



PLANNING DESIGN & ACCESS STATEMENT

Application:	Erection of a garage.
Property:	Great Cotmarsh Farm, Cotmarsh, Broad Town, Wiltshire.
Client:	Mr and Mrs Allen
Date:	May 2026
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner

1.0 INTRODUCTION

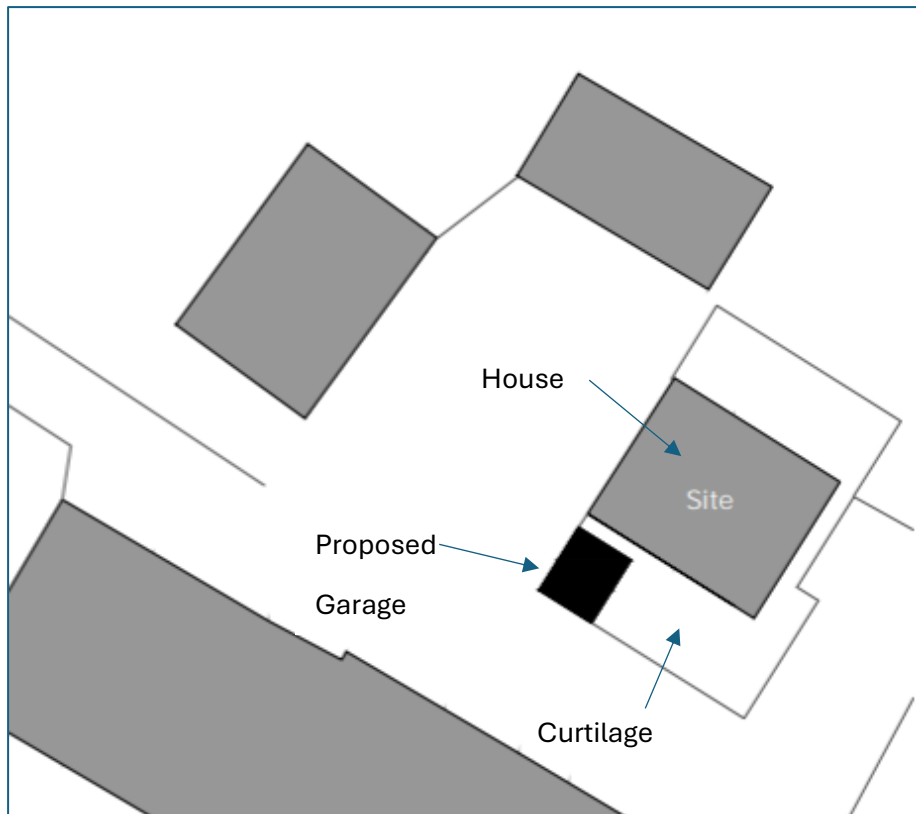
- 1.1 Woolley & Wallis have been instructed by Mr & Mrs Allen to submit this application
- 1.2 This document provides:
- Policy Information.
 - Information surrounding the application
 - Further supporting information
- 1.3 Supporting Documentation:
- Proposed elevations, floorplan & block plan.

