16 June 2023

Our Ref: SWLC.LPC5392

Development Services – Central
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 0RD

For the attention of Mrs L Rutter-Dowd

Dear Mrs Rutter-Dowd

**Town and Country Planning Act 1990**
**Washpool Cottage, Pewsey Road, Marlborough, SN8 4DJ**

I am instructed by Mr Guy Saxton to submit a householder planning application for a replacement garage with a basement at Washpool Cottage, Pewsey Road, Marlborough, SN8 4DJ.




The property is accessed via a lane that leads from Pewsey Road next to the roundabout with George Lane and Granham Hill as shown on the plan above.

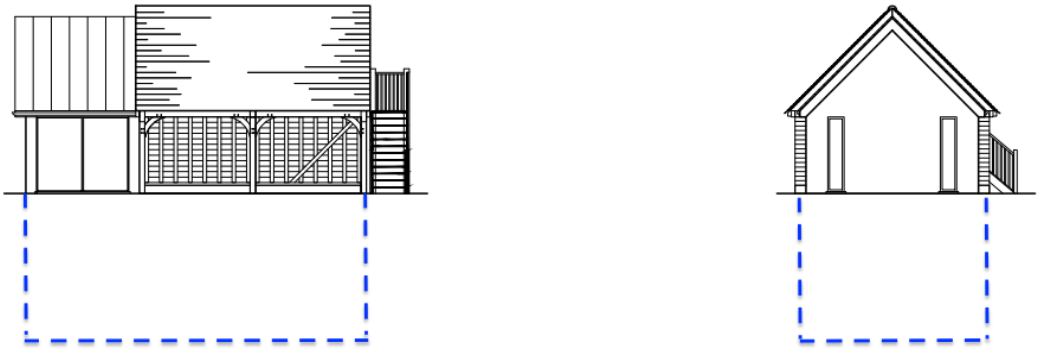
The existing garage was recently the subject of planning application reference PL/2022/09739 which proposed an extension to the garage to provide a home office. The proposal was granted planning permission on the 22nd March 2023 but has yet to be implemented.

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This current application seeks planning permission to replace the existing garage. The proposed new garage would be identical to the one approved via planning permission reference PL/2022/09739, as shown below. The reason for the proposed replacement garage is to enable a basement to be installed. The basement would be an unlit non-habitable space and used as a wine cellar



Extension to Garage approved via permission reference PL/2022/09739



Proposed replacement garage with basement currently proposed

The intention is to carefully dismantle the existing timer framed garage and re-assemble over the new basement. The new addition to the side of the timer framed garage would be finished with a gun metal shaded standing seamed zinc roof sheet covering, to tie in with an extension to the dwelling permitted via planning permission reference PL/2022/08316, over brick walling to match the main house. The joinery will also be powder coated aluminium framed units (colour-Anthracite). The photographs inserted below help show the relationship between the garage and the main house.





The visual appearance and impact of the replacement garage will be identical to the one previously approved, however the following sections provide an overview of the site and an appraisal of the relevant material planning considerations in line with the structure and content of your delegated report for application reference PL/2022/09739.

## Site Description

The site is located in the market town of Marlborough. The dwelling is accessed via a single-track lane, which also constitutes a bridleway linking to a public footpath. The property is bounded to the north, south and west by the River Kennet - as such, the site lies entirely within Flood Zone 2 and partly in Flood Zone 3. In very close proximity to the site is an identified county wildlife site and a priority habitat site. The site is washed over by the North Wessex Downs AONB however as the property remains within the built environment of the town, the landscape setting of the AONB is unlikely to be affected by the current proposal.

