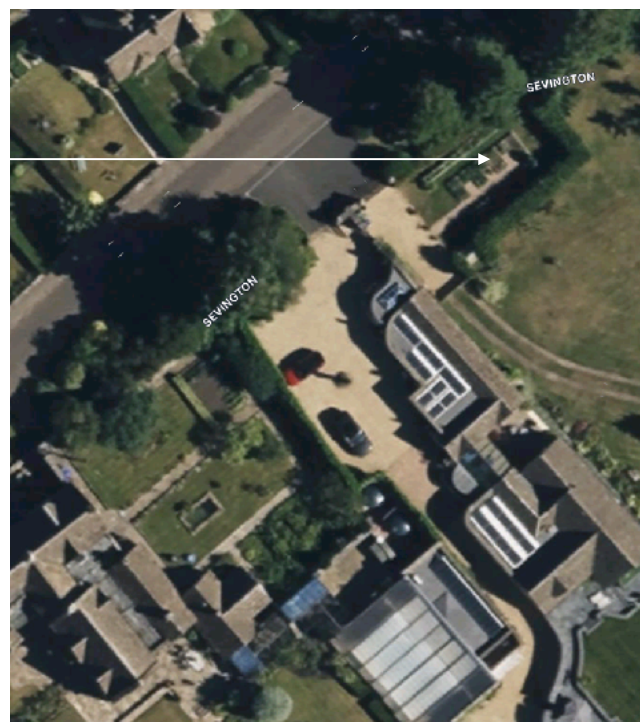


Sevington Lodge, Sevington, Grittleton, Chippenham, Wiltshire.

Proposed new garage
Feb 2026.



1. Summary, History and Context

- 1.1. This note is prepared in support of the proposed new garage at Sevington Lodge, located at the front of the property on an existing parking/hardstanding area that has more recently been laid to lawn and used for the planting of raised beds that will be relocated within the property. The area also contains the drainage and treatment plant for Sevington Lodge and the condenser unit for the heat pumps. It is surrounded by hedgerows, and separated from the lane by a high wall and a pleated hedge presently around 2.4m in height.
- 1.2. The verge area outside the boundary wall, and outside the curtilage of the property includes a number of mature Cedar trees that appear to be in poor condition and require attention and is used as a parking area by other residents of the village with limited parking on their own properties. The applicant has engaged with Wiltshire



Council over the condition of these trees in the past.

