RETROSPECTIVE PLANNING APPLICATION SUPPORTING PLANNING STATEMENT

Cornerstone House, 3 Varley Close, Melksham, Wiltshire, SN12 6NF
Wiltshire Council | Enforcement reference ENF/2026/01168

1. Application details

Site: Cornerstone House, 3 Varley Close, Melksham, Wiltshire, SN12 6NF.
Local planning authority: Wiltshire Council.
Enforcement reference: ENF/2026/01168.
Application: Retrospective planning permission for retention of the existing timber boundary screening.

2. Description of development

The proposal is to retain approximately 15 metres of horizontal, brown-stained PAR timber slatted screening installed above the existing Bath Stone boundary wall at Cornerstone House.

The applicant has confirmed that the existing wall is 1,800mm high when measured vertically from the inside patio level. The screening comprises 12 horizontal slats, each with a 45mm face width and 5mm clear gaps, with a brown-stained finish.

On the stated arrangement of 12 slats and 11 intervening gaps, the nominal screening height is 595mm (12 × 45mm + 11 × 5mm), excluding any additional top or bottom margins. The nominal combined height is therefore 2,395mm above the inside patio datum. The road-side ground datum and resulting height above the highway side have not been confirmed; no road-side height is asserted in this statement.

3. Site and surrounding context

The application site is at Cornerstone House, 3 Varley Close, Melksham. The applicant has supplied a signed site/block plan marked to identify the approximately 15-metre boundary section carrying the screening. The plan should be read alongside the dimensioned boundary drawings and photographs.

The property forms part of an established residential development. The submitted material illustrates the position of the screening in relation to the dwelling, neighbouring properties and adjoining access road.

4. Purpose of the screening

The screening was installed to improve privacy within the residential garden and to reduce direct overlooking from first-floor windows at neighbouring residential properties. The applicant considers that it helps the occupants use their outdoor amenity space with greater privacy.

The Council is invited to assess the relationship between the screening, neighbouring windows, garden levels and the public realm using the submitted photographs and drawings.

5. Design, appearance and materials

The screening consists of horizontal PAR timber slats fixed above the existing Bath Stone boundary wall. The timber is described by the applicant as brown stained. The retrospective proposal is to retain the existing installation in its current position, length, arrangement and finish. No additional screening or other external works form part of this application.

The dimensioned drawings record the wall height from the inside patio datum and the nominal slat arrangement. They are based on owner-provided dimensions and photographs and should not be treated as a topographical survey.

6. Highway and neighbouring amenity considerations

The screening follows the line of the existing boundary wall alongside the adjoining access road. The applicant asks the Council to consider the actual visibility conditions at the site and consult the Highway Authority if considered necessary. This statement does not assume that the residential nature of the road removes the need for a highway-safety assessment.

The Council is also invited to consider whether the screening's scale, position and appearance cause any material effect on neighbouring outlook or amenity, alongside its stated privacy benefit.

7. Planning history and supporting evidence

Earlier draft material referred to planning references PL/2022/02749 and 20/01938/OUT and to External Works drawing P21-3414_08, Revision G, dated 16 February 2023. The relevant decision notices and approved drawing should be checked against the Council's records before reliance is placed on them. This statement does not assert that the later timber screening was authorised by those earlier permissions.

The supporting material comprises the proposed boundary elevation, the typical section and timber slat detail, the applicant-marked site/block plan, and photographs where separately uploaded to the Planning Portal.

8. Conclusion

The applicant respectfully requests that Wiltshire Council grant retrospective planning permission for the retention of the existing approximately 15-metre length of brown-stained horizontal timber slatted screening above the Bath Stone boundary wall, as described and illustrated in the submitted documents.

Document note: The Ordnance Survey location plan is understood to have been generated and attached separately within the Planning Portal application. The marked site/block plan in this pack is supplementary and does not replace that location plan.