

8th April 2026

Our Ref: SWLC.LPC6337

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Erection of new residential outbuilding at
Elmslea House, Benthon Lane, Purton, SN5 4HZ

Please find enclosed a duly completed Householder application for the erection of a new garage and office/gym building at the above property.

It is understood that my clients recently withdrew a previous application (LPA Ref PL/2025/04621) for a substantial new hobby workshop/store at their wider property. The intention was said to be to remove the historic stable buildings and utilise the resulting/combined hardstanding.

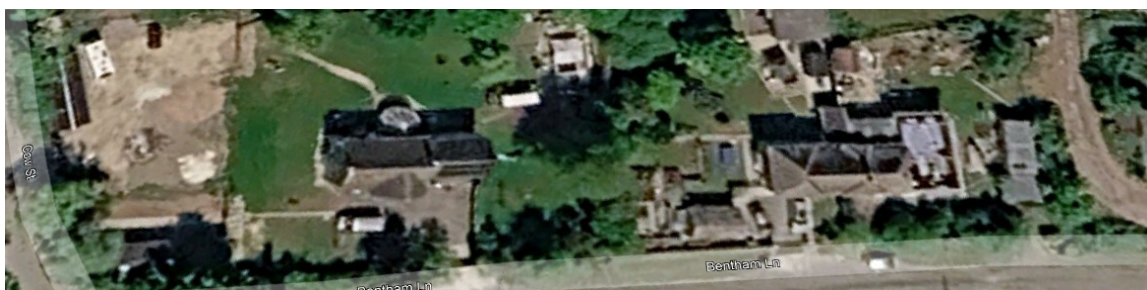
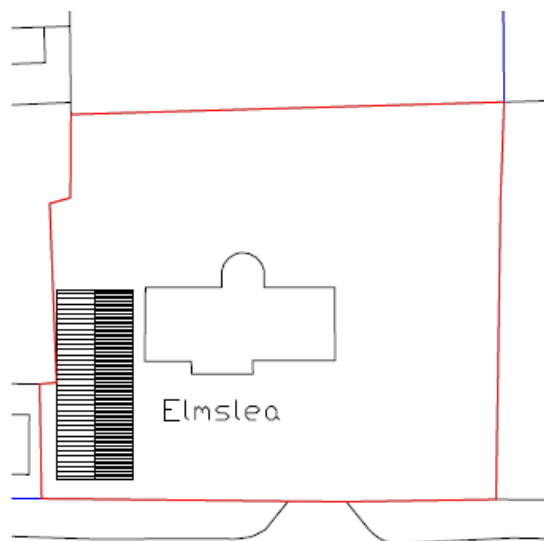
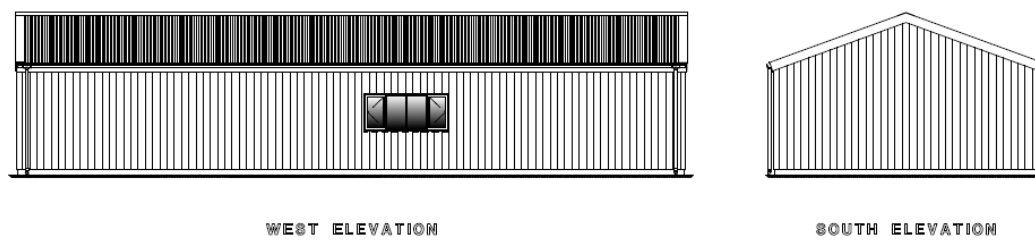
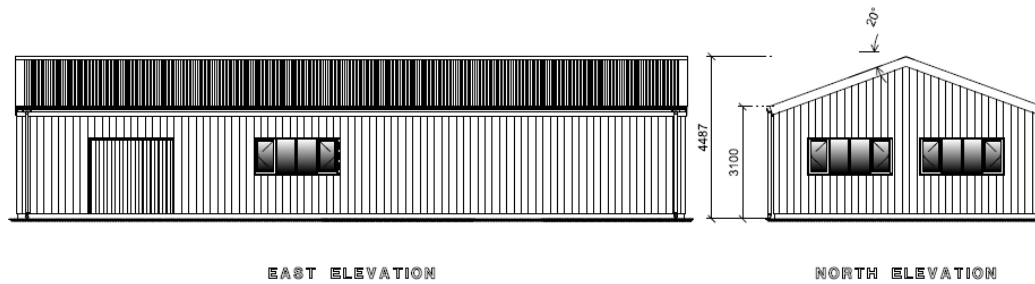
I am advised that the case officer raised concerns about the scale and positioning of the proposed building, and hence it was not pursued.

