21st September 2023

Our Ref: SWLC.LPC4058

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Badhan Manor, Oaklands, Wood Lane, Braydon, Wiltshire, SN5 0AH

As your records will confirm planning permission was granted at the above site for a replacement dwelling pursuant to application 19/09880/F. Works have now been largely completed with regard to the new house's construction and it is the purpose of the enclosed application to authorise the property's garden design and setting out on the ground, reflecting the resulting context, and at the same time reposition the previously sanctioned stable range.

The enclosed full application to all intents and purposes involves two areas as the stables are proposed to be moved further away from the house than originally approved. Nevertheless, I hope you will agree that a single application identifying the grass pathway between the two main areas represents a logical approach to consider the site's overall revised layout.

First, with regard to the intimate domestic curtilage associated with the new house, this is being brought back into use following the extended site clearance and lengthy reconstruction period, in the main resulting from the Covid period of inactivity, that left the project in limbo for a substantial period of time.

Now that the house has been finished my client have been able to consider their plans to seek to authorise the garden layout and use of the space more specifically in association with the new house, recognising how it works contextually, and throughout the day. The plan extract inserted at the top of the next page shows the approved garden layout, which was notably very simply detailed, believed to be as it was of course already garden land, and the private aspirations of the intended occupant were not relevant planning considerations. That included the boundary detailing and further to which it should also be stressed that future Part 1, Class E permitted development rights for incidental new buildings etc were not removed.