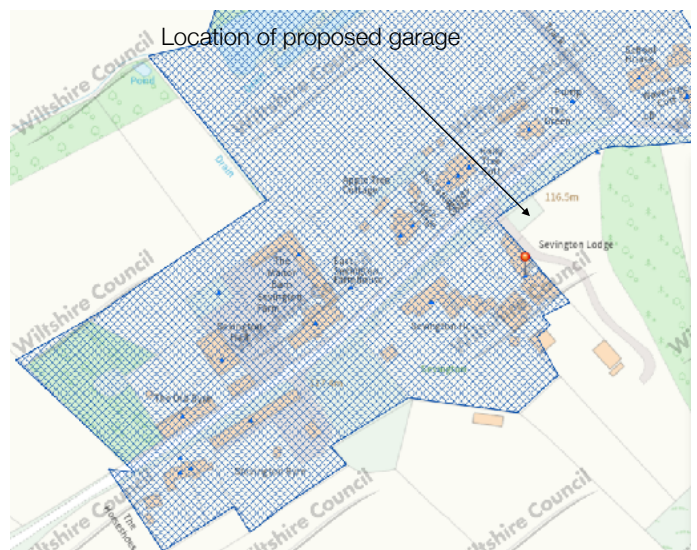


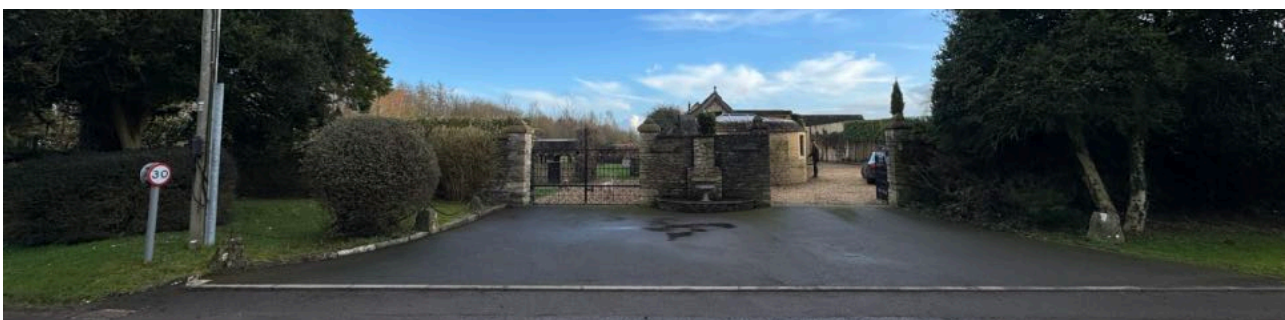
1.3. The applicant has owned and lived in the property since the original conversion of an outbuilding of Sevington House through application 14/08420/FUL, and it's separation into a separate home through 04/01089/COU. Both the original consent 04/01089/COU and a previous extension 13/06084/FUL, were subject to approvals of Non Material Amendments. 14/11639/LBC, included boundary works associated with the listed building at Sevington House. Subsequent applications have extended and altered the property, including 15/01230/FUL and 15/01495/LBC which also addressed boundary treatments at Sevington House.



1.4. Sevington Lodge is not considered to be within the curtilage of the Grade II listed Sevington House, and will have no contact with it's boundaries and therefore a Listed Buildings Application is not considered to be required for this application.

