



Land, Development &
Planning Consultants Ltd

The Studio, 82 Broadmead,
Corsham,
Wiltshire,
SN13 9AP

01249 782496
www.LDPC.co
planning@LDPC.co

Our Ref:2403A

7th April 2026

Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Sir/Madam

Town & Country Planning Act 1990
Erection of garden building
Dairy Cottage, Eastcott, Devizes, SN10 4PJ

LD&PC Ltd have been instructed by Mr Fred Palmer, the occupier of Dairy Cottage and freehold owner of Dairy Cottage and Eastcroft Farm to prepare and present a Householder application for the erection of a garden building within the curtilage of Dairy Cottage, Eastcott.

Dairy Cottage was originally a residential annex to Eastcroft Farm, to the southeast of the application site. Under reference PL/2024/07703 the independent residential use of Dairy Cottage was confirmed through the grant of a Certificate of Lawful Development, dated 24th October 2024.

Since the grant of the Certificate of Lawfulness, Fred has taken up more of the residential garden formerly associated with Eastcroft Farmhouse and uses it ancillary to the enjoyment of Dairy Cottage. While the farmhouse and associated garden is currently held in trust for Fred, the deeds are currently with the Land Registry to transfer ownership to Fred.

The proposed garden building will be located to the south of Dairy Cottage, adjacent to the boundary with the highway. Orientated toward Dairy Cottage, the building will shield the garden and dwelling from traffic noise and create a courtyard area outside of the cottage kitchen. The garden building will provide additional space for entertaining and from which to enjoy the garden.

The modest scale of the building will be largely screened by the mature hedge on the highway boundary which will be maintained. Its orientation will ensure that there will be no material



Land, Development &
Planning Consultants Ltd

The Studio, 82 Broadmead,
Corsham,
Wiltshire,
SN13 9AP

01249 782496
www.LDPC.co
planning@LDPC.co

impact on the amenity of neighbouring properties either through its use or views within the street-scene.

The form, scale and location of the development is considered entirely appropriate and we trust that the Local Planning Authority will support the proposals in their submitted form within the statutory timeframe.

Should Officers have any queries, or wish to visit the application site, please do not hesitate to contact the undersigned.

Yours faithfully,

Benjamin Pearce