

PLANNING STATEMENT

IN RELATION TO

AN OUTLINE PLANNING APPLICATION

FOR THE CONSTRUCTION OF A RESIDENTIAL DWELLING

WITHIN THE PLOT OF 1 & 2 RECTORY COTTAGES

AT:

1 & 2 RECTORY COTTAGES

JUBBS LANE

OGBOURNE ST GEORGE

MARLBOROUGH

SN8 1SS

APPLICANT: MRS ANGELA MAUNDRELL AND MR

CHARLES EVANS

PREPARED BY:

ISOBEL NEWTON MSc BSc

WEBBPATON LLP, THE DAIRY, HOOK, ROYAL WOOTTON

BASSETT, WILTSHIRE, SN4 8EF

JANUARY 2026

Partners

Mark Webb FRICS FAAV
Libby Hutchinson MRICS FAAV
Becky Farthing MRICS FAAV
Helen Wiltshire MRICS FAAV
George King MRICS FAAV MBIAC

Regulated by the RICS



**WebbPaton LLP Rural
& Commercial Valuers**

The Dairy Hook
Royal Wootton Bassett
Wiltshire SN4 8EF

Tel 01793 842055

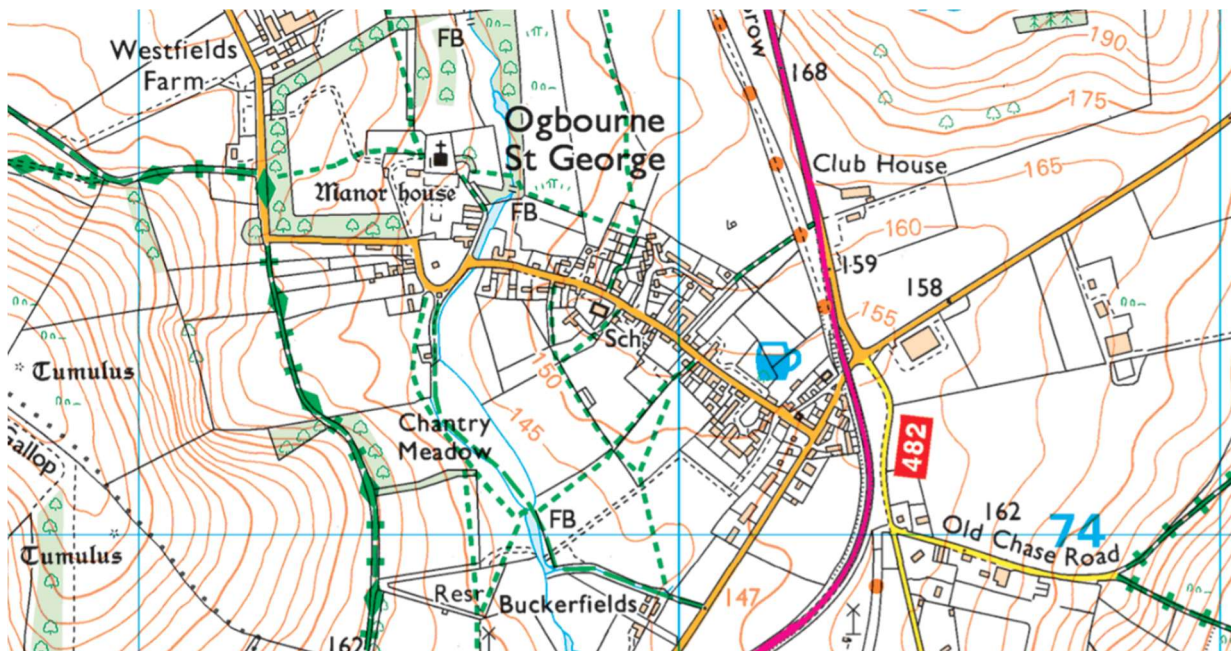
post@webbpaton.co.uk
www.webbpaton.co.uk

INTRODUCTION AND BACKGROUND

WebbPaton have been instructed to prepare an outline planning application for the construction of a 2/3 bedroom residential dwelling within the plot of 1 & 2 Rectory Cottages on behalf of the applicants, Mrs Angela Maundrell and Mr Charles Evans. This application aims to set the precedent for development of a one 2/3 bedroom, two storey dwelling, with a garden and two parking spaces.

