ERECTION OF A GARDEN ROOM

Planning, Design and Access Statement

8 Upper Seagry (Hope Cottage)
Chippenham
Wiltshire
SN15 5EX

October 2023

Our Ref: 3667/NAPC/RM/OW



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INTRODUCTION

This Planning, Design and Access Statement has been produced to support a householder planning application seeking the erection of a garden room in the front garden of 8 Upper Seagry, Chippenham, SN15 5EX. The use will be incidental to the enjoyment of 8 Upper Seagry, Chippenham, SN15 5EX.

This Statement provides an assessment of the application proposals against the relevant planning policy framework. The Statement focusses on the provisions of Section 38(6) of the Planning and Compulsory Act 2004 which requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is further reiterated in paragraph 2 of the National Planning Policy Framework.

This Statement should be read in conjunction with the other supporting documentation submitted as part of this application, which include:

- Site Location Plan
- Site Plan as Existing
- Site Plan as Proposed
- Front Elevation as Proposed Plan
- Rear Elevation as Proposed Plan
- Side Elevation as Proposed Plan
- Ground Floor Plan as Proposed Plan
- CIL Form 1

In accordance with paragraph 38 of the National Planning Policy Framework, the applicant would like to work proactively with Wiltshire Council to reach a positive conclusion.

APPLICATION SITE

Site Description

The application site is located on the western side of an unnamed road, within the administrative boundaries of Wiltshire Council.

8 Upper Seagry comprises of a large semi-detached, two-storey dwelling, finished in stone with coloured windows and doors, set beneath a tiled pitched roof.

The property benefits from ample private amenity space to the front and rear of the dwelling, with a parking area to the front of the dwelling.

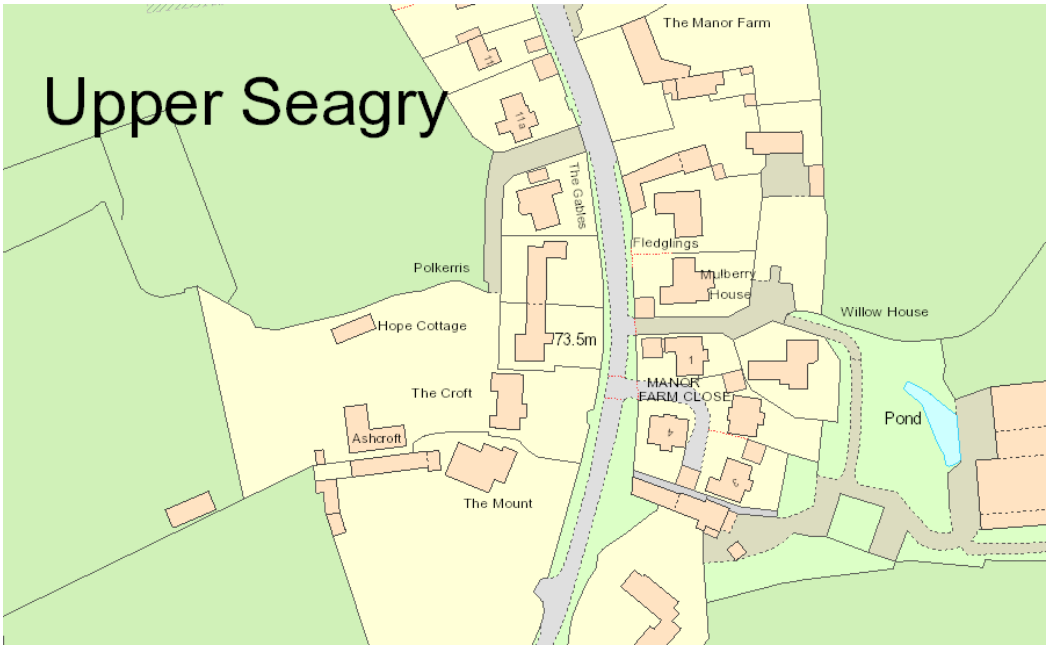
The application plot is bounded by neighbouring dwellings and gardens to the north, south, west, and abuts the unnamed road to the east. The curtilage is well defined, which provides effective screening which ensures that any potential impact to neighbouring amenity and the street scene is negligible.

The surrounding area is semi-rural residential; it is therefore not out of character to find ancillary buildings located in gardens.

