiles (retrospective)
- Two new velux rooflights
- Replacement of all UPVC windows (retrospective)
- New porch roof and window (partly retrospective)
- New fence to sit on top of the existing wall and associated gate
- Replace the existing shed roof to match the house slate tiles
- New patio doors and replace the existing back door into a window
- Rendering the lower section only of the NorthWest elevation of the house (retrospective)

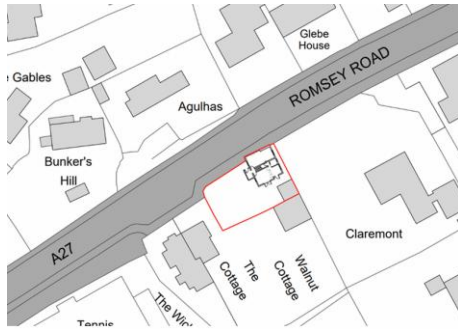
From visiting the site, it appears that some of the works have been completed and therefore the application is partly retrospective.

SITE DESCRIPTION/CONTEXT

Walnut Cottage is a residential detached property on Romsey Road (A27) in Whiteparish. The property sits within the centre of the village, which is predominantly residential.

The application site is subject to the following planning policy constraints:

- *Whiteparish Conservation Area*



PLANNING HISTORY

Proposal / Summary

N/A

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Whiteparish Parish Council: No objection

Conservation: Comment - *The Planning LBCA Act 1990 which requires works to 'preserve or enhance' the character of a conservation area (a designated heritage asset). The NPPF (chapter 20) HE6 paragraph 3 says 'any harm to a designated heritage asset will be a matter of considerable importance and weight.....'. CP58 Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."*

There is no adopted appraisal for Whiteparish, however, it is evident that it is a conservation area with a number of historic buildings and that a mellow red brick and clay roof tiles predominate for those historic buildings. Traditional features such as small pane timber windows and chimneys reinforce the historic character of the conservation area.

The proposals seek to render a prominent brick elevation which faces the road, to remove two chimneys, to replace the roof in slate and replace the existing modern windows with a similar design. In addition, a close boarded fence is proposed for the top of the brick wall

along the pavement side.

The loss of the chimneys (which add interest and character) is regrettable but understandable; the close boarded fence again, regrettable (railings and a hedge behind would be visually preferable); the existing windows are PVCu and as such the proposals would preserve the character so it is difficult to object (but certainly not an enhancement). However, the rendering of the wall would have an adverse impact on the character of the CA (spalled bricks can be replaced and mortar repointed). In respect of the plans, there is no annotation on the proposed plans to say that only the NW wall would be rendered?

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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

It is stated within the submitted supporting statement that works, such as the replacement slate tiles were required due to the current poor condition and to alleviate any further water ingress/damage.

The replacement slate roofing, using appropriate slate ensures the longevity of the roof area of the property.

In addition, it is proposed to replace the existing roof the of garage with matching slate tiles. Officers welcome this as this would match the dwellinghouse and be aesthetically pleasing to the wider character and appearance of the area.

The works to the porch are modest and the replacement UPVC windows is again a modest alteration, with all openings at first floor level remaining as per the existing positions. As stated by the Conservation Area, the windows are replacing existing UPVC on the property and although not favourable, a like for like replacement cannot warrant a refusal.

The ground floor South Eastern elevation does incorporate the alteration of replacing the existing patio doors with a window and new patio doors being positioned upon the gable end. Due to the position and being at ground floor level these alterations are not considered to pose any visual harm.

Again, the insertion of the two new rooflights to serve the bathroom and bedroom 2 are modest additions and are not considered to result in any harm upon the character of the area.

The proposed new boundary fence is to be positioned upon the existing low level brick boundary wall. Currently, the properties garden area is very visible from within the streetscene and the additional fencing will ensure greater privacy to the occupants.

The fencing is low level and from visiting the site it is apparent that although low level brick boundary walls are a feature within the locality many properties also boast similar arrangements or railings above the walls.

The comment received by the Conservation officer stating that railings would be preferable has been noted. However, from visiting the site the occupants are obviously seeking a more secure and private garden area as this is currently rather open. Due to the modest scale of the proposed fence officers do not consider the addition would be significantly harmful to warrant a refusal.

Therefore, the boundary fencing is acceptable and would not be of a height or design which would be overly dominating and would not be detrimental to the character of the Conservation Area which would warrant a refusal.

In relation to the render to the North West elevation. From visiting the site it is evident that this has been carried out. However, the render is solely to the lower section of the wall.

Following the concerns raised by the Conservation Officer, updated plans were submitted illustrating this and with added annotations upon the plans for clarity.

The rendered lower section of the North West elevation has been again stated as being a '*repair-led intervention*' due to the deterioration of the existing brickwork. The elevation is exposed due to its proximity to Romsey Road and is subject to increased weathering and environmental effects from passing traffic. The statement confirms that the render is a protective finish in cream, preventing further erosion of the brickwork and improving the durability of the elevation. *The works are intended as a conservation measure to retain the building rather than a change purely for aesthetic reasons.*

The section of elevation rendered is clearly visible from the streetscene. However, it is evident that the existing brickwork was in a poor state of repair and with only the modest lower section

rendered officers are of the opinion that the work does not result in any significant visual harm and could be considered as an overall benefit to the longevity of the property.

The low level rendered section ensures the existing brick, which is predominant within the locality, remains as the visually prominent from within the streetscene and therefore ensures the overall character and appearance of the Conservation Area is upheld in accordance with Core Policy 58 and the NPPF.



(Previous wall treatment)



(Site visit photo)

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

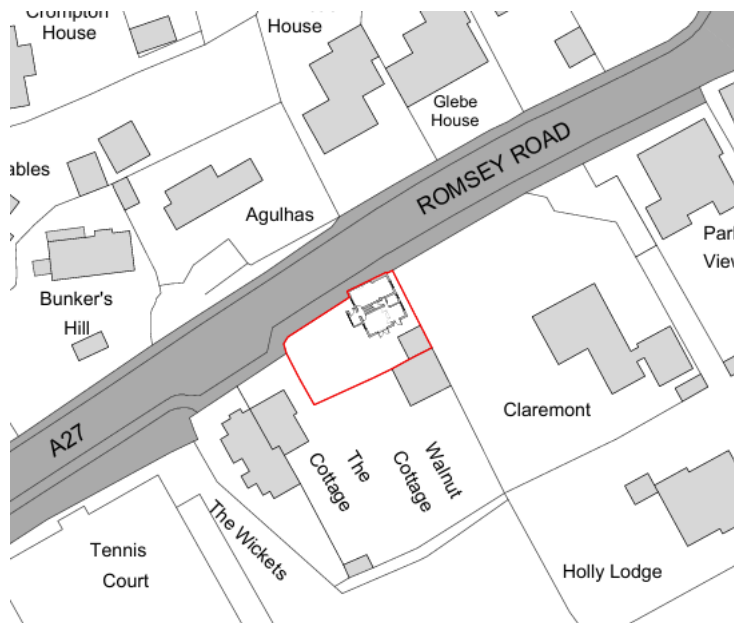
Amenity

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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 proposed works and the spacing between the application site and the neighbouring properties, the proposed works are not considered to pose any harm upon any residential amenities.



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

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

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:

1192/02 Rev E proposed plans and elevations received 01/10/26

1199 – 01 Rev B Existing plans and elevations received 16/07/27

1199 – 03 Location plan received 03/07/26

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