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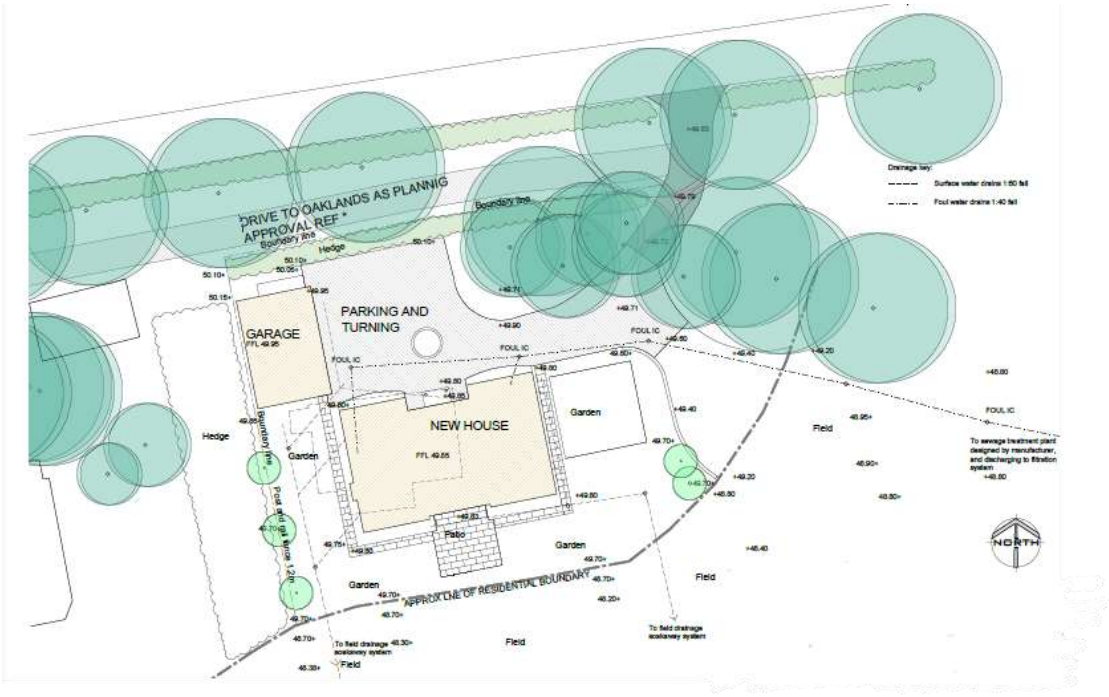
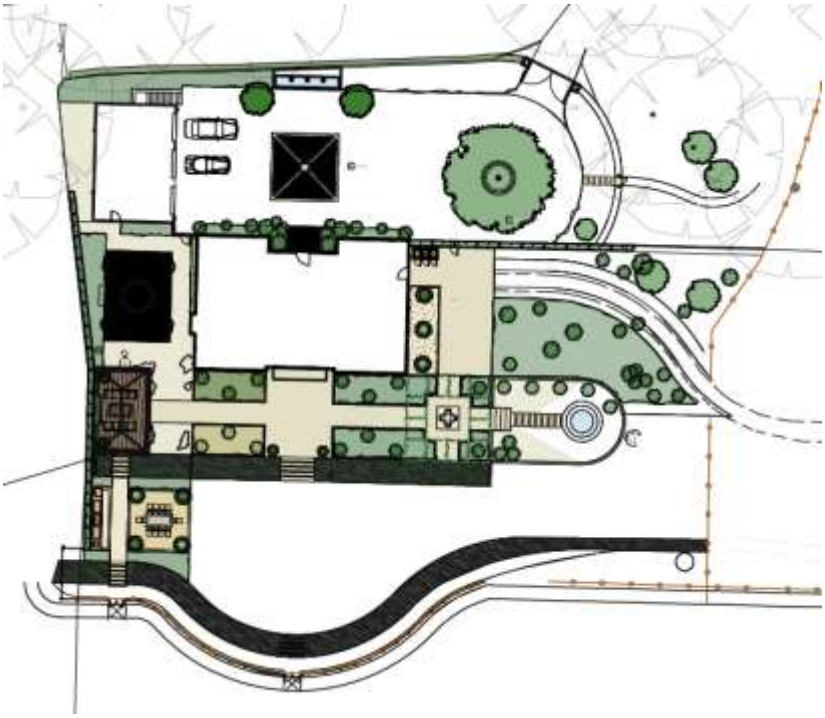
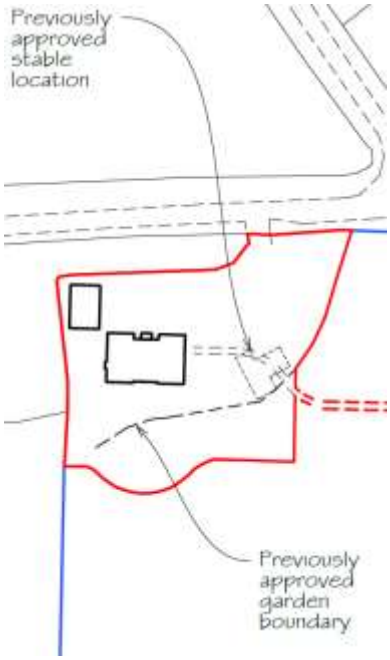


The approved plan above interestingly notes that the boundary line was previously not well defined, and thus was annotated as an approximate line for the residential boundary. The new arrangement proposed and shown below reflects more specifically the site's contours and squares off the site to include the land previously indicated as accommodating the incidental private stables, sanctioned in respect of application 16/12421/FUL for an earlier iteration of the intended replacement dwelling.



The southern garden includes a lower lawned terrace with a small earth ditch and low metal estate type fencing boundary to the larger field areas beyond. A small