2.0 BACKGROUND & RELEVANT PLANNING HISTORY

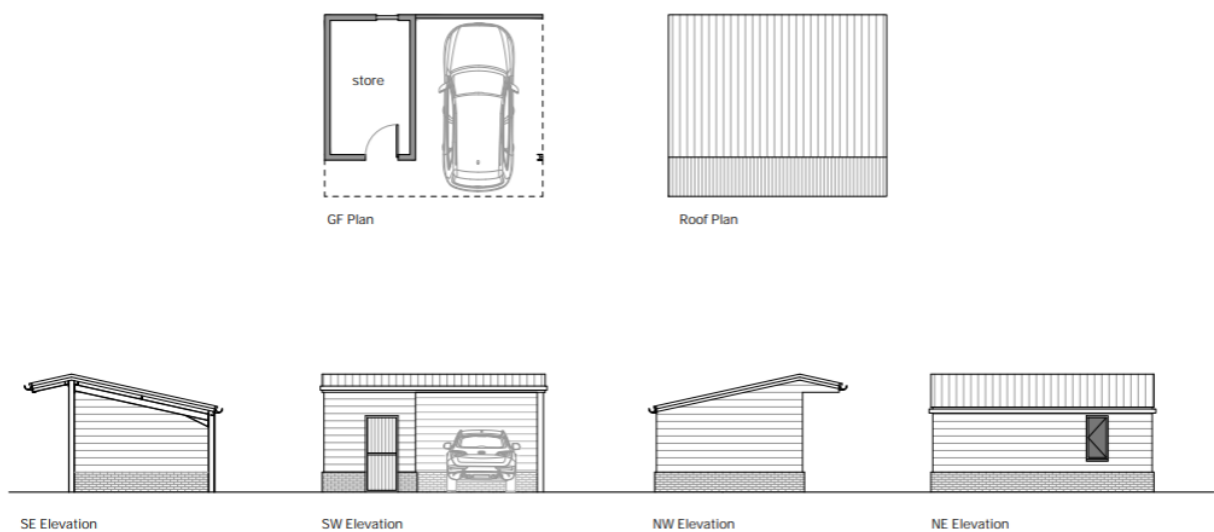
- 2.1 Under application PL/2025/02694, permission was granted via Class Q permitted development for the "Proposed change of use of agricultural building to 1 dwelling house (class C3) and associated operational development".
- 2.2 The applicant was then granted as a Revised Full Planning conversion scheme to the previously consented application - (PL/2025/05829).
- 2.3 This development has now been largely completed.

3.0 PROPOSAL

- 3.1 The applicant would now like a garage which will provide ancillary domestic storage and vehicle parking for a single vehicle, associated with the approved residential use.
- Scale/Construction
- 3.3 The scale, siting and design of the structure have been carefully considered to ensure that it integrates appropriately within the site and does not result in any harmful impacts upon the surrounding areas.
- 3.4 The proposal poses a modest, commensurately sized garage and will be located in the consented residential curtilage, as shown in the drawing below.



- 3.5 The materials used for this proposal will be similar to those of the consented dwelling. The walls will be constructed of Marley Weatherboard Cladding in Slate Grey, with a red brick plinth to match the dwellinghouse. The roof will consist of Kingspan KS1000rw panels in the colour Black (RAL 9005).
- 3.5 For clarity, please see the elevational drawings of the garage below.



4.0 PLANNING CONSIDERATIONS

- 4.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

- 4.2 The policy framework relevant to the consideration of this proposal comprises the National Planning Policy Framework (NPPF) and the Wiltshire Core Strategy (WCS) (2015). The Wiltshire Local plan review has recently been withdrawn as such little weight has been given to it.
- 4.3 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

5.0 Principle of Development

- 5.1 Whilst there are no specific policies relating to the provision of domestic garages, the proposal accords with the overarching objectives of the adopted Wiltshire Core Strategy, in particular Core Policy 57, which seeks to ensure that development responds positively to its surroundings, achieves a high standard of design and safeguards residential amenity
- 5.2 Core Policy 51 of the Wiltshire Core Strategy seeks to protect, conserve and where possible enhance the landscape character of Wiltshire. In this instance, the proposed garage is modest in scale and replaces a former Dutch barn structure which historically occupied the site and was materially greater in height and bulk. The proposal adopts a simple agricultural appearance which reflects the established character of the site and will not give rise to any unacceptable visual harm. Accordingly, it is considered that the character and appearance of the surrounding landscape will be preserved.
- 5.3 Had the proposed garage not been situated within 2 metres of the curtilage boundary of the dwelling and the garage does not exceed 2.5m in height, permitted development rights would have been adopted. However, under Class E of Schedule 2 of the GDPO this is not available.

