

Our Ref: ST/240828/P1

25 September 2025

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



BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990

Proposal: Erection of two-bay garage

At: Haydown Cottage, 29/30 Oxenwood, Oxenwood, Wiltshire SN8 3NQ

PP-14199251

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs R Wilson ('the Applicants') to submit a Householder Planning Application to Wiltshire Council in respect of the above development at Haydown Cottage, Oxenwood. The application has been submitted via the Planning Portal and comprises the following:

- Completed application form and ownership certificates;
- Planning application fee of £262.00;
- Drawing No. 240828-01: Location Plan;
- Drawing No. 240828-30: Proposed Site Plan;
- Drawing No. 240828-31: Proposed Design Scheme;
- Drawing No. MFhaydownTOPO: Topographical Survey;
- Covering Letter by Fowlers (below);
- Validation Checklist; and
- CIL Form 1: Additional Information.

1. Site and surroundings

Haydown Cottage is located within the village of Oxenwood, Wiltshire. The site extends to approximately 0.25ha and comprises the existing dwelling of Haydown Cottage, outbuildings and established residential curtilage.

Haydown Cottage has recently been renamed. It was formally known as Little Fernals.

The application site is located relatively centrally within the village – approximately 5.8 miles north-east of Ludgershall, 8.8 miles east of Pewsey, 9.4 miles south-east of Marlborough.

Access to the site is taken from the north – from the unnamed road that runs through the village. The site is surrounded by residential development to the north, east and west. To the south of the site lies additional land within the applicant's ownership.

Haydown Cottage is a Grade II listed building, added to the statutory list on the 30 July 1986. The Historic England list entry states:

'GV II Pair of estate cottages, 1863. Brick laced flint and tiled roof. Two-storey, 3 bays, the centre and left bays gabled. Single storey half hipped service room attached to front between bays 1 and 2. Two-and 3-light windows with stopped chamfered frames and pointed arches. Tile hanging in tympana. Datestone on left end gable. In front of building, contemporary washhouse range'.

The site is located within Fluvial Flood zone 1 - with low chance of flooding. The site is also located in the Oxenwood Conservation Area and the North Wessex Downs National Landscape.

2. Planning History

Haydown Cottage has been subject to a number of applications over the years, mostly relating to extensions and alterations to the existing dwelling. These are not considered to be relevant to this proposed development which relates to the erection of a garage within the established residential curtilage.

3. Proposed Development

This application seeks planning permission for the *'Erection of two-bay garage'*.

It is proposed to erect a two-bay garage within the established residential curtilage of Haydown Cottage. The garage is to be located to the north of the site, adjacent to the existing access. No changes to the existing access are sought.

The proposed garage will measure 6m by 6m with a height of 2.5m to the eaves and 4.8m to the ridge. The materials will be brick and knapped flint under a clay plain tile roof. Timber half-glazed garage doors are to be located to the south elevation.

As the proposed garage extends to less than 100 sqm (GIA), this proposal is not CIL liable.

Four fruit trees are proposed to be removed to facilitate the proposed garage. These trees are not important to the character of the site, and the Applicants endeavour to supplement the loss of these trees with other vegetation and tree planting within the site.

It is also proposed to erect a 1.2m high picket fence within the site to separate the access/turning space and established residential curtilage.

4. 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 regard 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 revised **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.

5. Planning Analysis

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'*.

In terms of landscape, Policy CP51 states *'development must protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'*.

Policy CP58 is concerned with the protection of heritage assets – stating: *development should protect, conserve and where possible enhance the historic environment.*

Haydown Cottage is located within the built-up area of the village, with residential development located to the north, east and west of the site. The site represents part of a well-established domestic garden within a mature landscape, which is to be retained throughout the development. The site is typical of the individual residential plots found within the village. As such, the principle of providing a garage within the garden is entirely in keeping with the facilities found at other residential properties within the village.

The 2-bay garage is to be located within the established curtilage of Haydown Cottage, and will be sited to the north of the site, adjacent to the site access. There are no proposed changes to the site access, and the proposed development will ensure the retention of the existing site access and the existing visibility will be maintained.

The proposed garage has been designed to be single-storey, comprising two parking spaces to the ground floor. The two proposed parking spaces are in line with the Wiltshire Council minimum parking standards. There is sufficient space within the site for turning, to ensure vehicles can enter and exit the site in forward gear.

The garage will be constructed from brick, knapped flint and horizontal timber cladding under a plain clay tile roof. It is considered that these materials are sympathetic to the locality, and match the existing dwelling and site context.

The proposed scale, design and materials of the garage ensure the building can be read as sensitive within its location in the conservation area, as well as being subservient and sympathetic to the heritage significance of the Grade II listed Haydown Cottage. It is not considered that the erection of a two-bay garage will adversely impact how the existing dwelling is read within its historical setting.

The site is well screened from the public realm by dense vegetation along the boundaries, which is to be retained and supplemented where necessary. There will be no inter-visibility between the proposed development and the public realm.

The application site is large enough to comfortably accommodate the proposed 2-bay garage, allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the nearest neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicant contends that, due to the nature of the proposed development and location of the proposed development, the proposal can be successfully integrated into the site with no harm caused to the site or surrounding area. 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 scheme therefore accords with Policies CP51 and CP57.

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

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients