

Planning Statement

Proposal: Garden Studio for Residential and Short-Term Let (Airbnb) Use

Site Address: Hope Cottage, Tollard Royal, Salisbury, Wiltshire, SP5 5PW

1. Introduction

This planning statement supports a full planning application for the construction of a garden studio within the curtilage of Hope Cottage, Tollard Royal, Salisbury. The proposed development will provide a small-scale, sensitively designed building intended for dual use: as a personal garden studio and for short-term holiday accommodation (Airbnb).

2. Site Context

Hope Cottage is a residential property located in Tollard Royal, a village within the administrative area of Wiltshire Council. The property is set in a rural setting with surrounding gardens and open countryside. The site is within a designated residential curtilage and is accessible via existing vehicular and pedestrian access. The character of the area is predominantly residential, with historic cottages and intermittent rural properties.

3. Proposal Description

The proposed development involves:

Construction of a single-storey garden studio measuring approximately 6.6m x 3.6m, with a pitched/sloped roof design in keeping with the character of the property.

Materials and finishes selected to harmonise with the existing property and the rural character of the village.

Internal layout to include a living/working space and bathroom facilities suitable for both personal use and short-term letting. Drink preparation will take place in the unit but other food will be served from the main house.

External landscaping designed to retain garden character and ensure minimal visual impact.

The studio is intended as a self-contained unit for occasional personal use and short-term holiday letting.

Short-Term Letting (Airbnb) Management and Impact

The short-term holiday let will be carefully managed to ensure minimal impact on the local community and neighbouring properties. Occupancy will be limited to a maximum of two guests per stay, with bookings restricted to short stays only. Guests will be provided with clear guidance on respecting the property and surrounding area, including parking arrangements, noise, and waste disposal. The property owner will maintain oversight and be available to address any issues promptly. The limited scale and management measures ensure the Airbnb use is compatible with

the residential character of Hope Cottage and the surrounding village, in line with Wiltshire Council policies supporting small-scale rural tourism.

4. Planning Policy Considerations

The proposal has been designed in accordance with relevant local and national planning policies, including:

Wiltshire Core Strategy (2015) – Policies CP57 (Ensuring high-quality design), CP60 (Sustainable transport), and CP41 (Sustainable rural economic development). The proposal supports small-scale rural tourism consistent with CP41.

Neighbourhood and Local Plans – Supporting development that maintains village character while allowing appropriate home-based enterprises and small-scale tourism.

National Planning Policy Framework (NPPF, 2021) – Encourages sustainable, well-designed development that respects local character and protects residential amenity. The proposal meets these objectives.

5. Design and Access

The design ensures:

Minimal visual impact through careful siting, low-profile scale, and sympathetic materials.

Accessibility via existing paths and vehicular access, with on-site parking sufficient for short-term guests.

Preservation of residential amenity for Hope Cottage and neighbouring properties.

6. Impact Assessment

Visual Impact: Low-profile design, choice of materials, and garden location reduce visual impact on the street scene and neighbours.

Residential Amenity: Privacy and noise considerations have been addressed. Short-term letting occupancy is limited to two guests, ensuring minimal impact.

Environmental Impact: No significant environmental impacts are anticipated. Drainage and waste disposal will conform to existing systems and local regulations.

7. Conclusion

The proposed garden studio, with its dual use as a personal space and short-term holiday accommodation (Airbnb), represents a sensitive, sustainable addition to Hope Cottage. It respects the character and amenity of the area, supports small-scale rural tourism in accordance with Wiltshire planning policies, and provides flexible use without adversely affecting neighbours. Approval of this application would enable appropriate and sustainable use of the property while enhancing its functionality and value.