1 & 2 Rectory cottages were originally part of Rectory Farm and have subsequently seen development of residential properties directly around them over a long period of time. 1 & 2 Rectory Cottages benefit from large gardens along with a timber frame car port within the parking area.

1 & 2 Rectory Cottages are situated to the west of Jubbs Lane in the village of Ogbourne St George within the county of Wiltshire. 1 & 2 Rectory Cottages are situated 3.8 miles to the north of Marlborough and 9.1 miles directly south of the centre of Swindon.



PROPOSAL

The application is for the construction of a residential dwelling, to include parking and reconfiguration of the existing gardens and parking area of 1 & 2 Rectory Cottage.

The red line boundary outlined in the site and location plans amount to 0.08 Ha, this surrounds the proposed dwelling including the garden and parking associated with the new dwelling as well as the new parking for 1&2 Rectory Cottages. The red line boundary outlines the area being changed as a result of this application. The existing residential dwellings (1&2 Rectory Cottages)

will not change as a result of this application and have therefore not been included in the redline boundary.

The application includes the associated works, gardens and parking area as seen in the site plan. The proposed dwelling will be of similar construction to that of the other properties within the village. The proposal is justified under the points below:

LOCATION

The site is situated within the residential area of Ogbourne St George and is considered to be infill, making it suitable for residential development.

Sustainable Transport Links: The development is within a village with existing transport links (bus stops close by), therefore, from a transport standpoint the development is sustainable.

Supporting the Local Economy: The village is located within commuting distance of Marlborough, Swindon and Chippenham. Therefore, the development is supporting the local economy within Wiltshire.

No Harm to Residential Privacy: As illustrated in the Site Plan, the orientation of the proposed residential dwelling has been strategically designed as to protect the residential amenity and privacy of surrounding properties. Given that the neighbouring dwellings are not arranged in a linear pattern, achieving this required thoughtful consideration. Nonetheless, the site plan demonstrates that the proposed dwelling does not directly overlook any adjacent properties.

Efficient Use of Land: 1 Rectory Cottage has a garden plot of 0.17 acres and 2 Rectory Cottage has a garden plot of 0.2 acres. Both properties have a substantial garden plot for semi detached three bedroom properties, therefore, the question must be raised as to whether the space is being utilised effectively. As outlined below (Planning Considerations) the Government and Wiltshire Council have a housing supply that needs to be met. For example, Wiltshire Council currently have a housing supply of 2.42 years when they are actually required to have a housing supply of 5 years. Therefore, the council should support any sustainable, residential development in order to meet the Labour Governments housing supply target by 2029.

POLICY

The National Planning Policy Framework (NPPF)

The NPPF was updated in December 2024. The following policies are considered applicable to this application:

- Paragraph 11 of the NPPF sets out the ‘presumption in favour of sustainable development’ as the key theme running through the document.

- Paragraph 61 confirms the Government's objective of significantly boosting the supply of homes. Although the site is small, the proposal will allow for one additional 2/3 bedroom property. However, this will make a difference in a village.
- Paragraph 78 requires a local planning authority to maintain a 5% supply to ensure choice and competition in the market for land. We understand that the level is currently significantly below this level.
- Paragraph 109 details transport requirements of which the proposed site will meet. The site has sufficient parking, including turning areas and also swept path analysis accompanies the application.
- Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road would be severe. It is considered that the proposal will not have an impact on the highway as the traffic movements will not increase significantly.
- Paragraph 125 states that planning policies should 'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively'.