Statutory Designations

According to the Wiltshire Policies Map that supports the Local Plan, the application site is located in the 'countryside', outside any defined settlement boundary, whilst is not covered by any further heritage or planning designations.

Figure 1 – Wiltshire Policies Maps extract



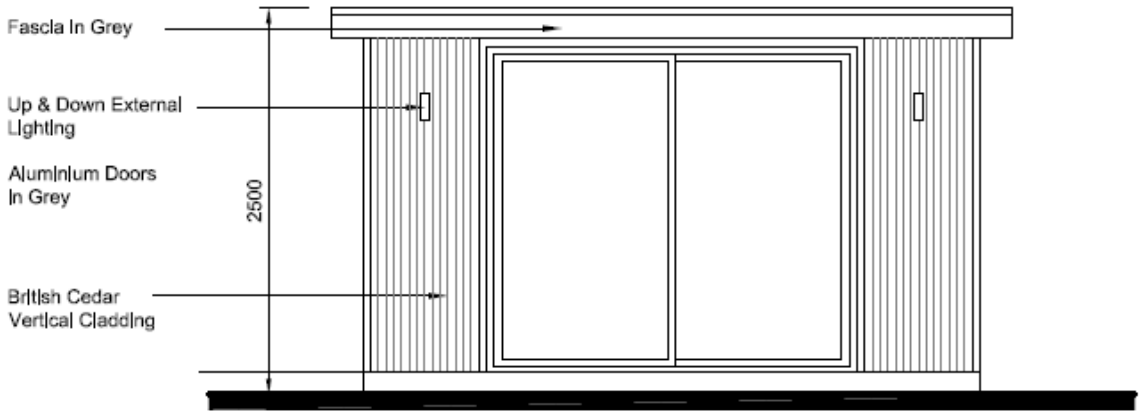
Wiltshire Core Strategy Policies Map – accessed November 2023

The Environment Agency's Flood Map for Planning, identifies that the application site is located within Flood Zone 1, an area categorised as the lowest probability of flooding.

APPLICATION PROPOSAL

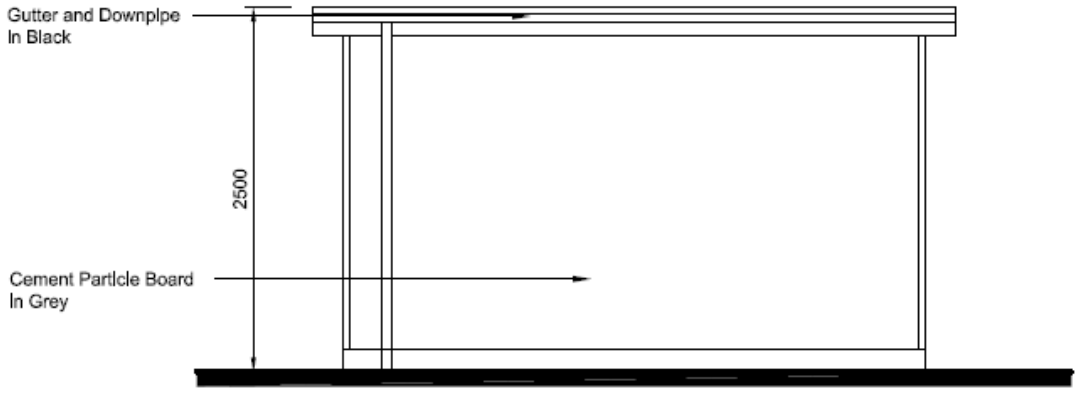
The application proposal seeks to erect an incidental garden room in the front garden of 8 Upper Seagry measuring 4.0m x 3.0m to be used to enjoy the garden from, with a maximum height of 2.5m.

Figure 2 – Proposed Front Elevation



The garden room will be of a single-storey and will comprise of vertical British cedar cladding and a cement particle board in grey, with aluminium doors in grey.

Figure 3 – Proposed Rear Elevation



No separate highway access or any alterations to the existing access point are proposed, and as the application proposal is for an incidental garden room, given the type of development, does not give rise to any additional parking provision.

PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is located within the administrative boundaries of Wiltshire Council where the main development plan document includes the Wiltshire Core Strategy, adopted in January 2015. Material considerations exist in the form of the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Supplementary Planning Documents (SPDs), and other local and national guidance documents.

