BRIMBLE LEA

Chartered Planning Consultants & Architects

Unit 3 Kingsmead Business Park, Shaftesbury Road, Gillingham, Dorset SP8 5FB

Mr Richard Hughes
Planning Team Leader
South Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JQ

Our Ref: DC/AC/23056

Your Ref:

15th September 2023

Dear Mr Hughes

Re: Demolition of Existing and Erection of Replacement Dwelling at Culleys Cottage, Maiden Bradley, BA12 7HP

I am instructed to lodge a Full Application for Planning Permission for the above development.

The application is submitted electronically via The Planning Portal and comprises the following documents:

- Full Application for Planning Permission Forms;
- Drawing 23056-01 (Brimble Lea) – Existing Site Survey at 1:100 scale;
- Drawing 4304-4 (Llewellyn Harker Lowe) – Existing Elevations at 1:100 scale, showing how the property could be extended utilising permitted development rights;
- Drawing 4304-5 – Proposed Site Plan at 1:200 scale;
- Drawing 4304-6 – Proposed Floor Plans at 1:100 scale;
- Drawing 4304-7 – Proposed Elevations at 1:100 scale;
- Preliminary Ecological Survey and Bat Survey
- Design and Access Statement
- Architect's Design Statement

The application fee of £462 plus £64 processing charge has been paid direct to the Planning Portal.

In addition to the Design and Access Statement, I would be grateful if the following information was considered in support of this application:

Culleys Cottage is a detached two and a half storey (two storeys plus attic) dwelling situated adjacent to the road serving Rodmead Farm, a short distance to the southeast of Maiden Bradley. The house Is likely to have comprised two cottages, originally. It has been much altered and extended over the

years. It is in very poor condition, and it is no longer suitable to be used as rented accommodation because of the low EPC.

The application is made by Mr and Mrs Neish, who currently farm a sizeable holding (comprising 1500 acres of owned land and 150 acres of rented land) which forms part of a large mixed arable/livestock enterprise.

Currently, they live at Rodmead Farm, which is the main farmhouse serving this large agricultural unit. This is situated a short distance to the south of Culleys Cottage.

Their intention, as they approach retirement age, is to hand over the day to day running and operation of the farm to their son. At that stage, he would utilise the existing farmhouse as his residence-this being well suited to house the main manager of this sizeable agricultural enterprise.

To enable this to happen, Mr and Mrs Neish wish to "downsize" to a more modest property but within close proximity to the main farmhouse- so that they can continue to assist on the farm whilst they are able to do so.

The existing dwelling, whilst extended historically, still benefits from permitted development rights such that a single storey extension could be attached to the rear of the cottage projecting 4 metres beyond the back wall for the full width of the property. This "permitted development" tolerance has been factored into the footprint and floor area figures set out bellow.

Including this permitted development allowance, the existing footprint of the building would measure 142.7m2. The existing gross internal floor area (GIFA) incorporating such an extension would be 187.4m2.

The proposed dwelling, to be sighted in a similar position to the existing, but with the house rotated slightly to face southwest, to take full advantage of the spectacular views, would have a footprint of 145.3m2 (a 2% increase) and a GIFA of 219.2m2, a 17% increase over the existing/permitted dwelling.

The accompanying Design and Access Statement shows how the replacement dwelling has been designed to exhibit very similar simple vernacular proportions to the cottage to be demolished. Natural stone and plain tiles are proposed as the main facing materials.

To all intents and purposes, it will appear substantially similar to the existing property-as if it had been extended in a logical/organic fashion.

Form a planning policy perspective, proposals of this kind fall to be assessed primarily against saved Policy H30 of the Salisbury District Local Plan.

This is a permissive policy confirming that the replacement of existing dwellings in the countryside will be permitted provided that:

I. The proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;
II. The design of the new dwelling is of high standard and it is appropriate to the rural surroundings;
III. The siting of the replacement is closely related to that of the existing;
IV. Current parking and access standards can be met;
V. The existing dwelling has not been abandoned;

With respect to the Wiltshire Core Strategy, Core Policies 50 (Biodiversity and Geodiversity) and 51 (Landscape) are of most relevance. The replacement dwelling is modest in terms of its enlargement relative to the existing cottage allowing for the size of a permitted development extension that could be added without the need for panning permission. It satisfies all the requirements of saved Policy H30 and will have no greater impact upon the AONB than the existing cottage.

Through the use of an improved design and higher quality materials and detailing, there will be an enhancement to the overall character and appearance of the locality.

With respect to Biodiversity, the application is accompanied by a comprehensive Ecology Survey which sets out, in detail, the proposed mitigation in relation to any protected species, following evidence of bats being found within the existing dwelling.

I trust the Local Planning Authority will recognise that this is a carefully conceived proposal of a high standard of design that will sit comfortably and unobtrusively in lieu of the existing sub-standard dwelling that is now in need of replacement.

Although not a policy requirement it will enable the continuation of farming activities at Rodmead Farm by the next generation which is a factor which also weighs heavily in favour of the proposal.

I trust the application can be determined positively within the statutory 8 week period.

Should you require any further information or clarification please do not hesitate to contact me

Yours sincerely

Mr Diccon Carpendale
Brimble Lea