



PLANNING STATEMENT

Demolition of existing outbuildings and erection of oak
framed garage, woodshed, workshop and store

Oldbury House
1 Labour in Vain Hill
Calne
SN11 8UW

Lydia Dunne (MSc Urban Planning; MRTPI)
Whiteacre Planning Ltd
www.whiteacreplanning.com
whiteacreplanning@gmail.com
01963 371180 0789 4020 735



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1. Introduction

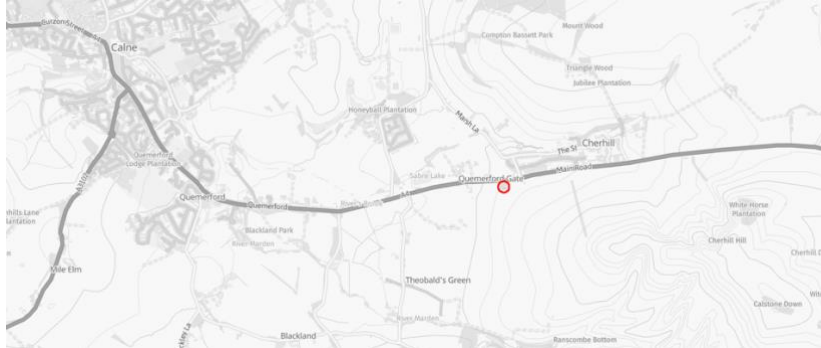
- 1.1 This statement has been prepared in order to explain and support an application for householder planning permission for the demolition of a number of existing residential outbuildings and the erection of a new building for incidental use.
- 1.2 This application is submitted on behalf of Matt Taylor.
- 1.3 This statement should be read in conjunction with the following documents:
 - Application Form
 - Full plans
 - Design and Access Statement
 - Preliminary Roost Assessment



Application site

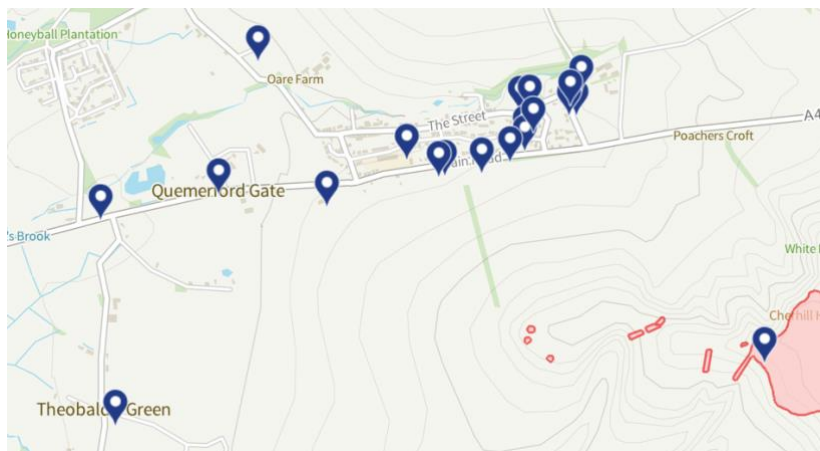
2. Site and surroundings

- 2.1 The site is located on the outskirts of Cherhill approximately 2.5km southeast of Calne.



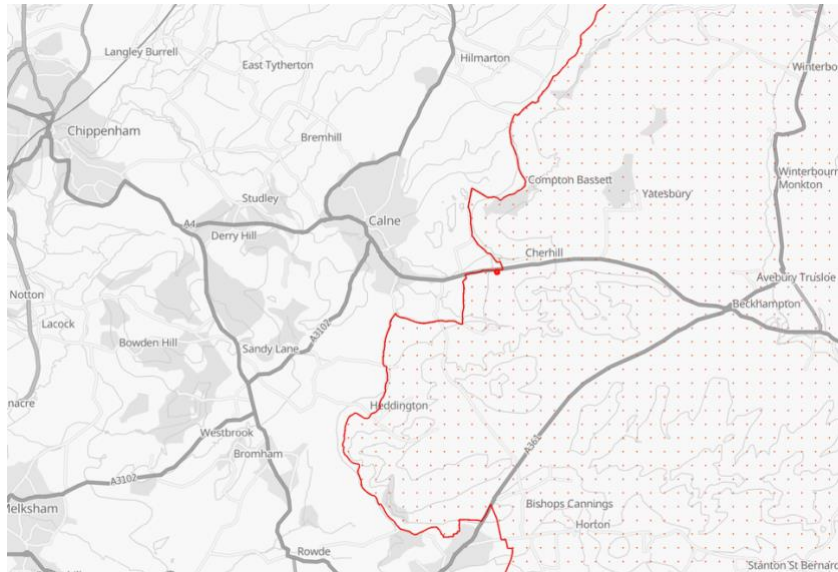
Source: Magic Maps

- 2.2 The site is on the south side of Labour in Vain Hill and comprises a large detached two storey dwelling and residential outbuildings set within generous private gardens bounded with mature hedging and trees.
- 2.3 Oldbury House is not listed. There is a Grade II listed milestone to the east of the site. The nearest other heritage assets are some distance from the site as shown.