6.0 Impact on Heritage Assets

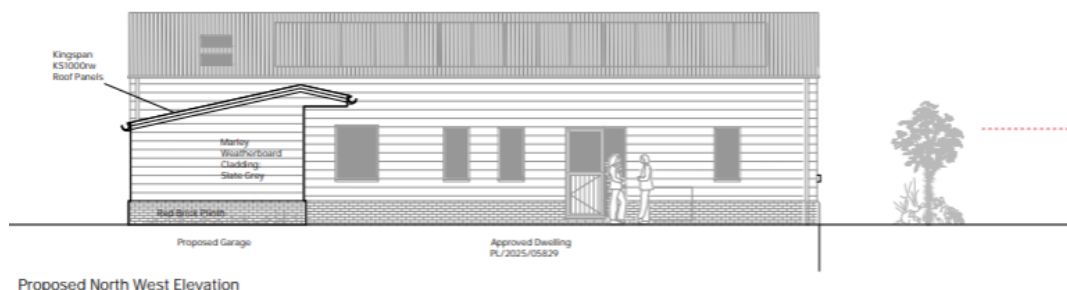
- 6.1 The proposed location of the garage would be screened from the nearby listed building, namely Great Cotmarsh Farmhouse and will not affect its setting or significance. Given the modest scale, ancillary nature and its siting on the edge of an established yard, it is considered that the development preserves the significance of the designated asset in accordance with Core Policy 58.

6.0 Impact on Landscape

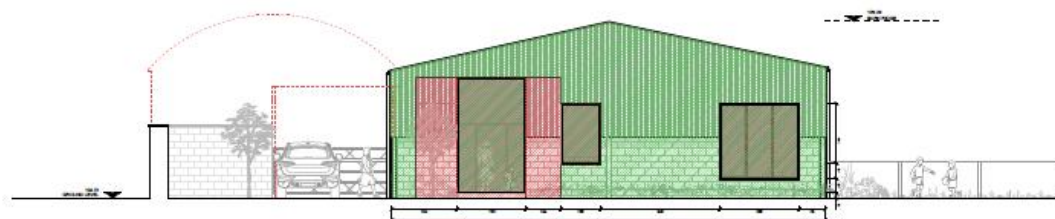
- 6.1 The former Dutch Barn which historically existed on the proposed footprint was substantially larger in scale and height than the proposed development.
- 6.2 The proposal also sits in the landscape well as the design is agrarian in nature and will retain the established character of the site.

7.0 Impact upon Highways, Ecology & Neighbouring Amenity

- 7.1 The proposed garage is to be constructed on an area of existing hardstanding which is already consented as vehicular parking to service the adjoining dwelling. The site does not contain habitats of ecological significance and offers negligible ecological value. The site also falls below the de minimis threshold and therefore BNG regulations do not apply.
- 7.2 The proposed development will utilise the existing access arrangements associated with the consented dwelling and will not increase vehicle movements to or from the site.
- 7.3 The site is accessible off the council-maintained highway.
- 7.4 Additionally, as seen on the contextual plan- included below, the positioning of the garage will not result in views being blocked from any window and as such will not affect amenity of the occupiers.



The below does not relate to this application – the image is only included to reference the historic height of the adjoining demolished Dutch barn being higher than the proposed Garage.



8.0 Conclusion

- 8.1 The proposed garage represents a modest form of ancillary domestic development associated with the lawful residential use of the site. The structure has been carefully designed and positioned to sit comfortably within the established residential curtilage and reflects the agricultural character of the surrounding area through both its scale and appearance.
- 8.2 The proposal will not result in any unacceptable impacts upon the character or appearance of the surrounding landscape, neighbouring amenity, highway safety, ecology or the setting of nearby heritage assets. The development utilises an existing area of hardstanding and existing access arrangements, with no material intensification of use arising.
- 8.3 Furthermore, the scale of the proposed garage is modest and commensurate with the approved dwellinghouse. The materials and detailing have been selected to complement the consented conversion scheme and ensure the building integrates appropriately within the site.
- 8.4 Accordingly, it is considered that the proposal accords with the aims and objectives of the National Planning Policy Framework together with Core Policies 51, 57 and 58 of the Wiltshire Core Strategy. The proposal therefore represents sustainable development, and it is respectfully requested that planning permission be granted without delay