



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

Planning Permission for the Part Retrospective Siting of a Mobile Home to be Used as an Annexe at 35 Tower View, Rowde, SN10 2PS

On Behalf of Curtis Thompson

Drafted by Planning by Design

Application

Planning By Design (the agent) has been instructed to act on behalf of Curtis Thompson (the applicant) to submit a planning application to Wiltshire Council (the Local Planning Authority) for: Planning Permission for the Part Retrospective Siting of a Mobile Home to be Used as an Annexe at 35 Tower View, Rowde, SN10 2PS. In support of this application, the following Design and Access Statement has been written to demonstrate the suitability of this site for this development and how it accords with national and local planning policy, along with supplementary design guidance.

Site Location

The application site comprises of a semi-detached house located at the junction of Tower View and Cock Road. 35 Tower View is a two-storey property which has been plastered and painted peach with UPVC doors and windows with a black tile roof. The site is located at the north west corner of Rowde with the residential properties to the south and east of the site and fields to the north and west.

The surrounding area is residential in character with a number of amenities a short distance from the site to the east. In terms of transport, there is no allocated parking at the front of the property abut there are bus stops on High Street which provide services to and from Devizes and Chippenham.



Fig.1 – Site location plan

Planning History

ENF/2026/00197 - Unauthorised installation of a large area of hard standing

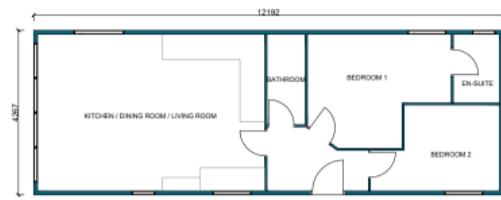
PL/2023/07208 - Outline application with all matters reserved for erection of a Dwelling.
[Approved March 2024]

The Development

Planning Permission for the Part Retrospective Siting of a Mobile Home to be Used as an Annexe and Retrospective Permission for the Installation of a Hard Standing at 35 Tower View, Rowde, SN10 2PS. The mobile home which will be installed on site will be an ABI Ambleside 2021 which is currently sited at the Rowdey Cow Café and will be transport to the site if planning permission were to be granted. It is of relevance that the site benefits from outline planning permission for the construction of a dwellinghouse on the space area of land that the mobile home would be placed.

The annexe would be occupied by a relative of the homeowners at 35 Tower View so would not be occupied as an independent dwelling and allow for the applicant to care for their relative. Whilst there will be kitchen and bathroom facilities in the annexe, the annexe will share utilities, a postal address and access with the main dwelling which demonstrates a level of dependence on the main dwelling. Moreover, the applicant would be willing to accept a condition that the annexe could not be rented or sold separately.

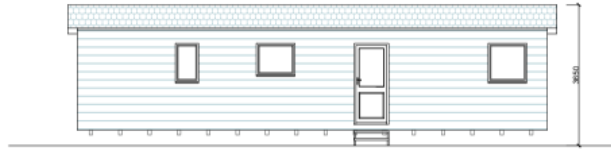
The hard standing has been recently installed onsite in January 2026 in advance of the annexe without planning permission and has been subject of enforcement action by the Council (ENF/2026/00197). The hard standing consists of a concrete rectangular base and various pipes that would be used to provide services to the annexe. The annexe is proposed to be placed on top of the hardstanding if permission were to be granted.



Proposed Ground Floor Plan



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation

Fig.2 – Proposed Floor and Elevation Plans



Fig 3 – The Hardstanding

Planning Documents

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- Wiltshire Core Strategy (2015)

Specific relevant sections and policies:

Relevant Policies and Sections:

National Planning Policy Framework 2024

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment

Wiltshire Core Strategy (2015)

- Core Policy 1 Settlement strategy;
- Core Policy 2 Delivery strategy;
- Core Policy 12 Spatial strategy: Devizes Community Area;
- Core Policy 41 Sustainable Construction and Low Carbon Energy;
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- Core Policy 50 Biodiversity & geodiversity;
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring high-quality design and place shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 61 Transport and Development;
- Core Policy 62: Development Impacts on the Transport network
- Core Policy 64 Demand Management;
- Core Policy 67 Flood Risk.

Supplementary Planning Documents

- Wiltshire Design Guide (2024);
- Wiltshire Local Transport Plan 2016 – 2026: Car Parking Strategy (2015);
- National Design Guide (2021).

Assessment

The following section will evaluate the development in accordance with the relevant policies and supplementary planning documents of the Council and the NPPF to demonstrate why the development should be considered as acceptable in principle and in strict accordance with the development criteria.

Principle of Development

Given the site's planning history, the principle of residential has already been established and therefore, it is considered that a principle of development for an annexe on the site would also be acceptable. The mobile home that will be placed on site will be used as an annexe so that a relative of the applicant can live close by to be cared for and supported by their family providing semi-independent living space for a person requiring additional care.

The outline planning permission that was granted in 2024 and as a consequence is still extant also counts as a genuine fallback position that could implemented on site (subject to reserved matters).

