



Design & Access Statement

5 ELCOT CLOSE, MARLBOROUGH

February 2026

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Site

5 Elcot Close, Marlborough SN8 2BB

Applicants

Mr Toby Green & Ms Sara Marchington

Applicant Address

Flat 163, Chelsea Bridge Wharf, Warwick Building, Queenstown Road, Battersea, SW11 8NL

Agent

BL design studio Ltd, Barton Dene, Marlborough, SN8 1PB

1. INTRODUCTION

BL design studio Ltd has been instructed by Mr Toby Green & Ms Sara Marchington to submit a Planning Application to Wiltshire Council in accordance with the Town and Country Planning Act 1990.

The proposal seeks to change the use of the property from its current designation as a Residential Institution (Use Class C2) to a Dwellinghouse (Use Class C3). The property was previously utilized as a residential care home for approximately 19 years. This application proposes to return the building to a 4-bedroom private family home.

The change of use will involve no alterations to the buildings appearance or internal configuration and utilise the existing access, parking spaces and amenity space.



Fig 1.0 Photograph of 5 Elcot Close (Google maps)

The application documentation to support this application is listed below and is to be viewed in conjunction with the information contained within this Design & Access Statement:

- Application Form (duly completed)
- Cover Letter
- CIL Form 1 (completed)
- Design and Access Statement
- 25.008-01 Existing & Proposed Site Plan, Floor Plans, Elevations and Sections
- Regulation 4 BNG Exemption Report (Joe Bloom's Ltd)

This statement documents the key elements of the proposal in terms of design and access.

2. CHANGE OF USE

The application site at 5 Elcot Close has for many years been operated by The White Horse Care Trust as a small registered residential care home for five adults, regulated by the Care Quality Commission as “White Horse Care Trust – 5 Elcot Close”.

Regulatory, archival and local-authority evidence confirms that *White Horse Care Trust – 5 Elcot Close* functioned as a registered residential care home for adults with learning disabilities from at least 2004 until its deregistration in October 2023. Throughout this period, the service was subject to continuous statutory oversight, including documented inspections by the Commission for Social Care Inspection (2004–2008) and the Care Quality Commission (2015–2023), supported by long-term commissioning by Wiltshire Council and consistent reference within the Trust’s organisational records. The Trust has now formally closed the service at this address and disposed of the property, thereby confirming its established and lawful use as a residential institution within Use Class C2 immediately prior to this proposed development.

The property was purchased by Mr Toby Green & Ms Sara Marchington on 6th June 2024.

Following preliminary consultations with Wiltshire Council, the initial strategy to pursue a Certificate of Lawfulness for Use Class C3 was evaluated. However, given the property’s documented 19-year history as a Residential Care Home, it was determined that switching to a private dwelling would be viewed as a “Material Change of Use”. Consequently, the Certificate of Lawfulness route is not considered the appropriate procedural pathway.

Therefore, full planning permission is sought for a change of use from Use Class C2 (residential institution) to Use Class C3 (single dwellinghouse), to create a family dwelling.

