30th November 2023

Our Ref: SWLC.LPC4520

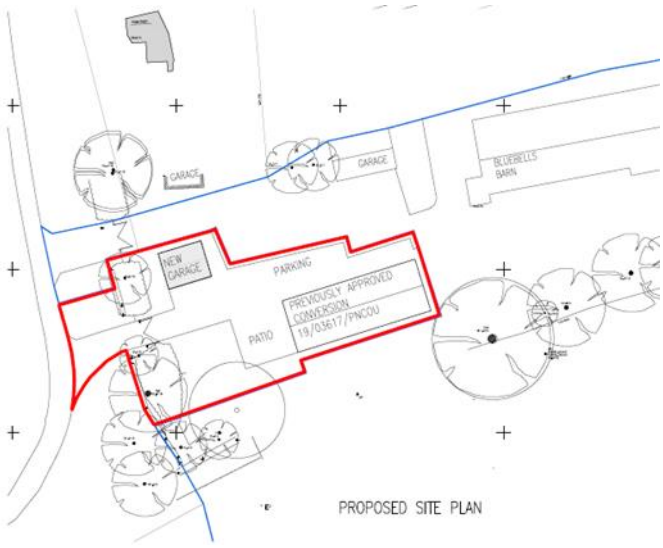
Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Bluebells Barn, Bullocks Horn Lane, Charlton, Wiltshire, SN16 9DZ

As your records will confirm the above property has an extensive planning history and most recently planning permission was granted by application reference PL/2022/00772, to provide a detached garage and redefine the residential curtilage divided from Bluebells Barn to serve the neighbouring barn conversion, previously in my client's ownership.

The approved garage siting and redlined application site, subdividing the site and entrance too, is shown below.



By application 20/06747/FUL planning permission had been approved earlier for a separate detached garage to serve Bluebells Barn. The approved siting, pre-dating the above plan, in that is shown on the next page, and by condition No 5, (also reproduced on the next page), you will see that my client's permitted development rights were removed for buildings, structures and gates etc.

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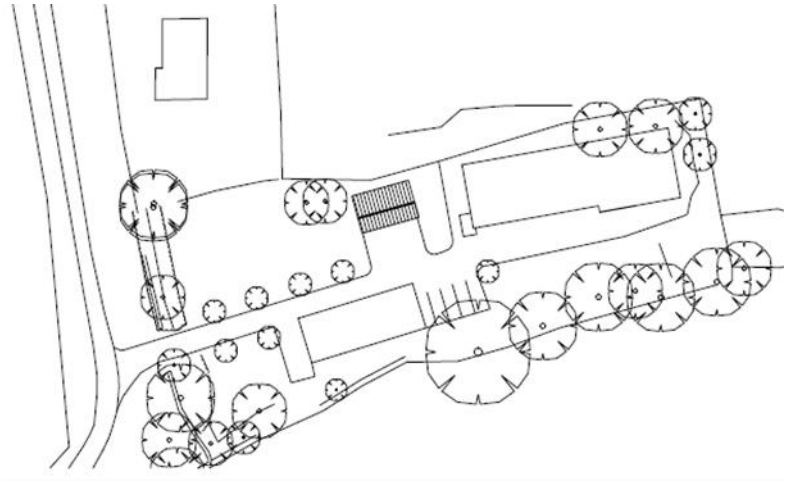
REGISTERED IN ENGLAND AND WALES No. 03259960, REGISTERED OFFICE: TRULL, TETBURY, GLOS, GL8 8SQ.



Condition No 5

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

My client has provided a five bar, with pedestrian gate alongside as shown by the photograph below. This is understood therefore to be in breach of the above condition as it would usually constitute permitted development. Consequently, for the avoidance of doubt I have pleasure to enclose a formal householder application for the new gate. As said this is only believed to be necessary as a consequence of my client's normal permitted rights having been removed.



The reason for the imposition of the above condition clearly refers to simply safeguarding the character and appearance of the area. In that regard therefore the planning assessment is very straightforward, and it is strongly maintained, that as this is a retrospective application it is clear that the gate is a traditional rural feature and has been sensitively assimilated as part of the established rural character and appearance of the area.

The new gate causes no visual harm, is commensurate with its function and rural roadside character etc, and there are no grounds to resist its retention. Obviously if there are any questions to ensure your support, please do not hesitate to contact me, otherwise I look forward to your prompt approval of the new gate.

Yours faithfully

[redacted]

Simon Chambers
Director

Enc.

Cc: Mr & Mrs B Dunn