
DESIGN AND ACCESS STATEMENT

Car Port, Gazebo, Shed and Improved Access at:

East Grafton Farmhouse,
East Grafton,
Marlborough,
Wiltshire,
SN8 3DF.

1. SITE AND SURROUNDINGS

- 1.1 The Proposal Site (the 'Site') is located within East Grafton, Marlborough. The site is approximately 5.9 miles west of Pewsey and 6.7 miles south-east of Marlborough.
- 1.2 The site extends to approximately 0.3ha and comprises the existing residential dwelling of East Grafton Farmhouse, associated garage and established residential garden curtilage.
- 1.3 Access to the site is taken from the north, directly off the A338. The access point leads to an area of parking and turning space for East Grafton Farmhouse.
- 1.4 The materials of the existing dwelling are painted brick under a clay tile roof.
- 1.5 The site is located in the built-up area of the village, and is bound by neighbouring residential dwellings. To the north of the site lies the A338.
- 1.6 The nearest listed building is The Old Bakery, located around 40 metres to the west of the site. The site lies within the East Grafton Conservation Area and within the North Wessex Downs National Landscape. Additionally, the site lies in fluvial flood zone 1 - with a low risk of flooding. The site is not bound by any other local or national designations. Line 1.2

2. RECENT PLANNING HISTORY

- 2.1 In September 2025, application PL/2025/05975 was approved, primarily for a rear extension.
- 2.2 East In October 2024 a Certificate of Lawful Development a (PP-13464603) was granted for the erection of a detached garage.
- 2.3 This proposed garage measured 15.4m x 6.6m and was 4.0m high.

3. PROPOSALS

- 3.1 There are 4 aspects covered by this planning application:

- Detached Car Port
- Gazebo
- Shed
- Improved Access

4. DETACHED CAR PORT

- 4.1 The proposed car port has a smaller footprint than that of the approved plan. The new proposal is 12m x 6m. It requires planning permission as the ridge height is 5.5m. This is to facilitate use of the loft space over for storage. It is in a similar location to the existing double garage.
- 4.2 The materials will be similar to the previously approved plan, that is to say:
 - Hardwood Timber Frame
 - Timber Doors
 - Brick plinth to match main house
 - Stained timber weatherboard
 - Natural Slate Roof

5. GAZEBO

- 5.1 The gazebo will be located at the end of the new proposed extension to provide a covered outdoor kitchen area. It will measure 5.0m x 3.0m and be 3.3m high to the ridge.
- 5.2 The materials will be similar to the car port, that is to say:
 - Hardwood Timber Frame
 - Natural Slate Roof

6. SHED

- 6.1 The shed will be located to the front of the house. It will be adjacent to the neighbour's existing shed and situated behind the existing mature laurel hedge.
- 6.2 The shed measure 4.2m x 3.1m and is 2.5m tall.

7. IMPROVED ACCESS

- 7.1 Current access to the drive is tight and constrained.
- 7.2 It is proposed to widen the drive and slightly re-align so it is adjacent with the road. This will entail 3.0m of additional dropped kerb. This improved access will be safer than the existing conditions.

8. HISTORIC INTEREST

- 8.1 Current access to the drive is tight and constrained.
- 8.2 From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.
- 8.3 Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.
- 8.4 Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.
- 8.5 The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.
- 8.6 The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.
- 8.7 The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.
- 8.8 The site is located in a prominent position within the East Grafton Conservation Area and the house itself offers some heritage value to the street scene, being considered an non-designated heritage asset. It is also located within close proximity to several listed buildings, including The Old Bakery (List Entry Number: 1183609), Pipers Barn (List Entry Number: 1034025), and Green Hall (List Entry Number: 1365523).
- 8.9 The car port and gazebo would be located towards the rear of the property where views would largely be disguised from the street scene by the existing building. The shed is small, shielded by a laurel hedge and adjacent to an existing similar shed.
- 8.10 The proposals, by virtue of their scale, design, and use of materials, are considered to preserve the character and appearance of the conservation area or setting of the nearby listed buildings. They would not result in harm to the significance of any heritage assets.
- 8.11 The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning

(Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

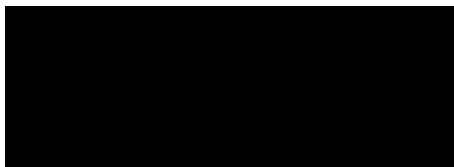
9. AMENITY

- 9.1 Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.
- 9.2 The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.
- 9.3 The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.
- 9.4 The proposals have been designed to minimise the impact on the area, kept to a reasonable size / bulk and have taken into consideration all neighbouring properties.
- 9.5 The proposals therefore accord with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

10. HIGHWAYS

- 10.1 Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.
- 10.2 The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.
- 10.3 The proposed re-alignment is minimal but will make a huge difference to the ease of access in both entering and exiting the driveway onto the highway and therefore would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards.
- 10.4 The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Yours sincerely



Alex Dawson, A.D. Draughting Ltd.