## Policies

Sections 70 (2) to the Town and Country Planning Act 1990 and 38 (6) to the Planning and Compulsory Purchase Act 2004 requires that all planning decisions are made in accordance with the Development Plan unless other material considerations indicate otherwise. The relevant Development Plan in this instance is the Wiltshire Core Strategy (2015), the 'saved' Kennet Local Plan policy referred to above, and the made Marlborough Area Neighbourhood Plan (2023). The following policies are believed to be most relevant to the assessment of the householder's application enclosed:

Wiltshire Core Strategy (WCS)

- Core Policy 50 – Biodiversity and geodiversity
- Core Policy 51 – Landscape
- Core Policy 57 – Ensuring high quality design and place shaping
- Core Policy 67 – Flood risk

Kennet Local Plan Saved Policy

- HHC1 'Areas of minimal change'

Marlborough Area Neighbourhood Plan (MANP)

- Policy MARL17 – Conserving the Scenic Beauty of the AONB

The only change to planning policy since planning permission reference PL/2022/08316 was granted is the making of the Marlborough Area Neighbourhood Plan. The document now carries full weight however it does not include any new policies with cover matters not previously considered.

## Key Issues

Scale, design and materials.
Impact on neighbour amenity.
Parking / Highways.
Impact on the landscape setting of the AONB
Flood zones
Ecology

## Principle of Development

Core Policy 2 of the WCS states that "Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages." The proposal relates to a modest domestic extension within the Town of Marlborough, in accordance with CP2 of the WCS, the proposal is considered acceptable in principle.

## Landscape Impacts

As mentioned above, the site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). However, as the development remains within the built environment of the area, no harm will be caused to the landscape setting of the AONB. In terms the character of the site itself, it is identified within Saved Policy HH10 as an Area of Minimum Change. This policy states that ‘Within 'Areas of Minimum Change' planning permission will not be granted for development which would materially damage the character of the area.’. It is considered that the proposed building would be well contained within the curtilage of the property and would not materially damage the character of the area. The building currently proposed is identical in scale and appearance to the one previously approved.

## Design and Visual Impact

Core Policy 57 of the Wiltshire Core Strategy states that "A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality." Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

The extension to the garage approved under application reference PL/2022/08316 was designed to respect the form and scale of the existing garage, and the materials chosen to complement the existing and be in-keeping

with those approved for the extension to the dwelling. The assessment within the delegated report recognised that the garage was well screened from public views and on balance the design and appearance of the scheme was deemed to be acceptable. This application does not propose any design alterations that require further assessment. The scheme currently proposed is as previously approved.

**Neighbour Amenity**

There are no neighbours in close enough proximity that would be affected by the proposal.

**Highway Safety**

The existing parking arrangement will remain unchanged, as such there are no concerns regarding impact on highway safety.

**Drainage and Flood Risk**

Government planning guidance states that a Flood Risk Assessment (FRA) is required for sites which are in Flood Zone 2 or 3. The site is located within Flood Zone 3 and partially in Flood Zone 2 and therefore a FRA is required in accordance with the NPPF.

Planning application reference PL/2022/08316 was supported by a FRA which confirmed that the proposed finished floor level of the garage extension, slightly raised relative to the garage, would be below the worst case flood event. However, the proposal did not involve any habitable residential accommodation and was therefore classed as a low vulnerability development. The development would also be constructed to employ flood resilient measures, and was considered to be sufficiently modest in terms of footprint as not to noticeably move flood waters anywhere else. It is recognised that the delegated report for the application confirms that due to the information provided within the FRA, there were no concerns regarding the impact from flooding.

This current application is supported by a new detailed FRA (ref 6382-RP01 / Issue 01 – May 2023) by SDS Consulting Civil & Structural Engineers. The FRA considers the potential consequences of flooding from all sources, which include directly from pluvial flows, rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems.

