Our Ref: ST/210208/P1

22 June 2023

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990
Proposal: Erection of three-bay garage
At: Kingston Cottage, 278, West Grafton, Marlborough SN8 3BY
PP-12256040

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs A Norman to submit a Householder Planning Application to Wiltshire Council for the above development at Kingston Cottage. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £206.00;
- Drawing No.210208-01: Location plan;
- Drawing No.210208-10: Cartshed Design Scheme;
- Drawing No.210208-11: Proposed Site Plan;
- Drawing No.MFKingstonCottTOPO: Topographical Survey (rev A); and
- CIL Form 1: Additional Information.

1. Site and Surroundings

The Proposal Site (the 'Site') is located within West Grafton, Marlborough. The site is approximately 5.2 miles west of Pewsey and 6.5 miles south-east of Marlborough.

The site extends to approximately 0.13ha and comprises the existing residential dwelling of Kingston Cottage, associated outbuildings and established residential garden curtilage.

Kingston Cottage is located to the south of the site, while the established residential curtilage is located to the north.

Access to the site is taken from the west, off an un-named road which also serves the other residential dwellings of West Grafton. The access point leads to an existing area of parking and turning space for Kingston Cottage.

To the east and west of the site lies agricultural land and fields. To the north of the site lies Grafton Road (A338) – the through road between Hungerford and Burbage (and serves a number of villages). To the immediate south of the site lies the residential dwelling of Rose Cottage, and beyond that is the rest of the village of West Grafton.

The site is not within the immediate close vicinity of any listed buildings, nor within a conservation area, and lies within flood zone 1 – with a low risk of flooding. Kingston Cottage is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site is not bound by any other local or national designations.

2. Planning History

E/09/0625/FUL	06.07.2009	Relocation of vehicular access, creation of new porch, addition of glazed dormer window to eastern roof slope of garage and associated works.	Approved
K/34167	06.05.1997	Granny flat over existing garage and lounge extension.	Approved
K/19475	10.11.1992	Alterations and erection of extensions.	Approved
K/13968	11.05.1989	Erect sheds, alterations to access and change of use for material storage.	Refused

3. Proposed Development

Planning permission is sought for the '*Erection of three-bay garage'*.

It is proposed to erect a three-bay garage to the north of the site. The proposed garage will benefit from its principal elevation facing west into the site, to readily serve vehicles entering the site. Three parking bays are proposed – two open fronted cartshed style spaces, and one enclosed parking space.

The proposed single-storey garage will measure 9.5m by 6.4m with a height of 2.8m to the eaves and 6.2m to the ridge. The materials for the garage will be brick plinth, timber posts, timber cladding and timber joinery under a clay tile roof (to match the existing dwelling).

The existing site access will remain, with a new gravel turning and parking space provided, to allow vehicles to enter and exist the site in forward gear. The existing gravel driveway will be removed and reinstated with grass. Additional hedgerow planting is proposed.

The proposed garage extends to 54sqm. As the Gross Internal Area is less than 100sqm, this proposal is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is

to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011** (LP) adopted June 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published July 2021 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged, The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

The Parish of Grafton was designated as a Neighbourhood Area on the 8 March 2022 but no plan has been made yet.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

5. Planning Analysis

Policy CP57 ensures high quality design and place shaping stating '*a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings'*. The site is located within the North Wessex Downs AONB where Paragraph 172 of the Framework states great weight must be given to conserving and enhancing landscape and scenic beauty.

In terms of landscape, Policy CP51 sates '*development must protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'*.

It is important to note that the site represents part of a well-established domestic garden within a mature landscape, which is to be retained throughout the development. The site is typical of the individual residential plots of the village of West Grafton. As such, the principle of providing a garage within the garden is entirely in keeping with the facilities found at other residential properties within the village.

The three-bay garage is to be located within the established curtilage of Kingston Cottage, and will be sited to the north of the site. A new gravel driveway and turning space will also be created, to allow vehicles to enter and exit the site in forward gear. The proposed development will ensure the retention of the existing site access and the existing visibility maintained.

The proposed garage has been designed to be single-storey and to comprise three parking spaces – two open cartshed and one enclosed garage space. This is in line with the Wiltshire Council minimum parking standards.

The garage will be constructed from oak posts and frame upon stone staddle stones, clad in timber weatherboarding under a clay plain tile roof. It is considered that these materials are sympathetic to the locality, and match the existing dwelling.

The application site is large enough to comfortably accommodate the proposed three-bay garage and driveway, allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the nearest neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicant contends that, due to the location of the proposed development, the proposed garage can be successfully integrated into the site. Consequently, the scheme represents high quality design in-keeping with the character and appearance of the locality. The proposed works are considered to enhance the existing dwellinghouse and provide additional amenity space for the applicants. As such the proposed development is in accordance with Policy CP51 and CP57.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients