Our Ref: ST/230728/P1

31 August 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 garden room
At: Manor Cottage, Spray Road, Ham SN8 3RF
PP-12408309

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

- Completed application form, certificates and notice;
- Planning application fee of £462.00;
- Drawing No.230728-01: Location plan;
- Drawing No.230728-02: Site Plan & Block Plan;
- Drawing No.230728-03: Existing Site Plan;
- Drawing No.230728-100: Design Scheme;
- CIL Form 1: Additional Information.

1. Site and Surroundings

The Proposal Site (the 'Site') is located within the village of Ham, Wiltshire. The site is approximately 3.2 miles south of Hungerford, and 10.6 miles east of Pewsey.

The site is located to the south of Church Road, Ham – almost centrally within the village.

Currently, the site comprises the existing residential dwelling of Manor Cottage, garage and established residential garden curtilage.

The site is bound by residential development to all four sides. Church Road is located to the north of the site, where the access is taken via a private access driveway.

The site is located in fluvial flood zone 1, with low risk of flooding, the Ham Conservation Area and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

2. Planning History

E/09/1429/FUL	07.12.2009	New Timber framed garage and storage area.	Approved
K/57760/F	18.01.2008	Two storey side and rear extension. New vehicular access	Approved
K/57038/F	24.08.2007	Side extension and rear extension. New vehicular access	Refused

3. Proposed Development

The proposed development is for the '*Erection of garden room'*.

It is proposed to erect a garden room within the garden of Manor Cottage, Ham. The garden room will be located to the south of the existing dwelling, within the established residential curtilage of Manor Cottage.

The proposed garden room is to be located to the eastern boundary of the site, adjacent to the boundary. The dimensions of the garden room are: a main plan width of 5m, a main plan depth of 4m, with a height of 3.3m. As the proposal is under 100sqm, the development is not CIL liable.

The proposed materials are brick plinth, with horizontal timber boarding and oak frame posts, under a cedar shingle roof. The proposed windows and bi-fold doors will be hardwood timber.

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.

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

5. Planning Analysis

Core Policy 57 of the CS states '*a high standard 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 though drawing on the local context and being complementary to the locality*'.

CP58 is concerned with the conservation of the historic environment. The policy states '*development should protect, conserve and where possible enhance the historic environment'*. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

Ham is a designated small village within the Pewsey Community Area whereby development is limited to that needed to help meet the housing needs of settlements. In this case, Manor Cottage is located within the Ham Conservation Area, with high levels of mature boundary screening.

The proposed garden room is to be sited within the residential curtilage of Manor Cottage. The garden room will be situated to the south of the principle dwellinghouse, to the eastern site boundary. The site boundary is well screened, leading to no adverse impacts to the surrounding neighbouring dwellings.

It is considered that the principle of the formation of a garden room is considered acceptable.

The proposed materials are timber cladding, under a cedar shingle roof. These materials are typical of this type of development, and are not considered to cause any impacts in terms of visual amenity. The proposed materials are common within the locality and sensitive to the character and appearance of Ham.

In terms of the conservation area, the site is well screened from the adjacent road, leading to no or minimal intervisibility of the site. The proposed erection of a garden room within the established residential curtilage of Manor Cottage is not considered to have any adverse impacts on the Ham Conservation Area.

The application site is large enough to comfortably accommodate the proposed garden room, allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicant contends that, due to the proposed location of the garden room, the minimal scope of the development, and the screening provided by the existing boundary treatments, the proposed development 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 minor in nature and ensure the garden room is seen as subservient to the existing dwellinghouse. As such the proposed development is in accordance with Policy 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