

Benchmark

Benchmark Development Planning Ltd

Chartered Town Planners & Development Advisers

PLEASE READ FIRST: PLANNING STATEMENT (20/01/26)

- **Application Details**

- Reference: PP-14449172
- Type: Householder
- Site: Parkwater Farm, Parkwater Lane, Cowesfield Green, SP5 2QS
- Proposal: Replace incidental timber garden outbuilding with an incidental timber clad garage, landscaping, improvements to access and relocate oil tank.
- Recommendation: Planning Permission be GRANTED subject to several conditions and Informatives

- **Site Context**

- Located in designated countryside, 1.2km (south) east of The Parish Lantern PH Whiteparish, within a Special Landscape Area
- Surrounded by farmland, in the style of parkland, tree belts, and public rights of way (nearest 250m away)
- Not in a conservation area or near listed buildings; no protected trees
- Within catchments for several protected ecological sites (River Test, Solent Maritime SAC, New Forest buffer, Mottisfont Bat SAC)
- Part of the site is Common Land – see Statutory Declaration of the owner and applicant John Snow

- **Planning History**

- Various previous barely relevant approvals for minor changes, to the farm house

- **Proposal Details**
 - Demolish existing shed and replace with slightly larger double garage
 - Traditional brick and tile, new landscaping, and driveway
- **Policy Context**
 - Assessed against National Planning Policy Framework (NPPF), Wiltshire Core Strategy, Salisbury District Local Plan, and other local policies
- **Key Issues Considered**
 - Principle of development (replacement of incidental buildings in countryside)
 - Character & design (impact on landscape and visual amenity)
 - Neighbouring amenities (distance and screening from other dwellings)
 - Highway safety (no material change)
 - Ecology (protected species, habitats, and mitigation)
- **Assessment & Conclusion**
 - Principle: Replacement of incidental outbuilding acceptable
 - Design: Proposed footprint and volume very modest – no issue
 - Landscape: Well-contained, minimal visual impact, consistent with area character and de minimis change to Common Land
 - Amenity: No significant impact on neighbours
 - Highways: acceptable access and parking
 - Ecology: Mitigation and enhancement measures to be secured by condition
 - Recommendation: Grant planning permission subject to conditions
- **Key Conditions (App 3)**
 - Approval of materials, landscaping, tree protection, ecological enhancements etc before development
 - Restrictions on permitted development rights

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Director