3. SITE AND SURROUNDINGS

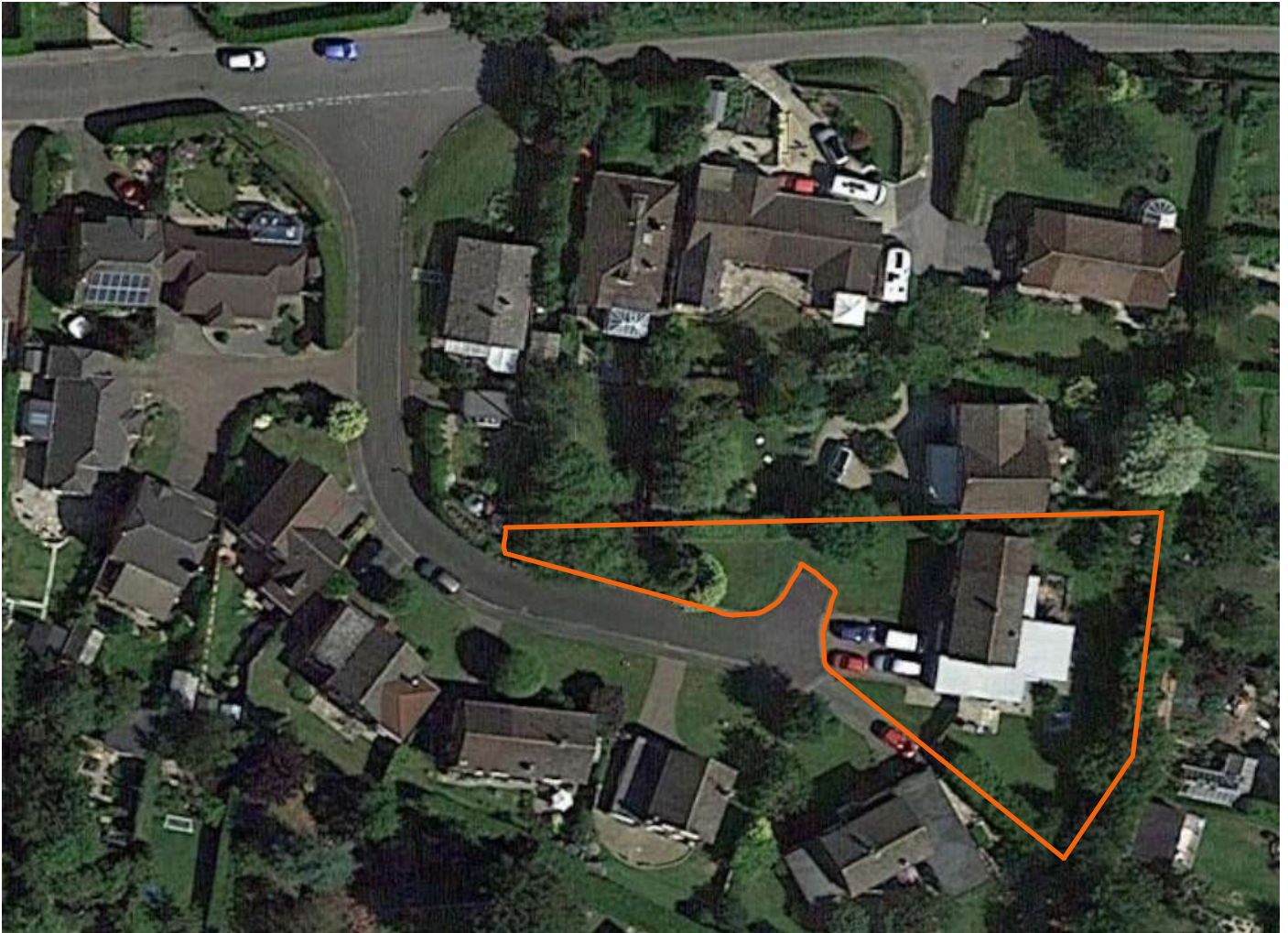


Fig 3.1 Aerial photograph of 5 Elcot Close (Google maps)

The application site is located at 5 Elcot Close, Marlborough, situated on the eastern periphery of Marlborough in Wiltshire. The site comprises of a detached, two-storey residential dwelling set within a generous plot typical of the Elcot Close development.

The property has until recently, been used as a residential care facility run by the White Horse Care Trust (WHCT) and to make the property fit for purpose the garage was converted for habitable use to meet the requirements of the WHCT.

Elcot Close is characterized by a low-to-medium density residential grain, consisting of late-20th-century dwellings. The architectural vernacular of the immediate vicinity is defined by a palette of red and buff brickwork, tile hanging, timber cladding, interlocking roof tiles, and white uPVC or timber fenestration. Properties are typically set back from the highway with private frontages, off-street parking, and enclosed rear gardens.



Fig 3.2 Photograph of 4 Elcot Close (Google maps)

The site is surrounded by similar residential properties on all sides, with its primary vehicular and pedestrian access via Elcot Close, a quiet residential cul-de-sac branching off Elcot Lane. Neighbouring dwellings, particularly those along the southern edge, sit on higher ground, with 5 Elcot Close occupying lower topography. As a result, the property is contained, non-dominant and free from any harmful overlooking or amenity impact.

Marlborough is a historic market town renowned for its high-quality built environment. The site lies within the North Wessex Downs National Landscape, an area of significant landscape value. The site is in close proximity to the River Kennet to the south and the ancient Savernake Forest to the southeast.

The site is highly sustainable, benefiting from its proximity to Marlborough town centre (approximately 1km to the West). It is within walking distance of local primary and secondary education providers (St Mary's and St John's) and the diverse retail and community facilities of the High Street.

