

The Town & Country Planning Act 1990

A Design & Access Statement to accompany a S73 planning application for changes from the approved design of All Cannings Community Store (variation of condition 2 of planning approval PL/2024/04962)



March 2026

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Introduction

- 1.1 This statement is to accompany an application to vary the planning permission for the village shop in All Cannings. The shop in the village was previously housed in linked, temporary buildings for nearly 20 years and in 2024 planning permission was granted for a permanent shop building (reference PL/2024/04962). Work has recently commenced for the construction of the replacement shop and elements of the design are different from the approved planning drawings. This application thus seeks to regularise this position through varying the reference to the approved drawings on permission PL/2024/04962.
- 1.2 This Design and Access Statement describes the site, together with the proposal that is the subject of the planning application it accompanies. Following this description is an explanation of the differences between the approved design and that being built on site and the reasons for these changes.



Picture 1: Village shop as proposed within this submission

Contextual Appraisal

All Cannings Village Store

- 2.1 The village shop in All Cannings was first created in 2006, 4 years after the post office in the village closed. It was 'built' through a portacabin being sited on land to the rear of village hall, and subsequently extended in 2009. Although formed from two linked portacabins, these were externally clad in timber with a mono-pitch profiled sheet roof.
- 2.2 The shop is a community store that is run for the benefit of the residents of All Cannings and visitors to the area. Open on a daily basis, the shop employs a manager and a weekend member of staff with a rota of volunteers playing a key role in serving not only the community but also holiday-makers staying in the Pewsey Vale or touring on the canal. As such, the shop is an important facility for a large number of people who live in All Cannings, but also a social hub for the village where people meet their friends.



Picture 2: Village shop as proposed within this submission

Planning History

K/52139/F

- 2.3 Planning permission was first granted for the shop in 2005 with consent being given for the temporary siting of a portable building for use as a community shop. This was put in place and used for a number of years as the village shop.



K/58416/TEM

- 2.4 Planning permission was renewed for consent K/52139/F on 2nd May 2008 for a period until 1st June 2013.

K/59528/F

- 2.5 The shop was extended through the provision of a second, linked, portacabin, with planning permission being granted for this additional building in 2008. As with the renewal of the temporary permission, this consent was time limited until June 2013.

13/00748/FUL

- 2.6 Temporary planning consent granted for the continued use of land for the siting of portable buildings as a community shop.

18/04620/FUL

- 2.7 Temporary planning consent granted for the continued use of land for the siting of portable buildings as a community shop.

19/04268/FUL

- 2.8 Planning permission granted for the erection of an open fronted timber structure to house a milk vending machine.

PL/2023/04577

- 2.9 Temporary planning consent granted for the continued use of land for the siting of portable buildings as a community shop. This permission allows for the existing buildings to remain in situ until July 2028.

PL/2024/04962

- 2.10 Removal of existing temporary shop and erection of a permanent shop. Planning permission granted for the permanent shop on 1st October 2024.

The Proposal

3.1 The replacement shop is currently being built on the site in All Cannings. The building varies from the drawings that benefit from planning approval, so this submission is to seek the Council's agreement to these changes – thus regularising the alterations to the shop building. The changes to the building are:

1. The replacement shop building is higher than the approved drawings. This is as a result of a change of the method of construction as detailed below.
2. There are design changes to the building, including the roof to the open section on the southern end and the overall fenestration.

Change in height

3.2 The change to the height from that of the approved design results from two changes to the method of construction. The firm originally contracted to build the shop were unable to undertake the work and a new firm was appointed. They advised that the roof of the building would need to be 300mm higher in order to accommodate an acceptable level of insulation. The second change results from the decision to construct the building off a series of ground screws (rather than a traditional trenched foundation arrangement).



Picture 3: Ground screws being installed

- 3.3 This method of construction is shown on picture 3. This method was chosen because work for the replacement of the shop was undertaken during the winter when conditions were likely to be wet (which was the case) thus making it difficult to dig trenches and successfully create concrete footings.
- 3.4 This method of construction requires that the building be built off a ground beam – as on picture 4. This change, including the change in roof height detailed in paragraph 3.2, has resulted in an increase in the overall height of the building over the approved drawings of between 750mm and 850mm on the highest (east) elevation and a similar amount elsewhere. The approved building was 2900mm on the east elevation with this elevation as built being 3750mm. The exact change in height is relative to the pre-existing ground level, with some elements of the building being circa 100mm below pre-development ground levels at the base of the wall. Whilst taller than the approved design, in this context and location, it is not considered that this represents an unreasonable change. With the mono-pitched roof design the shop as built is still lower in height than many single storey buildings.



