Statement supporting an application for change of use to garden and associated boundary revisions at Woodlands Barn, The Street, Oaksey

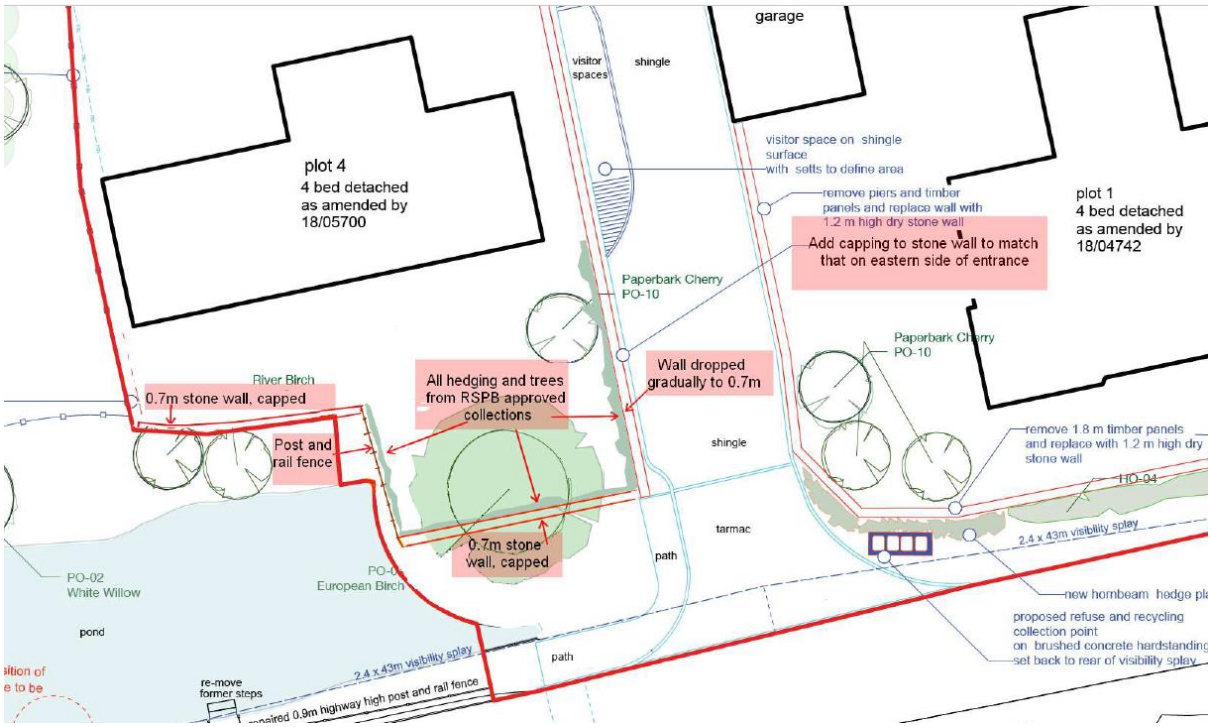
This is one of a group of four relatively recently constructed houses, on the edge of the village of Oaksey. There has been some planning history relating to the wider development which was consented under permission 17/05197/FUL. This application however relates only to small parcel of land to the south of Woodlands Barn, between the garden and The Street.

A change of use is sought in accordance with pre-application guidance received following discussion with Wiltshire Council officers (ref: ENQ/2023/00240) to incorporate approximately 6m by 8m of what has been termed "amenity land" into the garden of Woodlands Barn, along with relocation of the garden boundary to reflect this.

The boundary of the garden in this location will be a 0.7m high stone wall, capped, matching those to the west, on the same property. To the north of the wall, hedge planting will be established. To the west, to join the two sections of stone wall, post and rail fencing will be used, with hedging to the property side.

Guidance provided by Wiltshire Council has also indicated, that the north south boundary wall, to the east of the house, this should be capped to match the wall of the property immediately to the east across the access road, although it is understood that this doesn't need to be part of this application. A short section of this wall, which is 1.2m high at it's southern end will be tapered down to seamlessly meet with the new 0.7m stone wall.

The proposed changes are illustrated below using the originally approved plan as a base, with the relevant points highlighted in shaded box.



The extent of change is very small, and the materials that will be used are not only reflective of the area, but also in keeping with the agreed design of the adjacent properties. All of the hedge planting

that has or will be carried out on the plot since it was purchased has been using RSPB recommended approved varieties.

The proposal has been discussed informally with the Parish Council Chair, before submission and no issues were raised.