Appendix 1. Applicant (Supporting) Statement Ref: PP-12677340

In April 2021 we (Mr & Mrs Nutt, the Applicants) completed on the purchase of the Old Smithy, Church Rd, Luckington, SN14 6PG. Included within the title and curtilage of the Old Smithy, is The Forge a single story, two bedroomed, detached property in Cotswold Stone. We immediately embarked on a series of improvements, heating and hot water, glazing, bathrooms, kitchens etc. to update and improve both from a decorative and amenity perspective, finally moving in to The Old Smithy in December 2021. The purpose of this Application is to seek full planning permission for a change of use of The Forge from status C3 (Ancillary Accommodation) to status C1 (Short Term Holiday Let.) Having sought Pre Application Advice (Ref: ENQ/2023/00839 this Application seeks to take account of that advice and guidance and set out our approach in two ways:

- With reference to the relevant Policies of Central Government National Planning Policy Framework (NPPF) and Wiltshire's Core Strategy 2015 Policies

- By addressing any questions or suggestions requiring clarification in respect of issues likely to arise and referred to in the Pre Application advice including:

    - Providing adequate amenity space

    - Providing adequate differentiated parking off road

    - Length of let envisaged, seasonality and servicing.

1. Core Policy 1. Settlement Strategy Considerations.

   Luckington is described in Wiltshire's Strategy as a "Small Village". The strategy includes, "allowing new tourist accommodation" under paragraph 4.17 and supporting the "diversification of the rural economy". Our aim is provide a quality and distinct self-catered facility marketed (typically) to families and higher net worth couples / tourists. The profile of visitor best suited to the property would be a couple with two children or couples interested in countryside and heritage recreation, cycling, walking, bird watching etc. In this way we would envisage contributing to the already vibrant and growing local tourism for locations such as Westonbirt, Badminton, Malmesbury, The South Cotswolds generally and other locations including of course facilities and hospitality used by residents be that the village pub(s) or restaurants nearby.

2. Core Policy 2. Delivery Strategy Considerations

   This states that at "Small Villages" development will be limited to infill within the existing built area" – and "proposals will be supported where they… …provide employment services and facilities"… .

   There is no change to the Forge structurally or physically and its current status as Ancillary Accommodation was approved some time ago. At that time it would have fallen within the definition of an infill property as its position and relation to adjoining properties on Church Rd is distinct. We assume therefore that as for Core Policy 1., Policy 2. is relevant as part of the approach to supporting businesses and services in the region with no change to any "defined limits of development" i.e. those outside of infill in a Small Village.

3. Core Policy 40 Hotels, B&B, Guest Houses etc.

   As the Policy observes "There is a lack of both budget and high quality leisure accommodation within parts of Wiltshire". The policy goes further providing support for BB, guest houses etc. provided they have no detrimental impact upon traffic generation. As this application makes no change to traffic volumes over and above those allowable under its

current status we would assume that this aspect of policy is in line with aims and objectives. The site is well served by off road parking, set out clearly in the supporting drawings with in and out access gates on to Church Road.

4. Core Policy 57 High Quality Design

   "Development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced". Further, "New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality". Although no changes are required nor sought under this application, we have sought to improve the look and appearance of the Forge since taking ownership notably by:

   - Improving the colour scheme of windows and doors to include the use of vernacular "Cotswold Green" paint schemes for external surfaces.
   - Providing a small dedicated garden and seating area for outdoor dining and relaxation. This includes an attractive fence and gated area accessible from the Forge and well delineated from the garden of the Old Smithy, our main residence and other properties.
   - Introducing planters and improved maintenance of the physical surroundings of the Forge.

   The above features are set out in the attached plans and drawings including dedicated space for up to two visiting cars, fenced private area, garden and gating.

   Further Policy 57 states that development should have regard "to the compatibility of adjoining buildings and uses, the impact on amenities of existing occupants and ensuring the appropriate levels of amenity are achievable… …including the consideration of privacy, overshadowing, vibration and pollution. The Forge is a distinct, well screened, property offering good levels of privacy from surrounding properties especially in respect of windows and views. For example the listed property to the North has no sight line in to the property which is on the South side of the Old Smithy and separated from it by a wall and high beech hedge. A footpath separates it from the Property to the South with which it has no shared boundary and which is itself well screened as the Forge has only one small window facing this way adjacent to the footpath and its hedging.

5. Core Policy 58 Ensuring conservation of the Historic Environment

   The Forge and indeed Luckington are both within a designated Conservation area. This mandates that development should protect, conserve and where possible enhance the historic environment". Although not listed the Forge is still an attractive building and its proposed use is compatible with this aim. As already stated, improvements to the decorative appearance and maintenance of the property would (we would point out) be consistent with it.

Detailed plans and drawings have been prepared and are attached to this application, in order to provide a clear indication of the safety and amenity of parking provision. The volume of traffic and parking provisions are as they are currently entitled to be used by ourselves, friends and family under the existing status as Ancillary Accommodation. We plan to service the property ourselves as a low density but high quality facility and focus on seasonal tourism in the warmer months of the year as opposed to maximising occupation levels. This is what could be described as "low key" with no adverse impact on other activities, owners, occupiers over and above those normally experienced in a residential area.