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Mr Richard Hughes
Planning Leader
South Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our Ref: DC/AC/22065

Your Ref:

15th June 2023

Dear Mr Hughes,

Re: Formation of improved access arrangements, erection of two storey extension and construct car port at 201 Lower Berrycourt Cottage, Parnhams Hill, Ludwell North C295 To Watery Lane, Donhead St Mary, Wiltshire SP7 9DT

I am instructed to lodge a Full Application for Planning Permission for the above development.

The application is submitted electronically via The Planning Portal and comprises the following documents:

- Full Application for Planning Permission Forms;
- Drawing 22065-1 – Site Survey at 1:200 scale;
- Drawing 22065-2 – Existing Plans, Elevations and Section at 1:100 scale;
- Drawing 22065-3 – Site, Block and Location Plans at 1:200, 1:500 and 1:1250 scales;
- Drawing 22065-4 – Proposed Extension: Plans, Elevations and Section at 1:100 scale;
- Drawing 22065-5 – Proposed Car Port: Plans, Elevations and Section at 1:100 scale;

The application fee of £462 plus £64 processing charges is being paid direct to the Planning Portal.

I would be grateful if the following information was taken into account in support of the application:

201 Lower Berrycourt Cottages, comprises one of a pair of semi-detached rendered properties set back from the approach road to Lower Berrycourt Farm, on the edge of Donhead St Mary. Both cottages are within the same ownership as Lower Berrycourt Farm which is a Grade II* Listed Building.

The owner/occupier of Lower Berrycourt Farm wishes to “downsize” from this historic farmhouse to a smaller property that is more suitable for her retirement. Having explored various possibilities, she

has decided that the most straight forward approach is to extend/enlarge one of the semi-detached cottages in order to make it more suitable for her occupation.

There are, essentially, three elements to the proposal:

1. The addition of a two-storey extension on the south elevation
2. The erection of a carport/garage
3. The provision of improved access arrangements.

These elements are dealt with in turn below:

The proposed extension provides improved living accommodation - particularly in terms of the provision of a larger main en-suite bedroom with improved living accommodation on the ground floor.

The extension is set back from the face of the main building with a lower eaves and ridge height to ensure that it is deferential/subservient to the host dwelling. Use is made of the same facing materials (render and tiles). Careful attention is also being paid to the detailing to maintain the traditional characteristics of the building.

The proposed carport is to be constructed within the garden a short distance to the south. It is of modest scale and proportions and will be faced with timber boarding (left to weather silver grey) under a tiled roof to match the house.

At present, the property has no dedicated off-road parking which is impossible to provide to the front of the property due to the significant change in levels between the garden and the access road. As such it is proposed to utilise and improve an existing access track directly to the north of the cottages which runs into the field to the east. It is proposed to re-position the field gate a short distance further south and to create a short length of track running parallel to the rear boundary facilitating level access to the garage/car port and parking area.

Whilst a small section of hedge is to removed (this has no protection as it is a garden boundary), significantly more new hedge planting is to be provided as shown on drawing 22065-3 comprising a traditional native species mix.

In terms or relevant planning policies, this application falls to be determined primarily against saved policy H31 of the Salisbury District Local Plan. In this regard, the extension is subservient/deferential to the existing dwelling, does not substantially alter its character and utilises a design and materials which are in keeping with the existing property. The property will remain as a single residential dwelling.

The application also accords with the requirements of Core Policy 51 (Landscape) ensuring that the local character/appearance of the area is conserved and enhanced.

With respect to Biodiversity and Geodiversity, whilst a small section of (unprotected) garden hedge is to be taken out to facilitate access to the garage, a considerably greater extent of native species hedge will be planted adjacent to the access track. As such, the requirements of Core Policy 50 (Biodiversity and Geodiversity) are satisfied.

I trust the Local Planning Authority will recognise that this proposal is to enable the current occupant of the nationally significant Grade II* Lower Berrycourt Farm to downsize in order that the next generation can continue managing the farm from the old house. It has been assessed that the

proposed extension/alterations to this cottage are to be favoured over any alternative approach which could have included seeking to erect an entirely new dwelling or to re-use/convert more traditional buildings in a more sensitive location.

I look forward to receiving planning approval within the statutory 8 week period.

Should you require any further information or clarification please do not hesitate to contact me.

Yours sincerely

Diccon Carpendale

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