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Your Ref: 16/06401/FUL

Wiltshire Council Planning Department Central Hub
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JN

Date: 23rd May 2023

Dear Sirs,

RE: Variation of Condition 17 for Permission 16/06401/FUL for Residential Development Comprising 201 Dwellings (Use Class C3) and the Provision of Land for the Potential Expansion of Malmesbury Primary School, New Vehicular Access, Public Open Space, Landscaping and other Associated Infrastructure Works at Land at Backbridge Farm

I write today in repsect of the above permission at Backbridge Farm and the request for a variation of condition 17 that states:

"*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site except as shown on the approved plans*"

It is proposed to be varied as follows:

"*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no garages, sheds in excess of 6' x 8', greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site except as shown on the approved plans*"

Having thoroughly considered the existing planning condition, I understand the original intent behind it, which aimed to maintain the character of the area. However, I would like to highlight the following reasons that support the case for varying the condition:

1. Practicality – Dwellings that do not benefit from a private garage have no means of storage for equipment that is used to maintain their garden. Items such as lawn mowers and strimmers are required to maintain not only private rear gardens but also front gardens that are in the public domain, these items are not suitable for strorage within the dwellings owing to many being fuelled by petrol making it not only unsuitable but unsafe to store within a residential dwelling.
2. Size limiting – By limiting the size of the sheds allowed it maintains control and avoids the ambiguity that has arisen over the definition of sheds in recent years.
3. Enclosed rear gardens – Sheds will be kept in enclosed rear gardens where views in are limited owing to boundary treatments which shelter the sheds from long views into the site.

In conclusion it is considered that the condition as it stands prevents the ability for the long term maintenance of land in both the private and public realm and the variation proposed retains control whilst also allowing future residents to have a means of storing both gardening equipment and items to allow for the enjoyment of their gardens.

If you wish to discuss any of the above information please do not hesitate to contact me.

Yours sincerely,

Barnaby Harris
Planner
Persimmon Homes (Wessex).