31st October 2023

Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

The Dean, Ogbourne Road, Aldbourne, Marlborough,
Wiltshire SN8 2LD
Planning Application for Erection of an Outbuilding

Dear Sir / Madam

RAW Planning Ltd is instructed by Mr and Mrs Stephens to submit a planning application for an outbuilding at their property, The Dean, Ogbourne Road, Aldbourne.

As part of the application please find enclosed a Location Plan and Block Plan, together with proposed plans and elevations. The application fee will be paid via the Planning Portal.

Application Site

The site is located within the grounds of a property known as The Dean, which is approximately 2km due west of the large village of Aldbourne. The property is a large detached dwelling with a garage outbuilding to the west. The property is positioned to the north of Ogbourne Road with road frontage to the east and west but is heavily screened by mature trees. The property sits within approximately eight acres with magnificent views across the downs to the north. The property can be seen in the image below.



Photographs of the site can be seen overleaf.

The site and surrounding land is located with the North Wessex Downs Area of Outstanding Natural Beauty (AONB). When permission was granted for the existing garage (ref: 18/04885/FUL), the officers report stated that: "*the property benefits from a high degree of screening by the roadside hedge, and its lower level means that it is not unduly prominent when viewed from the road."*

Application Proposals

It is proposed to erect a new outbuilding to be used as ancillary to the main dwelling, for a flexible home office/den type space. There would be no bedroom accommodation within the building. The building would be a simple rectangular shape extending to a 52.2sqm being 9m wide by 5.8m deep. The design is by a market leader of oak framed outbuildings, and would be an attractive barn style building with an exposed oak frame and weatherboarding with a slate roof.



The images above are taken from the submitted drawings.

Relevant Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations (including the National Planning Policy Framework) indicate otherwise.

The Development Plan includes the Wiltshire Core Strategy, within which there are no specific policies which deal with outbuildings, and as such the most relevant policies are:

- Core Policy 51 – Landscape
- Core Policy 57 – Ensuring High Quality Design and Placemaking

The application proposal is for the construction of a outbuilding for use by the owners of The Dean. The proposed materials are natural being an oak frame with weatherboard which would complement the existing garage building adjacent to the dwelling.

Permitted development rights allow for a far larger outbuilding to be built within the curtilage (50% of the size of the curtilage) to the rear of the dwelling. However, the site has been chosen as the land levels drop slightly to ensure minimal visual impact, and the existing trees to the west of the site provide a natural screening of the proposed outbuilding.

The proposed use and materials are consistent with a property of this scale in a rural location and would be in keeping with the countryside character of the area. Extremely limited glimpsed views may be possible from the public right of way to the north, however the building would be seen in the context of the dwelling, and as such would read as a whole and not have any negative impacts.

Conclusions and Summary

In summary, the proposal would result in a modest and proportionate outbuilding for use by the owners of The Dean. It would not be visible from the road and is well positioned for limited visibility from the nearest PROW and in any event, would be seen as a rural building in a suitable context.

I trust that the above and enclosed are sufficient to register this application however if you require any further information, please do not hesitate to contact me.

Yours sincerely



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