The hard standing that has been installed would support the installation of the annex, but would not give rise to any alternate harms.

As a principle of development could be established, the material considerations must be suitably addressed, although residential development has been found to be acceptable on site previously, the impact of the development would need to be materially worse and unduly harmful on the local area for the application to be refused. These material considerations are amenity, design and highways impact, although it should be kept in mind that the amenity and highway impacts have been assessed and found acceptable.

Amenity

Policy 57 of the Core Strategy requires that all developments are of a high level of design which does not result in harm to the amenity of the area in which the development would be located.

As noted above, the principle of residential development has already been established on the site through the granting of outline planning permission. The amenity impacts of residential development on the site have also been assessed by the Council previously and were not found to be unduly harmful. In this case, the development is proposing a single storey building which would suggest that the same conclusion that the Council reached regarding the amenity impact of the dwelling should be reached again.

The noise that would be generated by the annexe would be comparable, if not less than the house that was previously approved on the site and ultimately, the noise would not be unexpected in a residential area. Further, as the annexe would be located on the same site as the house which has previously been granted planning permission, the impact on neighbours due to its presence and overshadowing again would be similar if not less in this instance.

Accordingly, the impact of the development on neighbouring amenity would be acceptable given that the development would not have an unacceptable harm on its own or when taking into consideration the house that could be constructed on site. The development would be in accordance with Policy 57.

Design

Policy 57 also relates to the design of developments taking into consideration the impact of proposals on the character and appearance of the area.

The mobile home is already located within the local area and is made from cladding with a dark roof with an appearance comparable to an outbuilding. The mobile home is also not unattractive in appearance.

Despite the site's location on the corner plot, visibility will be limited from the wider area due to the vegetation that is located in proximity to the site. The mobile home will be sited so that it follows Cock Road's building line and so that the gable end faces Tower View. The gable end that faces Tower View contains large patio doors which reduces the impact of the proposals on the character and appearance of the area. Planting and other boundary treatments could be introduced to the site to provide additional screening reducing the impact of the development on the local area even further.

Permitted development rights also provide a fallback position in that an outbuilding that used the same materials as the mobile home's materials could be constructed on site. This is because Part 1, Class E of the General Permitted Development Order (2015) does not restrict or control that materials used in the construction of outbuildings. Therefore, when assessing the design impact of the development, the use of permitted development rights for a building that utilises the same materials should be born in mind.

The hard standing is largely screened from view from the surrounding area by the boundary treatments that the site benefits from. The visual impact of the hard standing that has been installed would have an unacceptable impact on the character of the house or area. Moreover, it is not expected that the hardstanding would not cause any issues relating to flooding, especially when taken into account the fallback position of the house.

The design of the building and the installation of the annexe, when the above is taken together, it believed to be acceptable and would not result in harm to the character and appearance of the house or the area as a whole. As such, the development would find support from Policy 57.

Transport

Core Plan Policies 61 and 62 sets out how the traffic impacts of development will be assessed with safe access to the transport network required and developments will only be permitted when the local transport network is protected.

The transport impacts as a result of the development have been previously assessed by the Council and their Highways Officer who deemed the impact to be acceptable. Notably, due to the relation between the annexe and the existing dwelling, the transport impacts would

potentially be less than an independent house as there would be some journeys that would be shared between the future occupiers of the annexe and the main house.

The lack of on street parking was also taken into account as part of the outline planning application and the site was stated as being within a sustainable location with good access to services. The houses on Tower View do not benefit from off road parking and the Highways Authority were referenced as adding that they would not insist on providing off road parking at the site for the dwelling.

Overall, the highway impacts of the proposal would not harm the local highway network and so, accord with local and national planning policy and so, the developments would accord with Policies 61 and 62 of the Core Strategy.

Planning Balance

The proposal will positively contribute to all three developmental objectives of the National Planning Policy Framework as well as Local policy. The proposal can therefore be considered acceptable in principle.

From a social perspective, the proposal will allow for a dependent to live in the annexe close to their family which allows for them to be cared for whilst retaining a level of independence.

From an environmental perspective the proposal is attractive and will result in no detrimental impact on the character and appearance of the area, nor disrupt the amenity of adjoining neighbours.

From an economic perspective, the development will contribute to the local economy as local tradesmen would be used for the installation of the mobile home

Aside from the positives of the scheme, the outline planning permission that has recently been granted and is still extant should also be weighed into the planning balance. This outline permission not only demonstrates that the principle of residential development is acceptable on site, but also constitutes a relevant fallback position that could be implemented.

On balance and based on current policy, the proposal should not warrant a refusal in this instance.

On balance and based on current local and nationally policy, the proposals are considered to accord with all relevant policy which indicates that planning permission should be granted.

Conclusion

Overall, the application promotes a scheme that accords with all relevant planning policy both locally and nationally. The development is considered to be sustainable development due to the benefits provided under the three spheres of sustainable development.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this development or

feel that certain conditions would be necessary to accommodate this development, Planning by Design would welcome conversation on any of these matters.