

PLANNING STATEMENT

On behalf of: Mr. and Mrs. O. N. Jarratt

Site: Foxhill House, Clench Common, Marlborough, SN8 4DR

Proposal: Proposed Garage to the side of Foxhill House, Clench Common, SN8 4DR.

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1. Introduction

1.1 This Statement has been prepared by Mrs. Helen Jarratt in support of an application for proposed garage to the side of Foxhill House.

1.2 This application should be read in conjunction with those and the following plans and documents:

- Completed Application Form
- Location plan
- JAR001 - Proposed Elevations
- JAR002 - Proposed site plan
- Design and Access Statement

1.3 The site, surroundings and its context are summarised in Section 2. Section 3 sets out the relevant planning history. Section 4 describes the application proposal, while planning assessment is reviewed in Section 5 and a conclusion is then given in Section 6.

2. Site Description

- 2.1 Clench Common is a dispersed settlement (approx. 45 houses) located some 3.3km to the south-east of Marlborough and approximately 5.4km north of Pewsey, in eastern Wiltshire. It is served by the X5 bus service, which provides an hourly service to settlements such as Pewsey, Salisbury, Swindon and Marlborough. There are a number of public footpaths in the immediate area, a combination of which provide a connection on foot to Marlborough. A free bus service is available to both Oare Primary School and St John's Secondary School (Marlborough).
- 2.2 The site is physically well contained, with the A345 to the east, Foxhill Chapel curtilage to the south and Foxhill Cottage curtilage to the west. A side road off the A345 is to the north.
- 2.3 Existing access to the site is via an unnamed road to the north, where a large hardstanding allows several cars to park off road. There are no proposed changes to the access or parking.
- 2.4 There are no Tree Preservation Orders (TPO's) in force in or near to the site, and according to the Government's Flood Map for Planning Service, the site is not in an area of heightened flood risk.
- 2.5 There are no public rights of way (PROW) running across the site. The nearest PROW is footpath SAVE12, which starts a short distance to the north up the driveway to Levetts Farm and extends north eastwards past Wernham Farm.

3. Relevant Planning History

- 3.1 The Council's website confirms that the site has been the subject of number of planning applications in the past. There are none of relevance to this application.

4. Proposed Development

- 4.1 This application is to build a detached wooden garage to the side of the house in order to increase residential amenity and provide additional room for cars. Although there is an hourly bus to Pewsey and Marlborough, residents in this area are largely reliant on cars.
- 4.2 There is no additional parking available on the roads in the locality.
- 4.3 Planning permission is apparently required to site the garage to the side of the property due to the fact that the site is in an AONB. The Applicants have the fallback option of removing a horse chestnut tree in the garden and building the garage at the rear of the property. This is within permitted development rights. The applicants would like to retain the tree and have therefore applied for planning permission.
- 4.4 This application is exempt from the Biodiversity Net Gain requirement. The area to be built on mostly consists of grass and gravel.
- 4.5 The rainwater will be discharged into an existing nearby soakaway.

5. Planning Assessment

- 5.1 The proposal provides additional provision for car use in this rural location particularly important with the lack of on street parking in the locality.
- 5.2 The entrance and existing parking area remains unchanged; therefore, Highways are unaffected.

Size and position of the dwelling on the plot

- 5.3 The proposed garage is to the side of the house but towards the rear so that is discrete from the road and subservient.
- 5.4 The parking area and entrance off the main road is unchanged.

Character and appearance of the Landscapes and Residential Amenity

- 5.5 In terms of residential amenity, the proposed garage section does not raise any issues in respect of loss of privacy or overshadowing of the surrounding properties. It is on the side of the house closest to the A345 so cannot be seen by any of them.
- 5.6 There is sufficient separation between the proposed dwelling and the neighbouring properties, and there is a block wall and hedging around much of the site.
- 5.7 It may be possible to see the very top of the roof from the road, but it is largely obscured by trees and very tall hedges so most of the building cannot be seen.
- 5.8 The proposed garage will be constructed from materials in keeping with the area. The bottom of the garage will be imperial size tumbled bricks to match the bricks of our recent rear extension.

- 5.9 On top of the bricks will be a timber frame which will be clad in rustic feather edge natural wood.
- 5.10 The roof will be pitched in keeping with the house pitch and covered in grey slate effect tiles to match the existing main house roof tiles and the existing outbuildings.
- 5.11 The garage door will be vertical natural wood with rustic black hinges.

Access

- 5.12 Access is unchanged from existing.

Biodiversity and Geological Conservation

- 5.13 The area is mainly laid to grass and gravel so there is little impact on biodiversity.

6. Conclusion

- 6.1 The proposed garage has been carefully considered to fit in with its surroundings and will complement Foxhill House.
- 6.2 The applicants have the fallback position of removing the tree in the rear garden, siting the garage to the rear of the property and building it under permitted development.