

# 1 Forest Fields, East Grafton SN8 3DB

Supporting Planning and  
Design and Access Statement

March 2026

JACKSON PLANNING 

## **I. Introduction**

- I.1 This statement has been prepared in support of a full application for a detached car port with an EV charge point.
- I.2 This statement considers the planning merits of the case, including national policy and local policy and the local circumstances. This statement supports the completed forms and plans that form the application and covers design and access issues.
- I.3 This planning application follows approval of application **PL/2023/05139** for demolition of existing garage and erection of replacement garage to serve Forest View. Erection of 2 no. new dwellings with associated access, parking, landscaping and private amenity space.
- I.4 The dwellings are nearing completion. The car parking spaces associated with 1 Forest View have been built to base course and are the location of the construction compound.

### **Site Context**

- I.5 The whole village is encompassed by the Wessex Downs National Landscape (formerly) area of outstanding natural beauty.
- I.6 The new dwelling is a two-storey dwelling facing the road. The two car parking spaces are forward of the dwelling; the approval also secured a bin store and cycle storage with an EV ChargePoint in the parking space to the north of the access.
- I.7 The Site is not within an area subject to flood (see Flood Map for planning confirms flood zone 1).
- I.8 The site is located within the built-up settlement of East Grafton, which is designated in the Core Strategy as a small village. The site is located within the East Grafton Conservation Area.

### **Planning History**

- I.9 The key decision in relation to this application previous approval for the dwelling under reference **PL/2023/05139**.

## 2. Design and Access and Heritage Considerations

- 2.1 The application for the covered car port is a full application as the dwelling is part complete.
- 2.2 In normal circumstances, a householder application would be appropriate for a single car port however because the house is not occupied, it is not possible to make a householder application in this instance.
- 2.3 A full application triggers additional requirements, including design and access considerations that would not normally be required for a Householder application.
- 2.4 In terms of scale the car port is a simple structure 3.5m to the ridge, 2.4m to eaves at the front and back. The width is 3.2m overall with an opening of 2.4m. The length is 6.2m.
- 2.5 The materials proposed are feather edge back timber elevations, with the front slope in clay tiles to match the dwelling and the rear slop in box profile steel sheeting in slate blue.
- 2.6 The car port is open so is designed for parking, not storage and will protect an EV car whilst charging and will contain the EV charge point previously proposed for the northern car space.
- 2.7 There are no accessibility issues with this application.

### Heritage

- 2.8 The application site is situated within the East Grafton Conservation Area. As observed in the officer report for the application for the dwelling  
*“the existing site is well screened by mature vegetation and trees (which are protected by being located within a Conservation Area) however glimpsed views of the development are to be expected, in particular from the access point.*
- 2.9 *In relation to heritage assets, the Council’s Conservation Officer has reviewed the scheme and raised no objection to the proposal. It was acknowledged that the East Grafton Conservation Area Appraisal states that ‘East Grafton is now largely a collection of residential properties in the surviving environment of a historic farming village.’ It notes that ‘the community has changed in character during the last 50 years from agricultural to almost exclusively residential. The Conservation Area is largely centred around the village green where the historic and traditional buildings are generally located close to.*
- 2.10 *The impact of the proposal on heritage assets would be neutral and would preserve the special qualities of the Conservation Area”*
- 2.11 Given the proposal for the two new dwellings was considered ‘neutral’ given screening, choice of materials and detailing the same conclusion regarding impact of the proposal would apply to the current application.

### **3. Planning Policy**

#### **National Planning Policy**

- 3.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990. The National Planning Policy Framework must also be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 3.2 The guiding purpose of the planning system is to achieve sustainable development, which the NPPF defines in interlinked economic, social and environmental objectives. The NPPF also requires that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

#### **Development Plan**

- 3.3 As required by planning law, planning applications are considered against the relevant local planning policies which in this case are set out within the Council's adopted local plan

#### **Local Development Plan Policies**

##### **Wiltshire Core Strategy 2015**

- 3.4 The application site is located within the North Wessex Downs National Landscape (formerly AONB) and therefore must comply with the NWD AONB Management Plan as directed by Core Policy 51 of The Wiltshire Core Strategy.
- 3.5 The other main policy consideration is Core Policy 57: Design and Place Shaping. These policies are considered in the analysis section of this report.
- 3.6 Core Policy 58 reflects the duties under the Planning (Listed Building and Conservation Area) Act 1990.

##### **Emerging Local Plan 2020-2038**

- 3.7 The replacement Local Plan is currently at examination, with preliminary hearings only taking place to date. However, as of March 2026, the Wiltshire Local Plan (2020-2038) faces significant uncertainty after government inspectors recommended it be withdrawn or face non-adoption.
- 3.8 Inspectors ruled that the plan did not allocate enough land to meet identified housing and affordable housing needs, rendering it unsound. Any replacement policy will have limited weight due to the unresolved objections to the Plan.

**Heritage Impacts**

- 3.9 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the setting of conservation areas when considering development proposals that affect the setting or views into it.

## **4. Analysis & Conclusion**

### **Analysis**

- 4.1 The assessment of the planning application is a balance of all the considerations associated with the proposal, the site and the local environment. Whilst planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (1990) they must also pay regard to the guidance provided by the NPPF as a material consideration and advice in NPPG.
- 4.2 The principle of this development is acceptable as it represents appropriate development of an approved dwelling within its established residential curtilage.
- 4.3 The carport will be provided with an EV charging point. The performance of electric cars is improved by garage storage in cold weather.
- 4.4 The rationalisation of the parking with an appropriate garage in vernacular design and materials will result in improvement to the appearance of the Site.
- 4.5 Given the careful design of the proposal, and its positioning away from the key views in the street scene and the conservation area is an appropriate solution within the village-scape.
- 4.6 Together this sensitive design, which is in keeping with the existing property, is considered on balance that the proposal will be neutral in respect of the conservation area, cause no significant harm to the North Wessex Downs National Landscape and is compliant with the Local Plan policies and the NWD AONB Management Plan.

### **BNG**

- 4.7 The application site is completely sealed as urban hardscape; the actual development area is less than the de-minimis threshold of 25sqm. The development is therefore exempt.

### **Policy Assessment**

- 4.8 The proposed garage would be acceptable by virtue of its scale, design and materials, with no significant impact to neighbouring amenities, the conservation area and the National Landscape. It is therefore considered to be in accordance with Core Policies 51, 57 and 58 of the adopted Wiltshire Core Strategy and the North Wessex Downs AONB Management Plan and to comply with Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

### **Conclusion**

- 4.9 The proposal will not lead to any specific harms to the amenity of adjacent residents or any other harms to any public interest, the scheme has overall compliance with National and

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Local Policy the applicant believes the proposals should be supported and planning permission granted.