1.5. Whilst the proposal is within the curtilage of Sevington Lodge, it sits outside the Sevington Conservation Area.





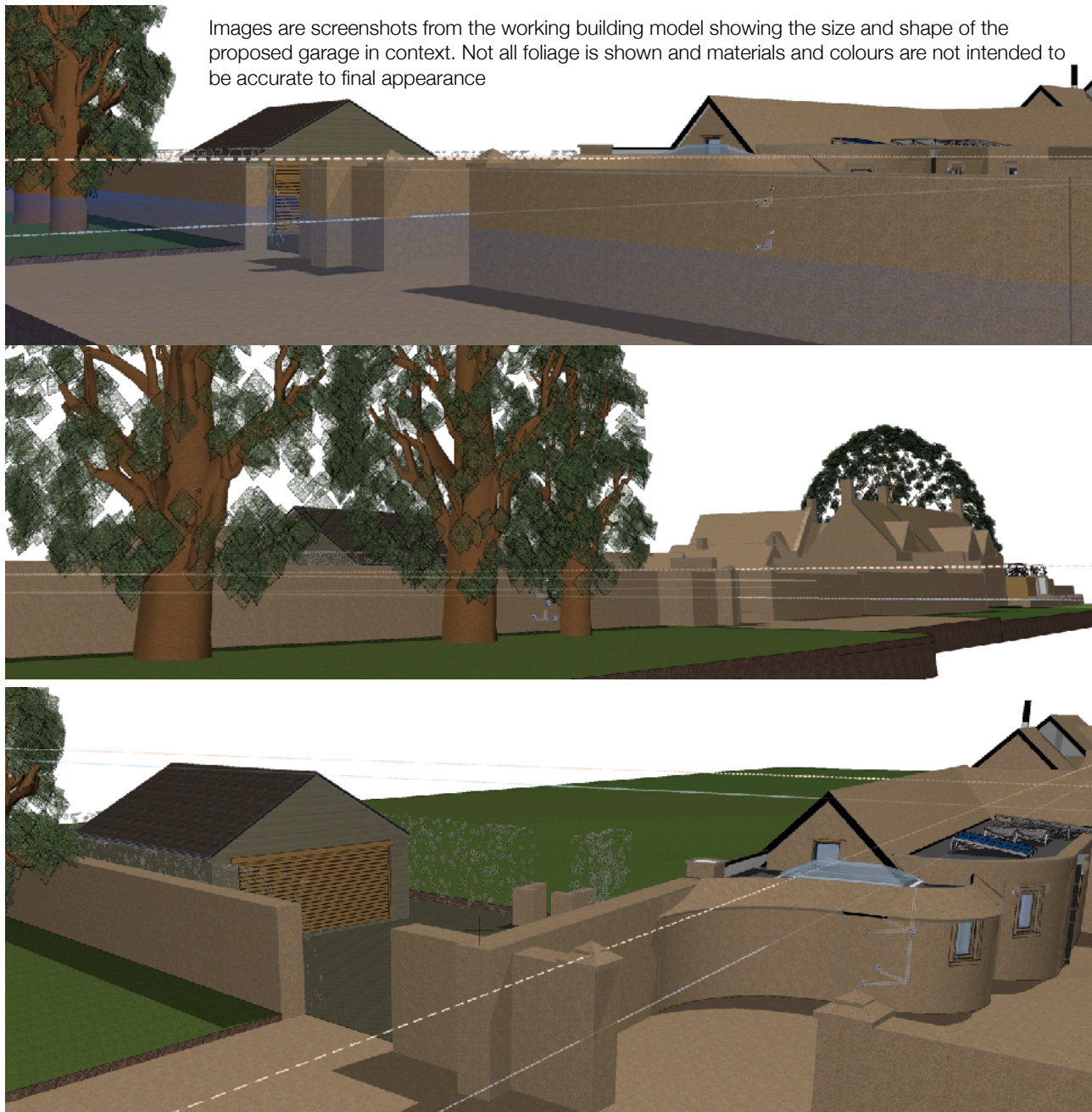
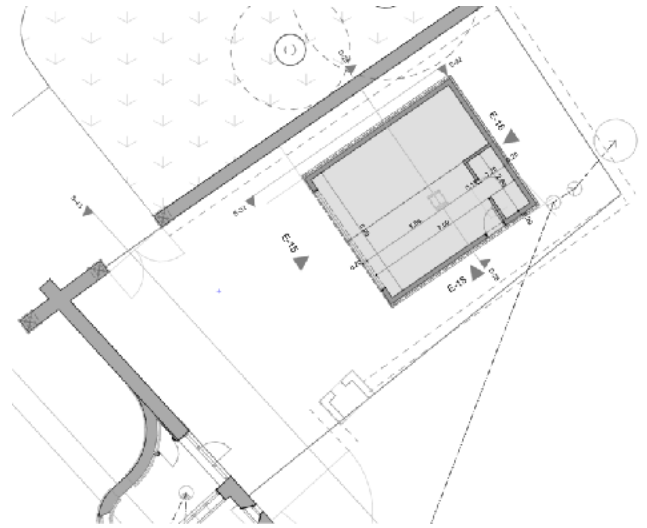
2. Proposal

- 2.1. The proposed garage is a simple timber frame, timber clad garage, similar in form and construction to the garage constructed for Sevington House under applications 15/01227/FUL, 15/01515/LBC, although it is arranged differently on the site to address the specific



circumstances of the property.

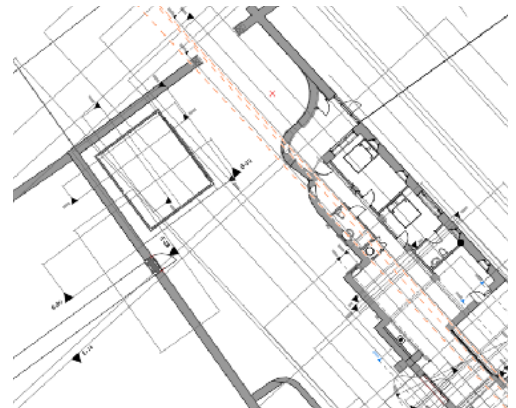
- 2.2. The garage is spaced around 1.65m from the existing wall to allow space for access and for the pleached hedge to be maintained. The ridge line follows the line of the wall with the gable with the garage door facing the front entrance of Sevington Lodge, leaving sufficient space for parking.
- 2.3. Access to the proposed garage will be through the existing decorative steel gates shown in the photographs above by way of the existing