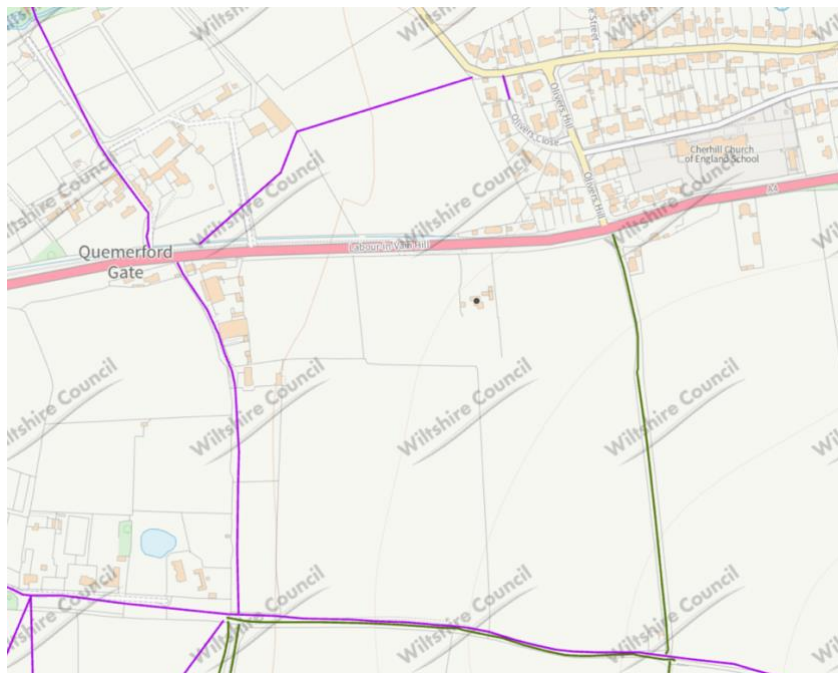
Source: Wiltshire Explorer

- 2.4 The site is within the North Wessex Downs National Landscape as shown:

