

Our Ref: MP/221208
Planning Portal Ref: PP-13454992

13th June 2025

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



To whom it may concern,

Town & Country Planning Act 1990

Proposal: Erection of detached car port, following removal of existing garage. Installation of 2 no. air source heat pumps.

At: Manor Farm, Chirton, Wiltshire SN10 3QS

Fowler Architecture & Planning Ltd have been instructed by Mr. & Mrs. T Fiducia (the 'Applicants') to submit a householder planning application to Wiltshire Council for the above development at Manor Farm, Chirton.

The application has been submitted via the Planning Portal and comprises the following:

- Completed Application Form;
- Completed CIL Form 1;
- Completed Validation Checklist;
- Drawing No. 221208-01: Location Plan;
- Drawing No. 221208-70: Design Scheme;
- Drawing No. 221208-125: Site Plan;
- Drawing No. 221208-126: Block Plan;
- Drawing Ref. MFmfchirtonTOPO: Topographical Survey;
- Heritage Statement, by Ridgeway Heritage Consultancy; and,
- Ecology Report, by All Ecology Ltd.

The planning application fee has been settled via the Planning Portal.

Planning Statement

Introduction

This Planning, Design and Access Statement has been prepared by Mark Pettitt BA(Hons) MRTPI of Fowler Architecture and Planning Ltd (FAAP) on behalf of Mr. & Mrs. T Fiducia the 'Applicants' in support of a Householder Planning Application for the '*Erection of detached car port, following removal of existing. Installation of 2 no. air source heat pumps*' at Manor Farm, Chirton. It follows the recent refusal of Application No. PL/2024/05971 for a similar form of development.

This Statement meets the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (Order) (England) 2015 (as amended).

Site and Surroundings

Manor Farm is located within the village of Chirton, Wiltshire. The site extends to some 0.44ha and comprises the existing dwelling of Manor Farmhouse, associated garage, outbuildings and established residential curtilage. To the immediate north and north-west of the site lies the agricultural barns and buildings associated with Manor Farm.

The Application Site is located approximately 5.8 miles south-west of Pewsey and 4.6 miles south-east of Devizes.

Manor Farmhouse is located almost centrally within the village, sited to the west of The Street. The site is bound by neighbouring residential development to the north, east and south. Manor Farm lies to the west.

Manor Farmhouse itself is Grade II listed, along with the Barn at Manor Farm (located to the north-west) and the Stables and Cow Houses at Manor Farm (located to the north). The Historic England list entry for Manor Farmhouse is as follows:

The Manor House (listed 25 March 1988) - CHIRTON THE STREET SU 05 NE (west side) 3/63 No 17, (Manor Farmhouse) II Farmhouse. c.1840. Flemish brickwork with slate roof. Two storeys, 4 x 3 bays, 'L'-plan, with central through hall and wing on right rear. Gabled open stone porch reset on north side facing farmyard following fire c.1900, with date 1843. Stone hollow moulded mullions, 3-light to ground floor, 2-light to first floor, both with label mouldings. Porch on front replaced with narrow blind light matching similar blind window on first floor. Wide boxed eaves, and roof hipped. Windows to rear replaced.

The site lies within the Chirton Conservation Area and within the North Wessex Downs National Landscape (formerly AONB). A public footpath (Ref. CHIR17) lies to the west of the site, beyond the boundary of the garden curtilage, running north-south through the adjacent farmyard. The site lies in fluvial flood zone 1, with low chance of flooding.



Planning History

14/10413/FUL	15.01.2015	Alterations and refurbishment of existing farmhouse and detached garage.	Approved
14/10460/LBC	15.01.2015	Alterations and refurbishment of existing farmhouse and detached garage.	Approved
PL/2024/03109	04.06.2024	Demolition of existing single storey extension to south elevation. Erection of two-storey extension to west elevation.	Approved
PL/2024/03709	04.06.2024	Demolition of existing single storey extension to south elevation. Erection of two-storey extension to west elevation.	Approved
PL/2024/05971	13.09.2024	Erection of detached cart shed, following removal of existing garage.	Refused

The most recent application on the site, sought full planning permission for the erection of a new detached cart shed, to replace the existing garage that stands on the site.