Local bus services are accessible via London Road (A4), providing links to Swindon, Hungerford, Pewsey and Great Bedwyn. Both Great Bedwyn and Pewsey offering rail connections to London Paddington.

The Site is located with Flood Zone 1 where there is a very low risk of flooding from rivers and seas as well as a very low risk of flooding from surface water according to GOV.UK flood data.



Fig 3.3 Photograph of property types in Elcot Close (Google maps)

4. ACCESS AND PARKING

The site is located at the end of Elcot Close, which is accessed via Elcot Lane. The existing off-street parking area is accessed directly off the close providing spaces for 4 vehicles which exceeds the minimum requirement as set out in Wiltshire Councils Parking Strategy. The access sits in the middle of the Y-shaped turning head for the close. The southern arm is also used to access No. 4 Elcot Close while the northern arm is a dead-end, often used by visitors to park which prevents vehicles from using the turning area.



Fig 6.1 Photograph of turning circle and use as parking (Google maps)

5. PLANNING HISTORY

A planning history search was carried out via Wiltshire Councils Planning Register and the following information was obtained:

K/75/0319

Extension to house to form kitchen and utility room

Approved 11/07/1975

K/52711/E

Proposed internal alterations to convert garage into kitchen and construction of new rear single storey extension to form bedroom and en-suite bathroom

Approved with conditions 21/09/2005

6. PLANNING POLICY

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The NPPF (updated through 2024/2025) provides the overarching "presumption in favour of sustainable development." Key relevant sections include:

- Section 5: Delivering a sufficient supply of homes: Specifically supports the provision of housing where it meets local needs and makes effective use of existing land.
- Section 11: Making effective use of land: Highly relevant for conversions. It encourages the transition of underutilised or "brownfield" land and buildings into housing to meet residential targets without expanding into greenfield sites.
- Section 12: Achieving well-designed places: Focuses on ensuring the development is sympathetic to the local character and maintains the quality of life for existing residents.

The Development Plan in terms of Section 70(2) and 38(6) of the Acts comprises the Wiltshire Core Strategy Development Plan Document ('the plan') adopted in January 2015. Key policies in relation to this application include:

- Core Policy 1 (Settlement Strategy): Confirms that development should be focused within established settlement boundaries.
- Core Policy 2 (Delivery Strategy): Supports the conversion and reuse of existing buildings within settlements to provide new homes.
- Core Policy 45 (Meeting Wiltshire's Housing Needs): Supports the creation of "market housing" that diversifies the local stock.
- Core Policy 57 (Ensuring High Quality Design & Place Shaping): Requires that the change of use:
 - Does not harm the amenity of neighbouring residents (noise, privacy)
 - Is compatible with the character of the area
 - Provides adequate parking and access

In respect of other material considerations, the revised National Planning Policy Framework (the Framework) revised December 2024, sets out the Government's planning policies for England and how these are expected to be applied. The Framework describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The Planning Practice Guidance (PPG) provides further interpretation of the policies of the Framework.

7. CONCLUSION

The proposed change of use from a Residential Institution (Use Class C2) to a single Dwellinghouse (Use Class C3) represents a sustainable and sympathetic transition for 5 Elcot Close. After serving the community as a registered care home for 19 years, the property is now vacant following its formal deregistration and sale. This application seeks to return the building to its original purpose as a 4-bedroom private family home, aligning it with the established residential character of the surrounding cul-de-sac.

The proposal is robustly supported by both national and local planning policies:

- Effective Use of Land: The project makes efficient use of an existing building within a sustainable settlement boundary, fulfilling the objectives of the National Planning Policy Framework and Wiltshire Core Strategy.
- Preservation of Character: As the change of use requires no internal or external structural alterations, the architectural integrity of the property and the visual amenity of the North Wessex Downs National Landscape remain entirely unaffected.
- Infrastructure and Access: The site benefits from established access and off-street parking for four vehicles, which exceeds local requirements and ensures no adverse impact on the existing highway network.
- Sustainability: Located within walking distance of Marlborough's town centre, local schools, and public transport links, the site is an ideal location for a high-quality family residence.

In summary, the development constitutes a logical and sustainable reuse of a high-quality building. It will provide much-needed market housing without impacting the privacy or amenity of neighbouring residents. We therefore respectfully request that Wiltshire Council grants full planning permission for this change of use, in accordance with the presumption in favour of sustainable development.