



PLANNING STATEMENT

Project Number:

2026-2608

Project:

Meadow Cottage, Ogbourne St George, Marlborough, Wiltshire, SN8 1SU

Proposal:

Proposed Garden Store

Date:

22nd April 2026

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1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of the applicant, Mr Alistair Mitchell, in support of a planning application for the erection of a garden store at Meadow Cottage, Ogbourne St George, Marlborough, Wiltshire.
- 1.2. The proposal comprises a modest, freestanding ancillary structure within the residential curtilage of an existing dwellinghouse. It is intended to provide domestic storage associated with the enjoyment of the property and does not include any habitable accommodation.
- 1.3. This Statement describes the site and its planning context, outlines the proposed development, and provides an assessment against relevant national and local planning policies. It demonstrates that the proposal is acceptable in principle and detail and that there are no material considerations which indicate that planning permission should be refused.

2. Site Description

- 2.1. Meadow Cottage is a detached dwelling situated within a rural setting on the edge of the village of Ogbourne St George. The surrounding area is characterised by a combination of traditional residential properties, agricultural land and open countryside.
- 2.2. The application site is domestic in character, with the immediate garden areas enclosed by established boundary treatments and mature landscaping, which visually and physically contain built development within the curtilage of the dwelling.
- 2.3. The principal elevation of the dwelling faces east, with the property accessed via an existing private access track approaching from the north. The northern end of this access track lies within the Ogbourne St George Conservation Area and is therefore included within the application red line boundary.
- 2.4. The dwelling itself and the land on which the proposed garden store is to be sited lie entirely outside the Conservation Area.
- 2.5. The proposed garden store is to be located on an existing area of hardstanding to the south of the dwelling, well contained within the established residential curtilage and physically separated from the access track and public viewpoints.
- 2.6. The siting of the building ensures that it is read clearly as part of the domestic setting of Meadow Cottage rather than as an encroachment into the surrounding countryside.
- 2.7. The site lies within the Cranborne Chase and West Wiltshire Downs National Landscape. The immediate setting of the proposed development is domestic in character, enclosed by existing boundary treatments and landscaping.

3. Planning History and Proposal

Planning History

- 3.1. The planning history of the site includes permissions for domestic alterations and ancillary structures.
- 3.2. Of particular relevance is planning permission 14/03722/FUL, which granted consent for a single storey car port and conservatory. The officer's report concluded that the proposed structures were modest in scale, appropriately designed, and would not harm the character of the area, the wider protected landscape, residential amenity or highway safety.
- 3.3. Earlier applications for garages and outbuildings are recorded but are not evident on site today and do not form part of the existing baseline.

Planning Proposal

- 3.4. The application seeks planning permission for the erection of a garden store, as shown on the submitted Oakwrights drawings (Rev C).
 - The proposed structure:
 - is modest in footprint and height;
 - incorporates a shallow roof pitch of approximately 15 degrees, ensuring the overall roof height is kept to an absolute minimum;
 - is constructed using an oak frame with timber cladding, timber doors and clay roof tiles.
- 3.5. In scale, the garden store is substantially smaller and lower than the host dwelling, ensuring it remains clearly subordinate and visually recessive within the site. Its single-storey form and shallow roof pitch prevent any sense of dominance or competition with the main house.
- 3.6. The building contains no habitable accommodation and is clearly ancillary to the main dwelling.

4. National Planning Policy

National Planning Policy Framework

- 4.1. The National Planning Policy Framework (NPPF, December 2024) sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. It is relevant to the assessment of this proposal alongside the adopted Development Plan and other material considerations.

Achieving Sustainable Development

- 4.2. Paragraph 8 of the NPPF sets out the overarching objectives of sustainable development. In particular, it confirms that the planning system should pursue an environmental objective to:

"protect and enhance our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change."

- 4.3. Paragraph 11 establishes the presumption in favour of sustainable development and confirms that:

"development proposals that accord with an up-to-date development plan should be approved without delay."

- 4.4. Together, these paragraphs provide the central policy context for the determination of planning applications.

Achieving Well-Designed Places

- 4.5. Chapter 12 of the NPPF addresses the importance of achieving well-designed places and confirms that good design is a key aspect of sustainable development.

- 4.6. Paragraph 130 states that planning decisions should ensure that development proposals, amongst other things:

"are visually attractive as a result of good architecture, layout and appropriate and effective landscaping,"

and

"are sympathetic to local character and history, including the surrounding built environment and landscape setting."

- 4.7. The chapter emphasises that development should contribute positively to local character and create high-quality places appropriate to their context.

Conserving and Enhancing the Natural Environment

- 4.8. Chapter 15 of the NPPF relates to conserving and enhancing the natural environment, including protected landscapes. The chapter confirms that development within such areas should be appropriate in scale and design and should conserve and enhance landscape character and scenic beauty.

Flood Risk

- 4.9. Chapter 14 of the NPPF addresses meeting the challenge of climate change, flooding and coastal change. It confirms that development should be directed away from areas at highest risk of flooding where possible and that proposals should be supported by proportionate flood risk assessment where flood risk constraints apply.

5. Local Planning Policy

- 5.1. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan comprises the Wiltshire Core Strategy (Adopted January 2015).
- 5.2. The following policies are of relevance to the assessment of this proposal.

Wiltshire Core Strategy (Adopted January 2015)

Core Policy 51 – Landscape

- 5.3. Core Policy 51 seeks to ensure that development protects, conserves and where possible enhances the character and quality of the Wiltshire landscape. Proposals should be appropriate to their landscape setting and should not have an unacceptable adverse impact on the character or scenic quality of the area.