Picture 4: The shop being built off a ground beam

Change in design

- 3.5 In general terms the replacement shop is similar to the approved design. It is a single storey timber clad building with a mono-pitch roof. The shop as being built has fewer windows than the approved design and the open element of the building on the southern elevation is taller and has its roof integrated with the main roof of the building (rather than the approved pitched roof). This change was recommended by the building design company as a more practical and efficient method of construction. These elements of the building can be seen on pictures 1 & 2.
- 3.6 This application is thus to vary condition 2 of planning approval PL/2024/04962 in so far as it would refer to a different set of approved planning drawings showing the shop as being constructed.

Planning Policy

National Planning Guidelines

- 4.1 Section 6 of the NPPF relates to how planning authorities should consider proposals for development in the rural economy. Section 88 is particularly relevant as this states that planning policies and decisions should enable:

'the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'

[Extract from Section 88 of the NPPF](#)

Wiltshire Core Strategy

- 4.2 The most up to date policy position for this part of the Council is the Wiltshire Core Strategy. Policy CP49 states that services and community facilities will be protected.
- 4.3 Core Policy 57 'Ensuring high quality design and place shaping' requires a high standard of design in all new developments. This policy (section vii) requires that new development has regard to the compatibility of adjoining buildings and uses and the impact on the amenities of existing occupants. Reference is made to considerations of privacy, overshadowing, vibration and pollution.



Design and Access Statement

The Use of the Site

- 5.1 The use of the site at All Cannings for a permanent shop is established through planning permission PL/2024/04962. This application is to vary the reference to the approved drawings to allow for the amended design to be regularised. As such, no change to the approved use is proposed.

The Amount of Development

- 5.2 The amount of development proposed is illustrated on the drawings accompanying this submission. The overall floor area of the shop as proposed is the same as benefits from planning consent.

The Layout of Development

- 5.3 The layout of the site is not proposed to change as a result of the changes proposed within this application. The shop would remain at the west end of the site to the rear of the village hall.

The Scale of Development

- 5.4 The scale of the development as proposed to be retained differs from the approved drawings as set out within this report. The building is taller than the approved design for the reasons previously described and the change to the open structure on the southern end to be the same height as the rest of the building also changes the overall scale of the shop. It is submitted that these changes do not materially change the overall impact of the shop on the village street scene or neighbouring properties.
- 5.5 Picture 5 shows the new shop from a position alongside the Village Hall. At the scale now being built it is submitted that the impact on the village landscape and immediate neighbours is compliant with policy CP57. Although more visible from nearby houses, the shop is not overbearing, overshadowing or resulting in a loss of privacy or pollution.



Picture 5: The shop from alongside the Village Hall

The Landscaping of the Development

- 5.6 The shop is in a location where landscape planting would not be of any real benefit. During the summer months most of the building will be screened from The Street by trees in the garden of the Village Hall.

The Appearance of the Development

- 5.7 As detailed previously, the appearance of the shop as now proposed is not significantly different from the approved design. The building retains the use of a mono-pitched roof and stained vertical timber cladding; which as a natural material works well and allows the building to successfully assimilate with the trees and hedges around it. For reasons set out within this report, the building is taller than the previously approved design, however in this setting this does not look out of place or make the appearance of the shop incongruous.
- 5.8 The change to the open fronted element on the southern elevation means that this element has a flat roof rather than a pitched gable. This allows it to integrate with the overall built form of the shop.

Access to the Development

- 6.1 The shop shares a car park with the village hall where there is adequate car parking. Most of the visitors to the shop walk or cycle.



Picture 6: Traffic is guided to turn left on leaving the shop

- 6.2 In recent years, changes to the signage within the car park has encouraged visitors to be respectful of neighbours in terms of minimising noise and also to exit the car park by turning to the left.

Conclusion

- 7.1 The conclusion to this Design and Access Statement is that shop as being built should be considered equally as acceptable as that with approval. Although taller and with some changes to its design, the shop building remains an acceptable form of development within All Cannings and, once open, will continue to provide a valuable service for people living in and visiting the village
- 7.2 Guidance within the NPPF states that local planning authorities should support local community facilities and this is reflected in the Wiltshire Core Strategy. It is thus anticipated that the Council will back a proposal that will allow for a permanent shop to be built as proposed within this application.