

Lintrathen, Rectory Hill, West Dean

Mr & Mrs McKenzie

P26-011-01- B
May 2026

Lintrathen, Rectory Hill, West Dean

Application for Certificate of Lawfulness
for existing use at:

Lintrathen
Rectory Hill
West Dean

Client: Mr & Mrs McKenzie

May 2026

1.0 Introduction

1.1 Site Location

SITE LOCATION

West Dean is a village and civil parish in southeast Wiltshire, England; the Wiltshire/Hampshire border runs through the eastern part of the village. The village is on the River Dun, about 7 miles east of Salisbury and the same distance northwest of Romsey.



1.0 Introduction

1.2 Site Description

SITE DESCRIPTION

Lntrathen is a detached chalet bungalow at the top of Rectory Hill as you leave the village heading north.

The property is set behind a mature hedge which borders the public highway.

The bungalow is "L" shaped with an Annexe and the garage closest to the road.

PROPOSAL

The application is for a Certificate of Lawfulness for a Existing Use of the Garage.

The Garage has been in existence for over 20 years and the history of the site is detailed further in this document.

Photographes dating from 2001 to the current day show the garage as existing, written statements from a neighbour and ex parish councillor also provide support of the existing use of the garage.



1.0 Introduction

1.3 Key Site Views



View 01



View 02



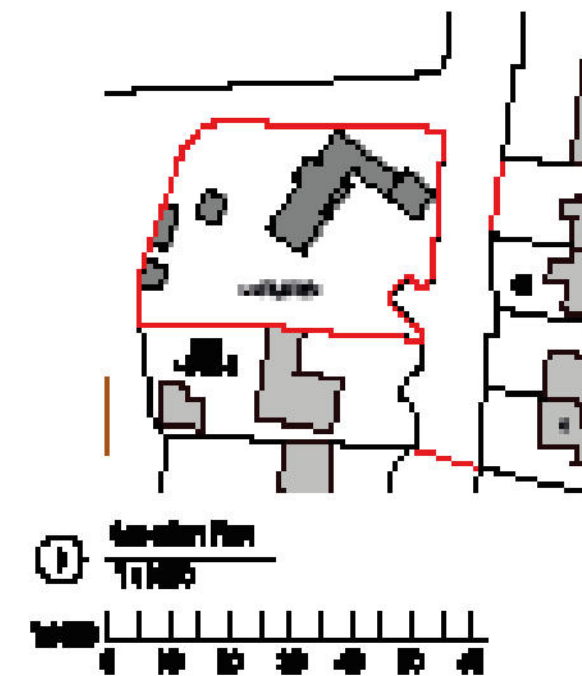
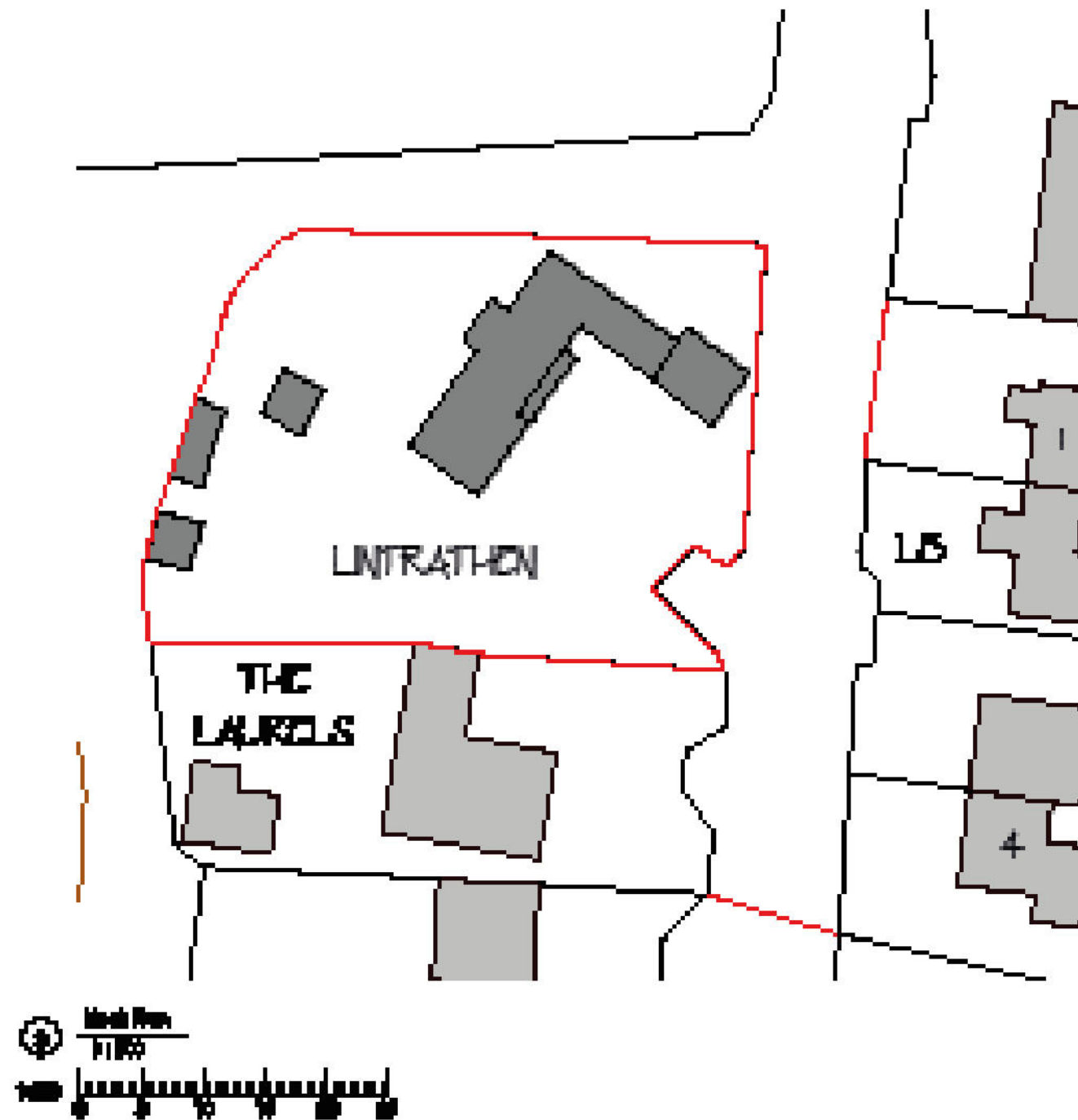
View 03