The application was refused for the following reasons:

1. The proposed cart shed by reason of its siting, overall mass and scale, would fail to preserve or enhance the character and appearance of the conservation area and, would fail to preserve the setting of the listed building resulting in less than substantial harm. As required by paragraph 208 of the National Planning Policy Framework, there are no public benefits of the proposal that would outweigh this harm.

Accordingly, the proposal is considered to be contrary to Core Policy 57(iv) of the adopted Wiltshire Core Strategy that requires new development to be sympathetic to and conserve historic buildings, Core Policy 58 of the adopted Wiltshire Core Strategy that requires new development to protect, conserve and where possible enhance the historic environment, including (iii) buildings and structures of special architectural or historic interest and (iv) the special character or appearance of conservation areas. The proposed development would also be contrary to the relevant paragraphs of the NPPF, particularly paragraphs 203 and 208 and the requirements under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The proposed cart shed by reason of its siting, overall mass and scale is considered to result in a detrimental impact upon the reasonable living conditions of the occupiers of Iris Cottage as a consequence of overbearing impact and overshadowing, contrary to Core Policy 57(vii) of the adopted Wiltshire Core Strategy 2015 which requires new development to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself.

Proposed Development

This application seeks full planning permission for the '*Erection of detached car port, following removal of existing. Installation of 2 no. air source heat pumps*'.

It is proposed to demolish the existing single-storey timber garage that is located a short distance to the south east of Manor Farmhouse. The garage is of no particular architectural merit, and is of poor quality – as can be seen on the image below.



View towards existing garage to be removed.

(Source: www.maps.google.co.uk)

It is proposed to erect a single storey car port, as a replacement to the existing garage.

The new building will comprise a single bay car port, with an attached plant/store – thus taking an L-shaped form. It will be set back from the public highway by approximately 11m, and will be of timber and slate construction.

A short section of the existing brick wall and some existing vegetation will need to be removed to facilitate the proposed development.

On the southern side of the new car port, the Applicants are proposing 2 no. air source heat pumps.

Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regards is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the Development Plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kenet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development, and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

Planning Assessment

Policy CP57 ensures high quality design and place shaping, stating *'a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality'*.

Policy CP58 ensures the conservation of the historic environment, stating: *'development should protect, conserve and where possible enhance the historic environment'*.

This application has regard to the site's location within the Conservation Area, and the historic nature of Manor Farm.

The car port will be seen as subservient to the main house, being single storey and with a much lower ridge height than the existing main house.

The proposed materials will be appropriate to this part of Chirton, where timber boarding and plain clay tiles is seen on other buildings – including the main barn at Manor Farm itself. In terms of heritage, although the proposed car port will be seen from within the surrounding Conservation Area, it will make a more positive contribution to the designation than the existing timber garage does. It is considered that there will be no adverse impacts to the setting of the Chirton Conservation Area, and that the proposed car port will sit comfortably in this location.

In terms of the Grade II listed building, the proposed development is considered to preserve the setting of Manor Farmhouse. Although it is larger than the existing garage and positioned closer to the main house, the proposed development will not compete visually with it, and sufficient space has been left between the two.

The Application Site is large enough to accommodate the proposed development, on a part of the site that is currently underused. The level of useable garden space will not be compromised as part of this development, and no issues of residential amenity arise in respect of neighbouring properties.

The air source heat pumps will be positioned on the southern side of the car port, where they will barely be visible.

Therefore, it is considered that the proposed development will result in no impact to the surrounding Conservation Area or the character and appearance of the locality.

Conclusion

Overall, the Applicants contend that, due to the nature of the proposed development and the location of the proposed car port, the proposals can be successfully integrated into the site with no harm caused to the listed building or surrounding area.

Additionally, the proposed works are minor in nature, utilising an appropriate palette of materials to ensure it is as sensitive as possible to the nature of the site. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality and will not have adverse impacts on the historic nature of the site.

The proposed development will not compete visually with the Grade II listed building, and is wholly in keeping with the existing form, scale and design of the wider Manor Farm. The scheme therefore accords with Policies CP57 and CP58.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Mark Pettitt BA(Hons) MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Applicants