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**PLANNING STATEMENT**

March 2026

## INTRODUCTION

This Planning Statement is in support of a Householder Planning Application following refusal of planning application PL/2025/09353.

## THE APPLICATION

The application is for a new detached garage and studio contained within the residential curtilage of Vimey Ridge and is typical of similar applications and approvals for ancillary accommodation that are local to the site.

We have listed numerous similar applications and approvals in Appendix A. All examples are local and therefore represent a fraction of similar approvals within the LPA district.

We reference this statement to comments made in the officers Report for PL/2025/09353.

## REASON FOR PREVIOUS REFUSAL

The previous application was refused on 3 points

- 1 Contrary to Policy H33
- 2 River Avon Mitigation policy
- 3 New Forest Mitigation policy

Reasons 2 & 3 arise from the LPA assertion that the development creates a new separate dwelling so these points are not addressed as part of this application.

Reason 1 applies due to the following:

The application site is located outside of the settlement boundary within the open countryside where residential accommodation is strictly controlled. Whilst in principle, saved policy H33 of the Wiltshire Core Strategy permits ancillary accommodation for dependant persons in such areas, the current proposal contains no such justification, and the proposed internal accommodation, external appearance, and its position on the site relative to the existing dwellings would appear to create a building tantamount to a new separate dwelling unit

## PLANNING STATEMENT

We accept the reason for refusal contrary to Policy H33 requiring dependant persons accommodation to be contained within an extension to the host dwelling or within a reused building within the curtilage. The Policy is well-established but it does seem odd that the persons it aims to help are positively discriminated against. Given the very usual and abundant examples of separate ancillary buildings in the local LPA area the logical conclusion is that none are deemed to be acceptable for dependant persons but are acceptable for everybody else?

Our application now seeks approval for studio accommodation and garaging for ancillary residential use and we would agree a standard Condition stating that the building could not be sold separately.

## DESIGN

The siting of the new garage and studio is previously described as being remote from Vimsey Ridge. This, in itself, is not unusual and there are many local examples but for this application in particular there is a pre-existing condition that requires a 25m turning circle within the curtilage for emergency vehicles. This creates a buffer between the existing bungalow and the new garage.

There is also concern that that the siting, including the siting of the new separate dwelling under construction, does not “constitute a meaningful connection or shared amenity between the proposed building and the dwelling Vimsey Ridge”. In this regard the LPA fails to recognise that there is a human element to planning and while consent is sought for the development and not the applicant it is known that the land and buildings at Vimsey Ridge are owned and occupied by a single family. Vimsey Ridge is owned and occupied by the grandparents Mr & Mrs Sherred, the daughter raised her children in the former mobile home which is being replaced by a new bungalow for occupation by a granddaughter. All the family provide care and support to the elderly grandparents and the grandson has taken on the role of managing the agricultural and forestry business on the adjoining land. Vimsey Ridge will remain a family site.

While not recognised by the planning system it is a fundamental principle derived from the cultural heritage of the applicant that “connection and amenity” is in the blood of the family. The site in its wider context is owned, occupied and used by five generations of the same family it is therefore unrealistic to conclude that there is no “meaningful connection”.

Whilst not seeking a rationale for “essential need” it is without question that the applicant and the five generations of family that enjoy living, visiting, working etc. at Vimsey Ridge demonstrate daily the connection and shared amenity of the site.

It is also stated that the new building has a large footprint in relation to its host dwelling. Again, this is not unusual and given the normal requirement for development on site to be no more than 50% of site area the density of this site will be less than 13% so clearly not over-development.

The new build sits lower in the landscape in relation to Vimsey Ridge and will read substantially subservient to the new bungalow under construction and to Vimsey Ridge. Views into the site from public vantage points are not compromised and the new build will be largely screened by existing tree planting.

The design of the building creates a simple form that will be in keeping with Vimsey Ridge and the new bungalow and we refer to the officers Report which concludes;

“Ultimately, given the limited visibility of the development and the generally typical nature of the proposed materials, no reason for refusal arises on design or materials grounds.”

And

No amenity concerns arise given the separation distance between the proposed building and the main dwelling, Vimy Ridge, the bungalow currently under construction, and the neighbouring property, Foxbury House to the west. Accordingly, no reason for refusal arises on amenity grounds.

## MATERIALS

The walls and roof tiles will match Vimy Ridge. Windows and doors in upvc. Garage door to be timber faced up and over.

## ACCESS

The site is accessed via a metalled track to the main road and as previously stated there will be a 25m turning circle for emergency vehicles.

Access and car parking to the new bungalow is as previously approved.

## CONCLUSION

This application follows a well-established precedent for separate ancillary residential development in the form of garaging and studio accommodation.

The siting, scale and resultant development does not constitute unacceptable or over development of the site and within the wider landscape it will not be dominant or create a visual intrusion.

We trust that this application will receive the support of the LPA.

## Appendix A

19/10942/FUL Ilchester Cottage Farley

S/2004/0689 Granary Barn Farley

17/00417/FUL Bells Cottage Farley

S/2010/1635 Bells Farmhouse Farley

S/2011/0460 Hillcroft Farley

13/03202/FUL Bracken Farm Farley

S/2007/0504 Oakwood East Grimstead

S/1999/0213 Hazel Hill Farm East Grimstead

PL/2023/05974 Manor Farmhouse East Grimstead

17/10285/FUL Willow Cottage East Grimstead

S/2006/2157 Old Home Farm Winterslow

16/03697/FUL Owls Castle Winterslow

PL/2025/035339 59 Firs Road Firsdown

PL/2023/05974 Manor Farm East Grimstead