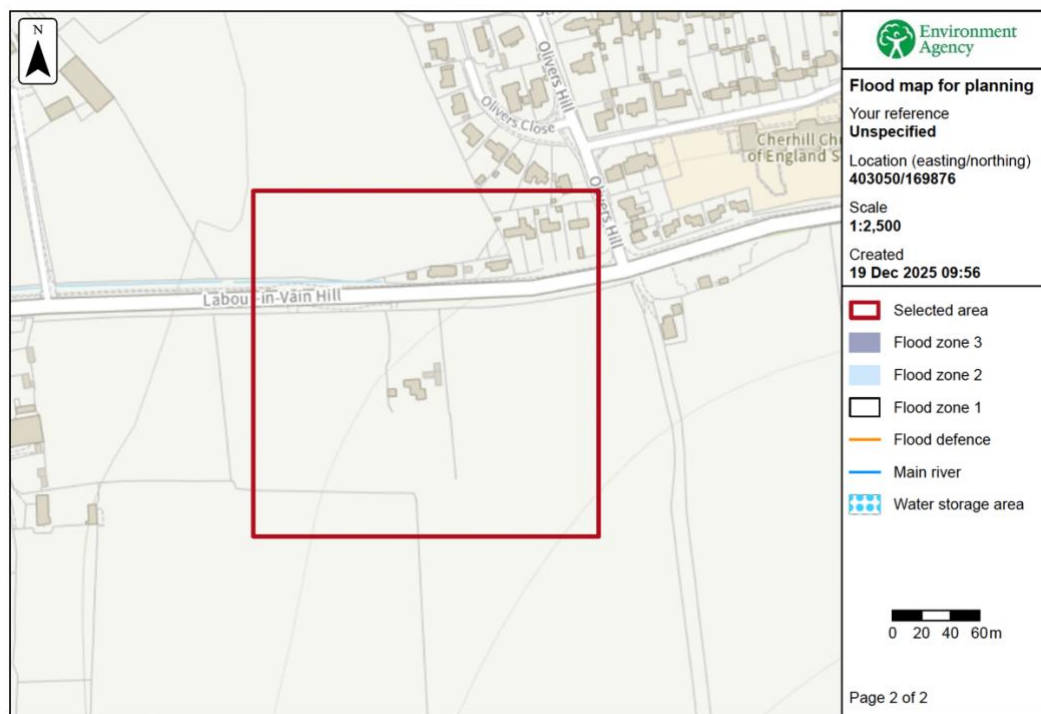


Source: Magic Maps

- 2.5 The site comprises the main house, a former farmhouse set back from the road, surrounding gardens and outbuildings. The barn that is the subject of this application is located in the southeast corner of the site.
- 2.6 There is a network of Public Rights of Way in the village, but none that traverse the site.



- 2.7 The site is within Flood Zone 1 where there is very low probability of flooding and where development is not restricted on flooding grounds. There is no risk of surface water flooding on the site.



Source: Floodmap for Planning

3. Proposal

- 3.1 The proposal to demolish the existing group of outbuildings to the east of the house and replace them with a new timber clad building providing the following:

- Wood shed and mower store
- Workshop and storage
- Garage

4. Planning history

N/03/02627/FUL Two storey extension. Approved with conditions.

5. Relevant planning policy

National Planning Policy Framework 2024

Chapter 2	Achieving sustainable development
Chapter 11	Making effective use of land
Chapter 12	Achieving well-designed places
Chapter 15	Conserving and enhancing the natural environment

Wiltshire Adopted Core Strategy 2015

CP50	Biodiversity and Geodiversity
CP51	Landscape
CP57	Ensuring High Quality Design and Place Shaping

6. Planning considerations

- 6.1 The starting point in the consideration of this application is the presumption in favour of sustainable development which underpins both national and local planning policy. In the context of the National Planning Policy Framework this means that permission should be granted unless there are adverse impacts associated with the proposal which would outweigh the benefits.
- 6.2 The key issues in the consideration of this proposal are as follows:
- Principle
 - Landscape impact
 - Biodiversity
 - Access and parking

7. Principle

- 7.1 The site is located within open countryside where new development is strictly controlled. In this case, however, the site is an existing dwelling and this is a householder planning application.

- 7.2 The proposal seeks to demolish a cluster of existing outbuildings to the east of the house. These are used for storage but are now in a poor state of repair and require upgrading.



- 7.3 The provision of a garage, shed or other outbuildings for incidental use is acceptable in principle. All the buildings at the site would be part of the same planning unit and their use can be secured by condition.

8. Landscape impact

- 8.1 As the site is within the National Landscape, the proposal has been designed in line with Chapter 15 of the NPPF and Policy 51 of the Wiltshire Core Policy.
- 8.2 The proposed outbuilding would replace existing buildings and is within the residential curtilage of the dwelling. The site enjoys a high degree of visual enclosure as it is bounded by well-established mature hedgerows and trees.
- 8.3 The proposed replacement garage and workshop building will be located on an existing hardstanding. To the east, there is a high bund with mature hedging along the top. This is shown on the plans submitted. It is proposed to change the hedge trimming regimen to allow some individual specimens to grow through to become trees providing increased screening.
- 8.4 The top of the roof may be visible above the hedge line, but the proposed building is immediately adjacent to the house and, if visible from nearby public vantage points, would be viewed against the house. As such, there would not be any significant impact on the character and appearance of the National Landscape.



9. Biodiversity

- 9.1 A Preliminary Roost Assessment has been carried out by Ellendale Environmental. The buildings were confirmed to have negligible potential for bats and no further surveys were recommended.
- 9.2 We are happy to agree to a condition to secure enhancement such as the installation of bat and bird boxes.
- 9.3 The proposal is a householder application and not, therefore, liable for BNG.

10. Access and parking

- 10.1 Access is via the existing access onto Labour in Vain Hill where visibility is good in both directions.
- 10.2 There is an existing generous parking and turning area to the north of the house. At least 5 parking spaces can easily be provided at the site which is excess of the minimum standards set out in the Wiltshire Parking Strategy.

11. Conclusion

- 11.1 This proposal has been very carefully considered and a scheme prepared of exceptional design quality.
- 11.2 The proposal complies fully with the relevant national and local planning policies, including Chapters 12 and 15 of the NPPF and CP51 and CP57 of the Wiltshire Core Strategy and there are no adverse impacts which would outweigh the benefits of the scheme.
- 11.3 We therefore respectfully request that planning permission be granted without delay.