The position of the garage lies within Flood Zone 3. The Finished Floor Level (FFL) is at the 1:5 year flood level and therefore located in Flood Zone 3a. As such, a series of mitigation measures are proposed to help protect the development from flooding, as well as reducing the impact of the development

on flood risk to off-site receptors. These measures are outline in section 4 of the FRA and include:-

1. **Minimum Ground Floor Levels:** raising the FFL to 127.30m AOD which will ensure that the garage is above the 1:20 year flood level.
2. **Flood Resistance and Resilience Measures:** these will include:-
   - Meters, boilers and electrical sockets to be placed 300mm above the 1:1000 year flood level – level to be 128.44m AOD
   - Basement tanking system
   - Access to basement to be 'lockable' and water tight to prevent flood water entry into the basement.
   - Basement to be fitted with sump pump system to allow for de-watering
   - Basement to be utilised for storage only – basement is a non-habitable space
   - Appropriate use of material within the basement that can be retained or easily replaced
3. **Flood Warning Procedures**
4. **Protection of Property measures**

The FRA confirms that the development, would be appropriately safe for its lifetime taking account of the vulnerability classification of the development and the proposed works would not increase flood risk elsewhere.

The above ground works associated with the proposed replacement garage would not result in any potential impacts not previously considered and approved. There would be a slight betterment due to the proposal to raise the FFL on the building. In terms of the proposed basement, there will be no potential for knock on impacts on flooding outside the site. It is recognised it could pose a risk to the health and safety of the occupiers of the property, however the scheme has been designed to limit any risk as a result of flooding by adopting the flood resilience and resistance measures detailed in the FRA and summarised above. These design and mitigation measures can be secured via condition to ensure the proposal does not pose a flood risk, or a risk to the health and safety of the occupiers of the property.

**Ecology**

An updated Ecological Survey (October 2022) by Abricon Ltd was submitted during the assessment of planning application reference PL/2022/08316 which relates specifically to the garage. The aim of the survey was to identify whether the site has evidence of, or potential for, bats and/or nesting birds to be present. No evidence of bats was found during the inspection and only a small number of bat roosting features was noted. The delegated report confirms that the Council's Ecologist therefore had no objection to the proposal but recommended a condition to ensure the ecological enhancement measures

detailed in the survey are carried out, along with a requirement for a Construction Environmental Management Plan (CEMP) to include pollution prevention measures to protect the watercourse and to include mitigation measures, such as no night-time working and no artificial light, to ensure no impacts on protected habitat and species surrounding the site from the construction phase. The requirement for the ecological enhancement measures and CEMP via condition would be acceptable to the applicant.

**Conclusions**

In conclusion, the application seeks planning permission for a replacement garage that will be identical in scale and appearance to the scheme permitted under application reference PL/2022/09739. The only alteration proposed via this current application is the installation of a basement below the garage. The potential flood risk has been considered, albeit subject to the adoption of the flood resilience and resistance measures outlined within the FRA the scheme will not pose a risk to health and safety or increase the risk of flooding elsewhere. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan. There are no grounds of substance to resist the conditional grant of permission as sought.

Yours faithfully

[redacted]

Simon Chambers
Director

Enc:-
Drawing Title: Existing Elevations. Drg No: 10-01. Rev: A.
Drawing Title: Existing First Floor Plan. Drg No: 04-02. Rev: A.
Drawing Title: Existing Ground Floor Plan. Drg No: 04-01. Rev: A.
Drawing Title: Existing Masterplan. Drg No: 02-01. Rev: A.
Drawing Title: Existing Site Location Plan. Drg No: 01-01.
Drawing Title: Proposed Elevations. Drg No: 10-11. Rev: B.
Drawing Title: Proposed First Floor Plan. Drg No: 04-12.
Drawing Title: Proposed Ground Floor Plan. Drg No: 04-11. Rev: C.
Drawing Title: Proposed Masterplan. Drg No: 02-21. Rev: A.
Drawing Title. Proposed Basement Plan. Drg No: 04-10. Rev: A.
Drawing Title. Proposed Section A-A. Drg No: 05-11. Rev: B.
Document: Building Inspection of Washpool Cottage (Oct 2022) by Abricon Ltd.
Document: Flood Risk Assessment (May 2023) by SDS Consulting.

Cc Mr G Saxton
Mr M Saxton