

PLANNING STATEMENT

Property:	**17 Knook** Knook WARMINSTER BA12 0JG
Client:	**Heytesbury Estate**
Proposal:	Householder Planning Permission to enlarge the car parking area and the addition of a turning point.
Report Date:	25th August 2023
Author:	Henry Lunn BSc (Hons)

Minster House, The Commons
Shaftesbury, Dorset, SP7 8JU

Our Ref: RJL/HL

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INTRODUCTION

1.1 Woolley & Wallis have been instructed by the Heytesbury Estate to submit a Householder Planning Permission application for the enlarging of the car parking area with the addition of a turning point and associated landscaping.

1.2 The purpose of this report is to identify and detail our planning considerations in respect of the application above.

1.3 In addition to this Statement, the application includes the following:

- Application form
- Location Plan (17 Knook Location Plan)
- Site Plan (17 Knook Site Plan)
- Plan of works (17 Knook Works Plan)

BACKGROUND

2.1 17 Knook is a Grade II listed property in the village of Knook approximately 1.3 miles south-east of Heytesbury. The dwelling is constructed in random stone walls under a thatched roof. 17 Knook is a two bedroom property with most occupiers having at least one vehicle. However, the property currently barely provides parking for one vehicle without space for turning. This causes issues with the neighbouring property with cars constantly being parked in the way of each other. Cars are generally forced to park on the garden which, especially in winter, causes significant damage to the grass.

2.2 Pictures of the property can be found in appendix 1 of this document. A selection of scale plans and elevation drawings will be submitted with the application.

PROPOSED WORKS

2.3 The purpose of this application is to request consent for the enlargement of the car parking area, including the addition of a turning point. The proposed modifications aim to enhance the functionality and accessibility of the property while preserving its historical and architectural significance.

The applicant intends to remove approximately 7.5m of box garden hedge allowing for the expansion of the existing car parking area towards the north eastern boundary of the property, providing adequate space for vehicles whilst limiting the loss of green space. There are no trees in the hedge and thus none to be removed. As part of the car parking area expansion, the applicant plans to incorporate a turning point to facilitate safer vehicle manoeuvring within the property boundaries.

The finished surface of the car parking area and turning point will be composed of MOT Type 1 scalpings. This material has been chosen for its durable and suitable properties in line with the character of the listed building and its setting.

The proposed works have been carefully designed to respect and complement the listed cottage and its surroundings. The removal of the box hedge and the car parking area enlargement will be carried out with sensitivity to preserve the properties features. Surplus topsoil will be deposited on a bank on the northern end of the garden as shown in the site plan.

We believe that these modifications will not compromise the historic fabric of the cottage, and the proposed materials will contribute positively to its overall appearance and usability.

Please find attached detailed plans and dimensions illustrating the proposed changes for your review. We trust that this application meets all the necessary criteria for Householder Planning Permission and request your approval to proceed with the proposed works.

APPENDIX

APPENDIX 1 SHEDULE OF PHOTOGRAPHS

	
Front Elevation	East Elevation

APPENDIX 2 OFFICIAL LIST ENTRY

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1036474
Date first listed:	11-Dec-1987
List Entry Name:	No name for this Entry
Statutory Address 1:	17

Location

Statutory Address:	17

The building or site itself may lie within the boundary of more than one authority.

District:	Wiltshire (Unitary Authority)
Parish:	Knook
National Grid Reference:	ST 93639 41842

Details

KNOOK KNOOK VILLAGE ST 94 SW (north side) 3/85 No 17 GV II Detached cottage. Mid C19. Limestone and chalk rubble stone with some brick, half-hipped thatched roof, axial brick stack. Single-storey and attic, 2-window west front facing river; two 2-light casements with flat brick arches and keystones to ground floor. North gable end has C20 lean-to porch. South gable end has 2-light casement in blocked doorway with flat arch and keystone, 2- light attic casement. Rear facing east has one 2-light casement. Interior not accessible at time of survey (April 1987).

Listing NGR: ST9363941842