The pertinent development plan documents and planning policies, and other relevant material considerations, relevant to the determination of the application proposal are listed below.

Wiltshire Core Strategy (2015)

- Core Policy 1 – Settlement Strategy
- Core Policy 48 – Supporting Rural Life
- Core Policy 51 – Landscape
- Core Policy 57 – Ensuring High Quality Design and Place Shaping

SPD's/Other Guidance Documentation

- Residential Design Guide (2005)
- Seagry Community Design Statement (2020)

NPPF (2012)

- Section 2 - Achieving Sustainable Development
- Section 6 - Building a Strong, Competitive Economy
- Section 8 - Promoting Healthy and Safe Communities
- Section 9 - Promoting Sustainable Transport
- Section 11 - Making Effective Use of Land
- Section 12 - Achieving Well-Designed Places
- Section 16 - Conserving and Enhancing the Historic Environment

PLANNING ASSESSMENT

Principle of Development

The proposed use is for an incidental garden room for the enjoyment of the applicant. The principle of an outbuilding in this location is supported by National and Local Planning Policy.

A garden room of this nature would usually fall under the General Permitted Development Order (GPDO), Class E, Schedule 2, Part 1. However, due to the positioning of the garden room forward of a wall forming the principal elevation of the dwelling planning permission must be sought.

Moreover, outbuildings are a common occurrence within the front gardens of residential properties shown in a number of examples. We would like to highlight one notable recent planning application (application reference: 18/07951/FUL) for the "Construction of single storey wooden garage on a concrete base". This application was granted planning approval, and located directly adjacent to the application property. The application is comparable in terms of scale and positioning in its garden context.

The main considerations in this application are the impact on the neighbouring amenity and the surrounding area. The remaining section of this Statement will assess the application proposal in relation to the more site-specific issues.

Layout and Siting

The garden room would be sited in the front garden, replacing an existing shed. The siting and design of the garden room ensures it will assimilate into the garden context whilst remaining subservient to the application property.

The proposed garden room would have glimpsed views from the street; however, the careful siting and design will not negatively impact on any of the surrounding land uses. The location of the garden room ensures that the existing access is not affected.

Overall, we consider the garden building would assimilate within the garden, the wider context, and would visually corollate with the surrounding pattern of built development. We believe that the proposal would have no greater impact upon the surrounding area than any permitted residential paraphernalia.

Scale and Amount

The proposed garden room will measure 4.0m x 3.0m, with a maximum height of 2.5m. The size has been considered to reflect the relationship of a traditional ancillary outbuilding, the single storey design will provide a clear subordinate appearance to the application property, and surrounding properties in terms of mass and scale.

Due to the size of the host plot, the application proposal does not look out of place when viewed together with the application property and the surrounding pattern of development.

Therefore, we believe that the proposed garden room in its form and size is acceptable, and in accordance with national and local planning policies.

Garden Room Access

The only access into the garden room will be through the existing arrangement. There would be no separate highway access or need to make any alterations to the existing access point. The application proposal is for an incidental garden room, this type of development gives rise to no additional parking needs.

Appearance

A great deal of consideration has been given to the design and materials to ensure that the garden room appears subordinate to the application property and reflects the local character.

The garden room will not detract from the surrounding landscape; an ancillary structure is commonplace in residential gardens and overall, it contributes to the residential use of the application site.

The following materials will be used for the construction of the proposed garden room;

- **Foundations –** Screw Pile Foundation System
- **Roof Construction** – Flat Roof
- **Fenestration** – Aluminium in anthracite grey
- **External Cladding –** British cedar cladding and a cement particle board in anthracite grey

We consider the proposed materials reflect the character of the area and integrates within the garden context, without negatively impacting upon the Conservation Area.

CONCLUSION

This Planning, Design and Access Statement has been produced to support a householder planning application seeking the erection of a garden room in the front garden of 8 Upper Seagry, Chippenham, SN15 5EX.

The Statement focusses on the provisions of Section 38(6) of the Planning and Compulsory Act 2004 which requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is further reiterated in paragraph 2 of the National Planning Policy Framework.

This Statement has demonstrated the application proposal complies with both national and local planning policies in terms of amenity, design, visual impact, and access. The high-quality design and materials enhance this area of the garden, supporting the continued use of the application property.

We therefore respectfully request that this application is granted without delay.