Additionally, when the government came into office, they had a target of 1.5 million new homes over the five-year term (300,000 per year). Now the government are over a year into their parliamentary term, reports cast doubts about Labour's ability to meet this target, with official figures and analysis suggesting they will miss the goal by a significant margin. Therefore, the proposal should be supported due to the government being in favour of new development to reach (failing that be close to) their housing goal.

LOCAL POLICY

The Wiltshire Core Strategy was adopted in 2015 and will be applied until 2026. The following core policies support residential development:

- Strategic Objective 3: The Wiltshire Core Strategy makes provision for 42,000 new homes in Wiltshire between 2006 and 2026. However, the target prior to the Labour Government had been 1,917 new homes per annum. The core strategy is now outdated due to the Labour Government implementing an updated NPPF and revising the housing targets for each council. The council now has a target of constructing 3,500 houses per annum. This is an 81% increase on the previous target, which the council currently do not have provisions for. As a result, the council should be in favour of any new, sustainable development within the county to meet its housing targets.
- Policy 45: This policy outlines the needs for Wiltshire's housing. It states that a variety of dwellings must be available to the residents of Wiltshire. There should be a range of types and sizes of housing that considers the existing housing needs of the area.
- Policy 48: This policy states the ways in which development can support rural life as well as employment. The policy supports development of residential properties where the proposal meets the accommodation needs required to enable workers to live in close

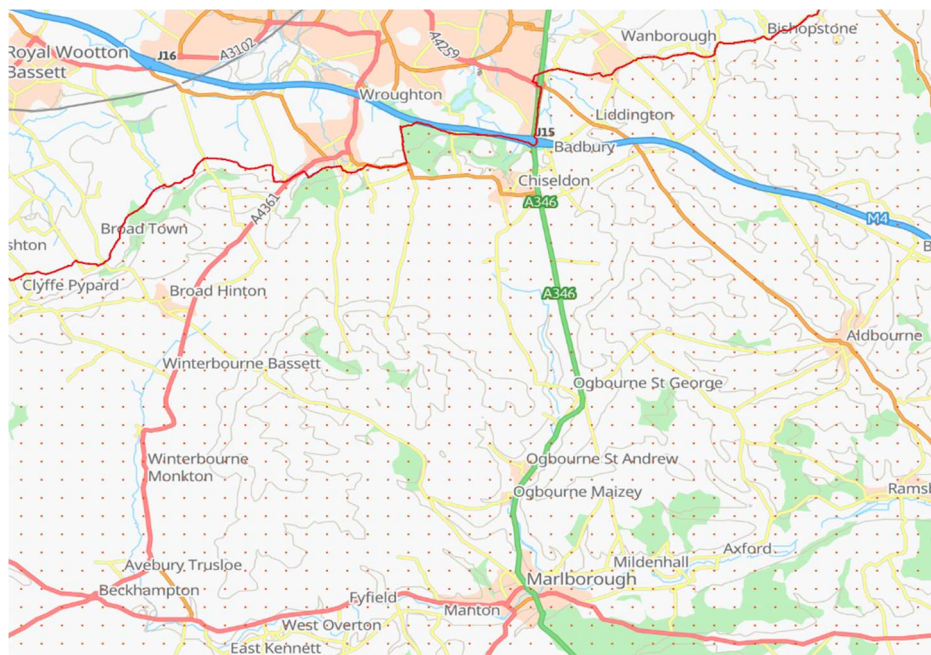
proximity to their place of work. The development is within the village of Ogbourne St George, therefore, within a commutable distance of larger settlements such as Swindon, Marlborough and Chippenham. Additionally, in and around the village are a variety of rural businesses. Therefore, the development would contribute to the sustainability of the local economy and help support local employment.

- Policy 51: This paragraph states that the development should protect, conserve and enhance the landscape. Any development should not have a negative impact on the landscape. The proposal will not have a negative impact of the landscape, as the site is within the village, surrounded by other residential properties and not within open countryside. The proposal aims to reconfigure the garden plots of 1 & 2 Rectory Cottages and construct an additional dwelling. The additional plot would be viewed as infill and therefor there is no negative impact on the landscape.

