



46 New Park Street
Devizes
Wiltshire
SN10 1DT

Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

01/12/2025

Full Application for Demolition of existing summerhouse and erection of a two bedroom annexe to provide ancillary accommodation at Pound Cottage, Plough Lane, Marston, SN10 5SR (refresh of 18/09760/FUL & PL/2022/04523)

Dear Sir / Madam

Please find enclosed an application for the Demolition of existing summerhouse and construction of a two-bedroom annexe to provide ancillary accommodation at Pound Cottage. This is a refresh application of two previous consents 18/09760/FUL & PL/2022/04523.

There are no changes to the previous proposals. The proposed annexe will occupy the same footprint and will be the same height as the previously approved schemes. It will also be orientated as per the previously approved scheme and sited in the same location. The proposed annexe will be constructed to the same design and of the same materials as the previously approved. The enclosed plans are therefore unchanged from those previously consented and furthermore there have been no material change in circumstances to require alteration or update of plans. These are namely:

- Arboricultural Method Statement
- Existing Annex Plans
- Location Plan
- Preliminary Bat Roost Assessment
- Proposed Plans
- Tree Constraint and Protection Plan

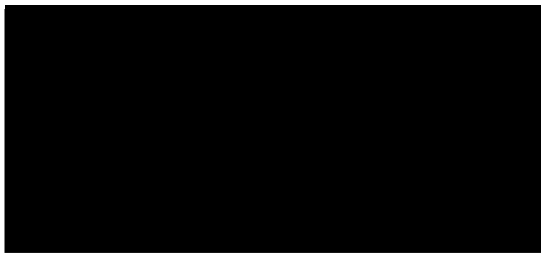
- Tree Root Protection Service Method Statement
- Officer Delegated Report PL202204523

In terms of material policy considerations BNG now needs to be considered within the context of this application. However, it is argued that this application falls within the exemption threshold as development impacts less than 25 square metres (5m x 5m) of onsite habitat as per DEFRA's Guidance on Biodiversity net gain: exempt developments and is therefore considered exempt from Biodiversity Net Gain.

This has been calculated by subtracting the existing floor area (17.5 m²) of the Summer House from the proposals (36m²) which results the development impacting 18.5m² of on-site habitat, and is therefore under the threshold. The development does not impact any hedgerows.

This should be a straightforward and non-contentious renewal, entirely replicating the recently expired permission.

Kind Regards



Mark Cherrington

Director



pp: Gemma Ackerman MRTPI