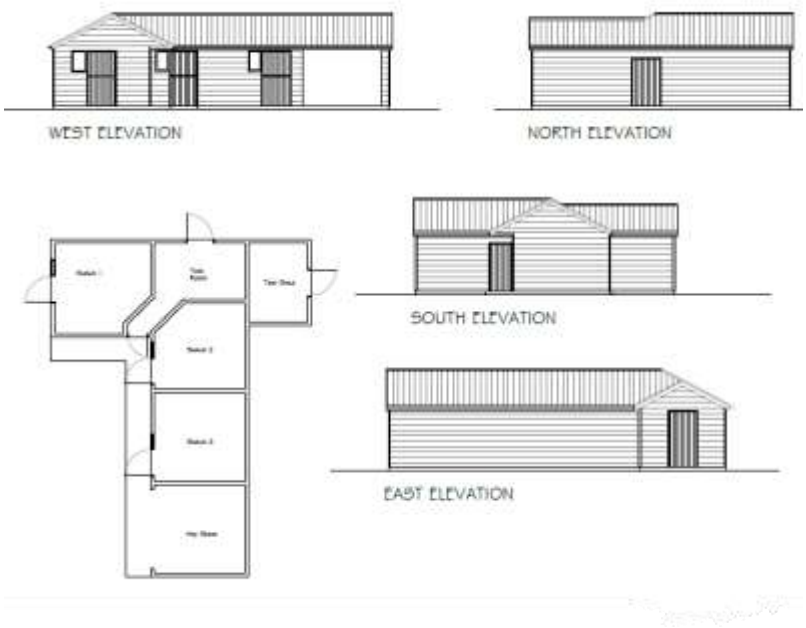
seating area and barbecue kitchen is shown to the western edge of this simple lawned area, beyond the approved garden. Otherwise, the only other garden change indicated is the paved and curved water feature that sits just outside the formal planted garden area squared off south of the house, projecting to the east, and positioned partially over the separate stable building.



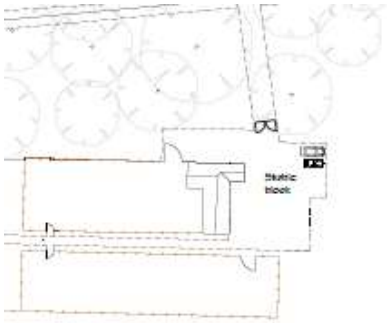
The plan extract inserted above helps to show the modest extent of the intended garden, that extends beyond the approximate line previously presented. As said above this will be mostly laid to lawn and those small structures shown north of the barbeque seating area, referred to above, are believed to be permitted development in their own right and thus fall outwith the scope of this application. As said, the grant of planning permission for the new house did not remove permitted development rights for new incidental residential development (Class E), and, as a private garden there was no formal landscaping scheme required either.

In simple terms therefore it is proposed to extend the domestic space, in the form of a lower levelled lawned terrace, including a 'soft', estate fence boundary. This is a modest change and from the road to the north the mature and dense wooded area has been retained, obscuring views of the house and its garden.

Aside from the simple redefined new garden, expressed by the initial garden design details/concepts shown above, it is also proposed to upgrade the approved stables and utilise the separate access shown to the east of the wooded area. The application therefore shows details of an alternative stable ranges, typical of many private stables. It is a 3No 'L' shaped timber framed and clad stable range with tackroom space and a separate store attached for equipment and hay/fodder. It will have a black powder coated metal profiled sheeted roof. The proposed details are inserted below and reflect those previously approved and typical of many private stables approved in this part of Wiltshire.