SITE SPECIFIC CONSIDERATIONS

LANDSCAPE

It should be noted that the proposal is situated within the North Wessex Downs National Landscape as seen in the below map (map 1).



While the proposal is located within the North Wessex Downs National Landscape, it will be situated within the defined built-up area of a village (Ogbourne St George). The development will make use of an infill plot that is part of an existing settlement pattern, as a result the proposal will not impact the existing landscape. This is in line with Core Strategy 51 from the Wiltshire Core Strategy 2015, as great weight is given to enhancing and conserving the national landscapes. However, small scale and sensitively designed development within existing settlements are generally supported, particularly where this contributes to local housing needs.

HERITAGE

The development is not within the curtilage of a listed building or scheduled monument. Therefore, the development will not impact the heritage of the village.

HIGHWAYS

There is an existing access into the plots of 1 & 2 Rectory Cottages, as seen on the site and location plans hatched in brown. There will be minimal increase in traffic to the village (a maximum of two additional vehicles for the proposed property). As seen on the enclosed site and location plans there is a red line boundary around the proposed dwelling and garden space as well as associated parking for the proposed and existing dwellings. However, this red line boundary does not include the access as this is not owned by the applicant. The applicant does however benefit from a full, unrestricted right of way across this access lane for all purposes, with or without vehicles, at all times. This right of way will be utilised to access the proposed dwelling. The access can be seen on the supporting maps hatched in brown.

AMENITY

As seen in the site and location plans, the plots of 1 & 2 Rectory Cottages have been carefully reconfigured to allow enough amenity space for all three properties. Currently, 1 Rectory Cottage is within a plot of 0.17 acres and 2 Rectory Cottage is within a plot of 0.2 acres. If the proposal were to be accepted, 1 & 2 Rectory Cottages and the proposed residential dwelling would have a garden of 0.07 acres each (for 1 & 2 Rectory Cottages these areas exclude parking space). The policy in the NPPF regarding amenity is under para 135 (f) *'new developments must provide a high standard of amenity for existing and future users'*. The new configuration of the garden space at 1 & 2 Rectory Cottages provides adequate amenity for each residential property.

Each of the three properties would have two parking spaces (currently, both 1 & 2 Rectory Cottages have two parking spaces each). In accordance with paragraph 34 of the PPG13, the car parking spaces for the properties are 2.4 meters by 5 meters. Therefore meeting the standard regulations.

PUBLIC RIGHTS OF WAY

There will be no rights of way impacted as a result of the development.

ECOLOGY/BNG

A Small Sites metric and plan accompanies the planning application. While the red line boundary for the application only surrounds the proposed dwelling and associated parking and garden space. The BNG small sites metric has been carried out over the whole site (this includes 1 & 2 Rectory Cottages). This area amounts to 1516 sq m (0.15 Ha).

CONCLUSION

In conclusion, there is a clear need for housing development across the UK under new Labour housing targets. The Labour Government have put additional pressure on Wiltshire Council due to the 81% increase in housing targets. Therefore, the council should be supportive of any sustainable housing development, no matter how small. This application clearly outlines the development is within a village and the reconfiguration of the plots would be considered infill. Therefore, the development will have no impact on the surrounding landscape. Additionally, the reconfiguration of the gardens and the orientation of the proposed dwelling has been carefully considered as to not infringe on the privacy of any neighbouring dwellings.

The car parking spaces conform with PGG13 guidance and the amenity for each of the properties aligns with para 135 of the NPPF. The plots have an existing access which is via a full, unrestricted right of way across this access lane for all purposes, with or without vehicles, at all times in favour of the landowner. This right of way will be utilised to access the proposed dwelling.

There will be no alterations to the existing access. There is no detrimental impact on the highways as the proposal is for one additional property with a maximum of two vehicles. To conclude, the council should be in full support of this outline application. Reserved matters will follow an outline application being approved and confirm the details of such a scheme.