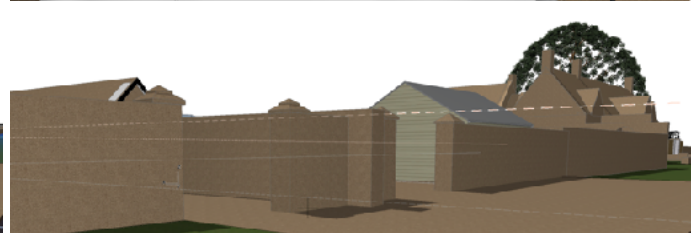
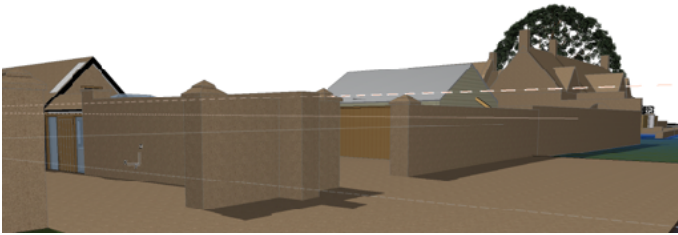
driveway, and access to the house through the existing front door and curved entrance lobby to the property.

2.4. The garage includes a pantry/drying room for produce grown at the property and space for additional storage as well as parking space for 2 cars.

2.5. Initial thinking was for a garage within the inner courtyard, and various options were considered for this, but this was considered to overcrowd the space, and make other vehicle manoeuvring difficult so proposals were developed at the location of this proposal.



Examples of alternative location considered



3. Other requirements

1. Access and Parking - There is no change proposed to access from the highway. Space for parking is maintained in front of the garage within the property, and within the separate courtyard parking area.
2. Drainage - Additional surface water drainage can be dealt with within the existing site by upgrading the existing soakaways.
3. Waste and Recycling - There will be improved space for waste and recycling storage within the new garage.
4. CIL -The proposal should not be liable to CIL as an outbuilding to an existing dwelling.
5. Ecology - The proposed extension is over an existing building and predominantly hard paving with no protected species habitat or impact on ecology. It is not considered that there is any habitat for protected species that could be harmed by the proposal. The ecology guidance form questionnaire has been reviewed and the proposal does not need to be supported by ecological information. This has been verified through the MAGIC website. The conservatory roof to be replaced not suitable for bat roosts and there is no alteration proposed to the existing roof,

which will be extended with matching materials. As a householder extension, the proposal will not be subject to a BNG assessment or requirements.

6. Arboriculture - The proposed extension is over an existing hard standing and parking area, separated from the existing large Cedar trees on the lane by the foundation of the existing modern stone boundary wall.
7. Sustainability - The proposed garage will be fitted with electric car charging facilities that can be connected to the existing solar panels at the property. The south facing roof will provide additional capacity for further solar panels that also face away from, and will not be visible from the Conservation Area.
8. Amenity - There will be a general benefit to the household amenity from the provision of a double garage and fruit and vegetable store. There will be no harm to the amenity of neighbours from this proposal.
9. Effect on Conservation Area - Although the proposal is outside the Conservation Area, it is visible from it. Given the existing set of relationships as shown in the accompanying photographs and images, it is not considered that the proposal will have a material impact on the setting of the Conservation Area.

2. Summary

- 2.1. The proposal is considered to be a straightforward, non contentious addition of a double garage to the existing property in response to it's context and setting.
- 2.2. The applicants and their architects would be pleased to provide further information or meet the responsible planning officer on site to review any matters that may arise in consideration of the application