Interestingly, the above earlier application was registered as a Householder application and included a significant red lined site area. Having examined the site's previous planning history regarding the private stabling approved by application 05/02551/FUL (for the erection of 4No stables and hay barn) I believe the single domestic planning unit that resulted, particularly as the private use of the stables was conditionally controlled arguably extends to the junction with Cow Lane, but does not include the paddocks to the north.

However, the enclosed application is made without prejudice and relates solely to the map based and approximate square of land surrounding the house. The new incidental residential outbuilding is therefore clearly positioned on land intimately associated with the host dwelling, as part of the undisputable domestic curtilage.

The new building is single storey with a ridge height of 4.6m and 3.1m to the eaves. Its footprint measures 18.2m by 8m and as the block plan extract inserted on the following page shows is positioned forward of the house's principal elevation along the western historic boundary with the private stable yard. The building will be finished with vertical cedar boarding left unstained to weather a subtle and natural silver. The roof covering is a grey standing seamed metal sheet. All doors and windows will employ timber joinery to match the cladding.

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Internally the building will be divided into two halves, so that the southern half is to be used as a garage and domestic store/workshop, accessed from the existing house access to the east, in front of the house. The northern half will provide a home

office and gym. This is of course a householder application and by definition can only sanction residential usage, however, if considered necessary, by client is happy to accept a condition that the building is only used for incidental residential purposes.

It is material to note that if the building were slightly reduced in height and pushed back, flush with the front of the house, planning permission would not be required. This is material consideration and supports the grant of permission sought, given the very similar externalities involved. It is also material to note from the aerial extract inserted on the previous page shows that the eastern neighbour has a garage already positioned in front of the principal elevation too. It is of course possible to cover up to 50% of the curtilage as permitted development. This application though leaves a substantial open garden wrapped around the house.

The property has a well established roadside hedge to the front which will continue to screen the land around the house, and its retention could be conditionally controlled if considered necessary.



Views to front of house from application site

Relevant Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations (including the National Planning Policy Framework) indicate otherwise.

The Development Plan includes the Wiltshire Core Strategy, within which there are no specific policies which deal with outbuildings, and as such the most relevant policies are:

- Core Policy 51 – Landscape
- Core Policy 57 – Ensuring High Quality Design and Placemaking

Impact upon the amenity of occupiers of neighbouring properties:

Due to the application's nature as a single storey outbuilding set within a relatively secluded plot away from any shared boundaries, the proposal poses no concerns for residential amenity.

There is no risk of any unacceptable levels of overlooking, light blocking, or the creation of an oppressive environment as a result of the proposed plans.

With regard to the above, the proposed plans are strongly maintained to be acceptable on visual amenity grounds too.

Scale, design and materials:

The outbuilding is located towards the front/side of the property, adjacent to the existing front parking and manoeuvring space. A significant amount of mature foliage will diffuse views of the new building, albeit that the sensitive and subdued material finishes proposed will be satisfactorily assimilated as part of the established built grouping

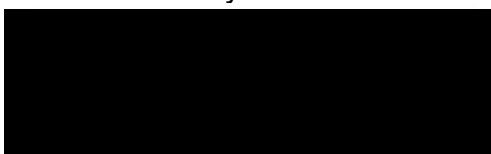
Due to this obscurity offered by the boundary treatments, the single storey nature of the proposal and the siting away from any busy roads, the development's impact will be minimally, if at all, visible.

The design of the outbuilding is simple and employs typical rural themed materials, and a moderate pitched roof.

Overall, the scale of the outbuilding is moderate, and the design/material pallet is acceptable contextually. Therefore, the proposal is considered acceptable on visual amenity grounds. The scale of the outbuilding is also deemed to be subservient to the host dwelling and would not adversely impact the character or appearance of the site.

I trust the above brief comments address the key issues arising from the policy framework, however if you have any questions arising to ensure your support, please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr and Mrs Garrard