Core Policy 57 – Ensuring High Quality Design and Place Shaping

- 5.4. Core Policy 57 requires development to respond positively to the site, its context and local character. The policy expects proposals to demonstrate appropriate scale, massing, form and materials and to be sympathetic to their surroundings.

Core Policy 58 – Ensuring the Conservation of the Historic Environment

- 5.5. Core Policy 58 relates to the conservation of designated and non-designated heritage assets and their settings. It requires that development conserves heritage significance in a manner proportionate to the scale and impact of the proposal.

Core Policy 67 – Flood Risk

- 5.6. Core Policy 67 requires that development does not increase flood risk and that proposals are supported by appropriate flood risk information where flood risk constraints apply.

6. Planning Assessment

Principle of Development

- 6.1. The principle of erecting a modest ancillary outbuilding within the residential curtilage of an existing dwellinghouse is well established and generally acceptable in planning terms.
- 6.2. The proposed garden store is clearly incidental to the enjoyment of Meadow Cottage and does not introduce a separate or intensified use of the site. The development therefore accords with the established lawful residential use of the property.
- 6.3. The land on which the garden store is proposed was formerly agricultural but was incorporated into the residential curtilage between 2012 and 2015, as evidenced by historic aerial imagery accompanying this statement. The change of use has therefore occurred for a period in excess of ten years and is immune from enforcement action. The use of the land as part of the domestic curtilage of the dwelling represents the correct planning baseline against which the application should be assessed.
- 6.4. The proposal is therefore acceptable in principle.

Design and Character

- 6.5. The garden store has been designed to remain clearly subordinate to the host dwelling. Its modest footprint and shallow roof pitch ensure that the overall height is kept to a bare minimum, limiting visual mass and ensuring the structure does not compete with the main house.
- 6.6. The simplicity of the building's form and detailing reflects its ancillary function and avoids unnecessary architectural emphasis. The proposal therefore accords with the established pattern of modest domestic outbuildings commonly associated with rural dwellings in the area.
- 6.7. The use of an oak frame, timber cladding and clay roof tiles reflects materials commonly associated with ancillary structures in rural residential settings and ensures the building sits comfortably within its immediate context.
- 6.8. The proposed siting on an existing area of hardstanding to the south of the dwelling further limits visual impact and ensures that development remains contained within the established domestic area of the site.
- 6.9. The proposal therefore represents an appropriate response to the site and its surroundings and is consistent with Core Policy 57.

National Landscape

- 6.10. The site lies within the Cranborne Chase and West Wiltshire Downs National Landscape. However, the proposed development is modest in scale, domestic in nature and clearly associated with an existing dwellinghouse.
- 6.11. The proposed garden store would be experienced solely within the immediate domestic context of Meadow Cottage and would not be perceptible in any wider landscape views. The surrounding boundary treatments and existing built form ensure that the development is visually contained and does not interrupt the open or undeveloped character of the adjacent countryside.
- 6.12. The garden store is discreetly sited, limited in height and constructed using traditional materials. It will not introduce built form into open countryside beyond the established residential envelope of the property, nor will it give rise to any wider visual or landscape impacts.
- 6.13. The proposal therefore conserves the landscape character and scenic quality of the National Landscape, in accordance with the aims of designation and the requirements of Core Policy 51.

Conservation Area

- 6.14. The only part of the application site which falls within the Ogbourne St George Conservation Area is the northern end of the existing access track. This is the sole reason the Conservation Area is referenced in the application.
- 6.15. The proposed garden store is located entirely outside the Conservation Area, and no works are proposed within it.
- 6.16. As a result, the proposal would have no effect on the character, appearance or significance of the Conservation Area, either directly or indirectly.
- 6.17. The development therefore preserves the Conservation Area and fully accords with Core Policy 58 of the Wiltshire Core Strategy.

Flood Risk

- 6.18. The red line boundary includes part of the existing access track which passes through areas identified as Flood Zones 2 and 3. This reflects the established means of access to the dwelling rather than the location of the proposed development itself.
- 6.19. The proposed garden store is located wholly outside Flood Zones 2 and 3, within an area of established hardstanding, and will not impede flood flows or result in any increase in flood risk on or off site. No built development is proposed within areas at higher risk of flooding.
- 6.20. In these circumstances, flood risk considerations do not present a constraint to the proposed development, and the proposal accords with the aims and requirements of Core Policy 67.

7. Conclusion

- 7.1. Planning permission is sought for the erection of a garden store at Meadow Cottage, Ogbourne St George.
- 7.2. The proposal represents a modest, well-designed and proportionate form of domestic development that is clearly ancillary to the existing dwelling. It is appropriately sited, visually contained, and respects the character of both the site and its wider rural setting, including the Cranborne Chase and West Wiltshire Downs National Landscape. It respects the character of the site, the wider National Landscape and the setting of the nearby Conservation Area, and flood risk considerations can be satisfactorily addressed.
- 7.3. The development accords with the National Planning Policy Framework and the adopted Development Plan, in particular, it complies with Core Policies 51, 57, 58 and 67 of the Wiltshire Core Strategy. There are no material considerations which indicate that planning permission should be refused.

8. Use of Artificial Intelligence

- 8.1. This Planning Statement has been prepared having regard to the Planning Inspectorate's guidance on the transparent use of artificial intelligence in planning submissions and the Royal Town Planning Institute's professional advice on the responsible use of AI.
- 8.2. Artificial intelligence tools were used solely to assist with formatting and the clarity of written expression. All planning assessment, policy interpretation, professional judgement and conclusions have been undertaken by an experienced planning professional. The author has reviewed the document in full and accepts responsibility for the accuracy, content and professional opinions expressed.