



(Render of the new proposal)

PLANNING STATEMENT

Site Address: Plants Farm, Cricklade, Wiltshire

Application Type: Full Planning Application Refused. application (PL/2025/06912)

1. Introduction

This Planning Statement has been prepared in support of a revised planning application at Plants Farm, Cricklade, following the refusal of the previous application (ref: [insert reference number if known]).

The proposal has been carefully amended to address the concerns raised by the Local Planning Authority. The revised scheme significantly improves the design approach, reduces the visual impact of the development, and reinforces the character of a single cohesive dwelling.

2. Summary of Revisions

The current proposal incorporates the following key changes:

2.1 Reduction in Height

The overall height of the proposed development has been reduced compared to the previously refused scheme. This amendment ensures:

- A more subservient and proportionate form
- Reduced visual impact within the rural setting
- Improved relationship with the existing barn structure
- Better integration within the surrounding landscape

This change directly responds to concerns regarding scale and dominance.

2.2 Garage Not Being Converted

The revised proposal does **not** include the conversion of the garage. The garage will remain as ancillary storage/parking space, ensuring:

- Retention of functional parking provision
- Avoidance of intensification of residential accommodation
- Clear distinction between primary living accommodation and ancillary space

This addresses concerns relating to overdevelopment.

2.3 Dormer Windows Matching Existing

The new dormer windows have been designed to match the existing dormers in:

- Proportion
- Scale
- Roof pitch
- Materials
- Detailing

This ensures architectural consistency and reinforces a unified appearance.

2.4 Appearance as a Single Dwelling

The revised scheme has been carefully designed to read as **one single dwelling rather than two separate units**. This is achieved through:

- A clear internal link between the barn and main dwelling
- Unified roof design
- Consistent materials throughout
- Cohesive fenestration patterns
- Absence of any subdivision features

The proposal therefore avoids any perception of creating a separate residential unit.

2.5 Increased Fenestration to Rear Elevation

Additional fenestration has been introduced to the rear elevation of the barn. This:

- Enhances natural light internally

- Improves the usability of internal spaces
- Maintains a simple and agricultural character
- Is confined to the rear elevation to protect the principal rural frontage

The fenestration has been carefully positioned to remain sympathetic to the barn's character.

2.6 Bat Survey

Should the Local Planning Authority require ecological confirmation, the applicant is willing to commission and submit a bat survey.

This demonstrates a proactive and cooperative approach to biodiversity considerations and ensures compliance with ecological legislation and planning policy.

2.7 Internal Link Door

The internal link door between the existing dwelling and the barn is clearly shown on the submitted plans. This confirms:

- Functional integration of the structures
- Single residential use
- No independent access arrangements

The connection reinforces the proposal as one dwelling.

2.8 Materials

The proposed external materials are:

- **Walls:** Cotswold stone
- **Roof:** Red clay tiles

These materials are entirely consistent with the rural character of Plants Farm and the surrounding area.

2.9 Reuse of Existing Stone

All stone to be used in the development will be reclaimed from:

- Existing on-site buildings

- The barn structure itself

This approach:

- Preserves the historic character of the site
- Ensures material continuity
- Promotes sustainable construction practices
- Minimises introduction of incongruous materials

The reuse of original stone significantly enhances authenticity and rural character.

3. Design and Rural Character

The revised proposal respects:

- The agricultural origins of the barn
- The rural setting of Plants Farm
- The established built form
- Traditional materials and detailing

The amendments have reduced massing, improved visual cohesion, and ensured the development reads as a single farmhouse-style dwelling.

4. Conclusion

This resubmitted application has carefully addressed the concerns raised in the previous refusal by:

- Reducing the overall height
- Removing garage conversion
- Ensuring dormers match the existing
- Reinforcing the appearance of a single dwelling
- Increasing appropriate rear fenestration
- Confirming willingness to undertake a bat survey if required
- Clearly showing the internal link
- Using Cotswold stone and red clay tiles
- Reusing all stone from the existing site

The revised proposal represents a sensitive, sustainable and policy-compliant form of development that enhances the character of Plants Farm while maintaining its rural integrity.

The applicant respectfully requests that the Local Planning Authority grant planning permission.
