

13th November 2025

Our Ref: SWLC.LPC3512

Development Services – Central
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 0RD

Dear Sir/Madam

Town and County Planning Act 1990
Manor Lodge, Leigh Road, Holt, BA14 6PR

Please find enclosed a duly completed householder application to extend my client's existing outbuilding, at the above property.

As your records will confirm planning permission was approved by application PL/2022/04462 to extend and alter the host dwelling. That permission removed my client's permitted development rights by condition No 3 regarding, Part 1, Classes A, B, D and E to the GDPO. That limitation of course did not bite until the related planning approval was commenced.

This was confirmed at the time by your Council's enforcement officer; Mr D Tyrrell, who responded to a complaint in respect of the erection of the existing garage, within the permitted development tolerance of the original property.

Since the original detached garage and workshop structure was constructed, it has been modified from its original use to now provide secure storage and incidental guest accommodation. Those internal changes made of course did not involve development for which planning permission was required.

Similarly, the incidental residential use is not development either, as confirmed by the Uttlesford case. It is incidental/ancillary and part of the single planning unit.

The enclosed application seeks to add a single open fronted car port structure to the end gable of the existing building, adding one more bay to the existing three bay timber framed structure.

The existing structure is shown in situ by the photographs inserted on the following page together with images at the time it was first erected.

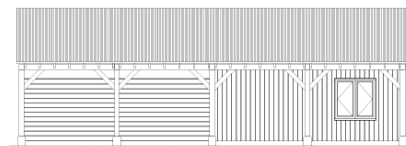


As built originally.



As existing

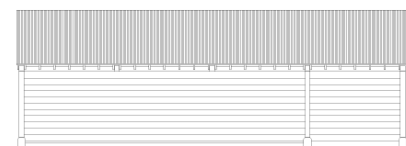
The simple change proposed is captured by the plan extracts below. The additional bay will be constructed as a timber framed element to match the existing building and will be finished regarding its cladding and roofing to match the existing too. The gable view from the road will effectively therefore be unchanged.



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

The existing lawful outbuilding has a volume of 133m³ and the application adds 43m³ to that which is a 32% increase.

The starting point for the determination of this application is the provisions of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states determination must be made in accordance with the Plan unless material consideration indicates otherwise.

In this case the relevant Development Plan policy framework is provided by the Wiltshire Core Strategy. The following policies are believed to be directly applicable.

Wiltshire Core Strategy (WCS)

- CP41 – Sustainable Construction and Low Carbon Energy
- CP57 – Ensuring High Quality Design and Place Shaping
- CP58 – Ensuring the Conservation of the Historic Environment
- CP61 –Transport
- CP64 - Demand Management

The Wiltshire Local Transport Plan 2011-2026 -Car Parking |Strategy is also a material consideration.

The National Planning Policy framework (NPPF) provides the Government's planning policies for England and explains how they should be applied. It is a material planning consideration and specifically provides the national planning policy regarding development in in the Green Belt, such as in this instance.

Planning Assessment

Principle of Development and Impact on Openness of Green Belt:

Policy CP51 of the WCS, states that 'development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character.'

The NPPF, paragraph 153, is clear in asserting that inappropriate development is 'harmful to the Green Belt and should not be approved except in very special circumstances'.

Paragraph 142 states that "the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

Paragraph 154 however lists exceptions which includes:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The NPPF does not, elaborate on the definition of 'disproportionate' addition nor does it quantify what would represent a disproportionate addition. In light of the above and in accordance with well-established planning practices, each case must be assessed on its own individual merits. It is though commonly suggested that where the building's mass has been increased by more than a third it is more likely to be potentially disproportionate. The application proposal of course does not increase the application by any such magnitude.

Your Council generally takes a broad reading of the meaning of paragraph 154(c), for 'extensions or alterations of a building' when assessing householder applications.

The proposal in this instance is set within a visually contained site and will sit, when viewed from the drive, being the only public view, within the existing built envelop, being no higher or wider than the existing building. It is a modest addition set within a generous domestic plot and given the dense sylvian setting it should be stressed too that the timber cladding also helps to enhance the visual assimilation ensuring the modest change is not disproportionate contextually. There will undoubtedly be no perceivable loss of openness.

Neighbour Amenity:

Core Policy 57 of the WCS, part vii, requires development proposals 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g., light intrusion, noise, smoke, fumes, effluent, waste or litter)”.

The Lodge has no intimate neighbours and thus the proposal poses no negative impact to neighbouring amenity as single storey modest extension

Highways and Parking Strategy:

Whilst CP61 looks to ensure consideration has been given to the needs of all transport users, CP64 looks to secure measures to reduce reliance on the car by imposing residential parking standards.

The proposal does not seek to increase the number of bedrooms and merely provides a covered parking space to replace the existing space and thus does not reduce the available usable parking provision. The current access arrangements are unchanged.

Ecology:

As per CP50, ‘development proposals must demonstrate how they protect features of nature conservation ... as part of the design rationale. There is an expectation that such features shall be retained, buffered and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.’

The proposals pose no loss of biodiversity, and the application does not meet the threshold set out in legislation to demonstrate BNG. There is space to enhance biodiversity and satisfy policy CP50 by adding a bird box to an existing tree and this can be conditionally controlled if considered reasonable.

In conclusion, the extension to the existing building is not disproportionate and indeed compliments the existing in design and finish, further ensuring its acceptable assimilation and maintenance of the area’s openness in accord with paragraph 154 c) to the NPPF. There is no conflict either with the WCS as the area’s residential

amenity, and on site parking provision is unchanged, and the site's biodiversity can be conditionally enhanced.

There are no reasons to resist the modest householder application made however if you have any questions to ensure the prompt approval please do not hesitate to contact me.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr S Pethers