

Wiltshire Council
Monkton Park Offices,
Monkton Hill ,
Chippenham,
SN15 1ER



28th April 2026
Dear Sir/Madam

Erection of Oak framed Extension to existing Garage to provide ancillary accommodation at Maxcroft Barn, Maxcroft Lane, Hilperton Marsh, BA14 7PY

Please see attached documents relating to a Householder Planning Application for the proposal referenced above. These documents include:

- Red Lined Location Plan at 1:1250 @a4 (drg. 98258/01);
- Existing Block Plan at 1:500 @a3 (drg. 98258/02);
- Proposed Block Plan at 1:500 @a3 (drg. 98258/03);
- Existing Elevations at 1:100 @a3 (drg. 98258/04);
- Existing Roof Plan and Floor Plan at 1:100 @a3 (drg. 98258/05);
- Existing, not to scale @a3 (drg. 98258/06);
- Proposed Elevations at 1:100 @a3 (drg. 98258/07);
- Proposed Roof Plan and Floor Plan at 1:100 @a3 (drg. 98258/08);
- Proposed, not to scale @a3 (drg. 98258/09);
- Combined Design & Access and Heritage Statement;
- CIL Additional Information Assessment

The planning fee will be paid directly via the Planning Portal.

The proposal in question seeks permission to convert an existing garage to provide necessary ground floor accommodation and a first-floor home art studio for the residents of Maxcroft Barn. The proposal is to be used in conjunction with the main dwelling at all times. We would welcome a condition restricting use if Council concerns are raised.

I trust that you have all the required information to review and validate this application. However, if you do require further documentation, please do not hesitate to contact myself.

Yours Faithfully,

Jack Nethercott BA, MSc
Planner for Prime Oak

Manufacturers of Quality
TRADITIONAL OAK FRAMED BUILDINGS