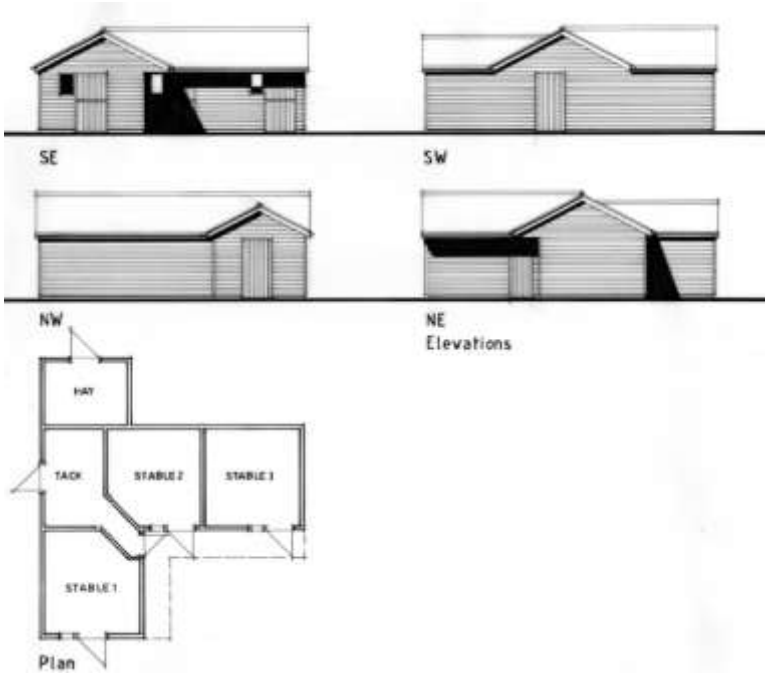


Two paddocks are shown directly associated with the stables providing secure space and further to which planning permission is sought for the change of use for equestrian purposes, for the keeping of horses. The larger field sloping away to the south will be occasionally used for grazing but that is not believed to represent a material change of use.



The intended site layout showing the existing access and hardstanding, as well as the two paddocks for which equestrian change of use is proposed and shown above. The crushed stone area directly off the access will provide a parking area for a horse box and those attending site to care for the horses, and also allows for horses to be stood out for grooming and wash down etc, thus resting the paddocks and to aid with maintaining a tidy site.

The stables being relocated, and which is of course a material planning consideration, were originally sanctioned by applications 16/12421/FUL and 18/10159/FUL regarding earlier replacement dwelling schemes. The details of the stables as previous by approved are inserted for comparison at the top of the next page.



The repositioned stables is logical even ignoring the long established history of such development in principle as it utilises a separate access and space removed from close to the house, but at the same time is easily accessible, walking from the garden, where the site's relatively level topography will accommodate the two small paddocks close to the new building. There is also access the wider area of land for periodic grazing as necessary. It is also well screened and private so that there is no impact on the area's scenic qualities or other amenity issues. The reduced 'clutter' around the house is also a visual benefit.

Section 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 include otherwise.

The relevant Development Plan policy framework is provided by the adopted Wiltshire Core Strategy. This Plan is effectively silent with regard to the garden's redefinition, although in conjunction with the equestrian development and historic precedent confirming the acceptable principle of such development in this rural location, I believe the key policies are;

- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

The landscaped garden, with the simple buffered lower lawn provides a transition from the new house, and its more intimate planted and formally laid out area, to the countryside beyond. The lawned area is very simple and commensurate in terms of the sense of space and transition to create a reasonably well-defined garden. By including the area previously sanctioned for the stable, effectively as an incidental domestic building, the singular built spread is visually contracted.

The new stable siting chosen is not seen in the same context as the house. The equestrian space/development is though entirely commensurate with the wider rural setting, albeit it is significantly contained by the substantial treed areas surrounding the applicant's land. Furthermore, it is sufficiently close to the house to maintain sufficient ambient security.

The building will be built from unstained timber bounding, that will weather a subtle and natural silver and thus against the significant sylvian background will ensure the building is sensitively assimilated. The building will have a black sheeted roof, again ensuring it is a typical and visually restrained new rural building.

The new house has been built in full accord with the arboricultural protection measures previously identified. However, neither the reconfigured garden nor the new siting for the stables brings development upto the treed areas, and this principal landscape feature will therefore be unaffected by the application proposals.

The intensity of use, particularly of the existing secondary access will not be materially noticeable, and it is anticipated that the equestrian development can of course be conditionally restricted for private use only, ensuring it is a modest change outside the site too.

In conclusion therefore, the new garden is not only commensurate with the setting and use of the new house but will buffer nicely up against the southern field, and benefits from the area's substantially treed boundaries, to lessen the apparent public change.

Additionally, although not open to widescale public views, if the stables are seen, it has been designed as a modest, but typical private equestrian development, wholly in keeping with the rural setting. Indeed, the scale, form, and use of materials will be well concealed against the mature treed backdrop. It can be conditioned for private equestrian use only, and it is worth noting that the simple grazing of horses in the larger field will help manage the grass. There is no real use for the field otherwise, albeit the horses may have to share future grazing with some sheep if the land management triggers the case.

I hope these supporting comments are of assistance to your assessment, however if there are any planning issues arising, in order to ensure your support please do not hesitate to contact me.

Yours faithfully

[redacted]

Simon Chambers
Director

Enc.
Cc: Mr & Mrs Badham