View 04

2.0 Site Context

2.1 Location & Block Plan



2.0 Site Context

2.2 Current Site Photos



2.0 Site Context

2.3 Historic Garage Photos



2.0 Site Context

2.4 Historic Carport Photos



2.0 Site Context

2.5 History

Between 1979 and 1983, the owner at the time, Captain Roger Hamilton, built a carport adjacent to the Granny Annexe at Lintrathen. It consisted of 4'6" high block walls to the rear and side. Above the blockwork were some timber uprights with corrugated plastic between them. The roof consisted of further corrugated plastic sheets on timber joists, laid to a slight fall.

A photograph of this was taken in 1983 by the neighbour opposite and is shown on the previous page.

The carport was shown on the deeds in 1997.

In October 2000, the current owner, Dr Andrew McKenzie, contacted the Planning Dept. of Salisbury Council to ask if planning permission would be required to put doors on the front of the carport. He was advised that, as there would be no increase in floor area, planning permission would not be necessary.

In November 2000, a Planning Officer visited the site, regarding another application, and was asked by the owner to confirm that no planning permission was required for the works proposed. He was advised that, as the carport had been there for over 4 years, the council would not object. On 15th November 2000, the owner subsequently wrote to the Planning Dept. at Salisbury to confirm he had been advised again that no planning permission was required and to put in writing that repairs would be carried out to the existing carport structure, i.e. the decrepit roof and the plastic on top of the blockwalls, in addition to the addition of the doors, and asking for any comments or queries.

Later in November 2000 the roof was replaced with Coroline sheeting as the plastic roof had deteriorated, the corrugated plastic above the block walls was removed and the wall continued up in blockwork, with 2 small windows added to the rear elevation. The overall size and height did not increase. The Coroline sheeting was then later replaced with a felt roof.

On 30th November 2000, the owner received a letter from Sarah Burns in the Planning Dept. to say they had been unable to find any planning permission for the carport. However as it had been in existence for over 4 years, no enforcement action would be taken. The letter also advised that if formal documentation was required, an application for a Certificate of Lawful Use could be made.

In January 2001, the owner applied for a Certificate of Lawfulness for the original carport, as advised by Sarah Burns, as the building had been in use for at least 20 years.

The application included evidence from several Neighbours, including the chair of the Parish Council, to support its long-standing existence.

In July 2003, the applicant withdrew the application following request from the Local Authority.

To date there has been no further contact from the Planning Dept.

2.0 Site Context

2.6 Supporting Evidence

Matthew Rowe, [REDACTED]

16th May 2026

To whom it may concern

I can confirm that the double garage at Lintrathen, Rectory Hill West Dean SP5 1JL has been in place in its current form since the year 2000. I was a parish councillor from approx 1999 until approx 2012 and was aware of any building development in the village during that time

Yours faithfully

[REDACTED]
Matthew Rowe

12/5/26

To whom it may concern,
Andy Mackenzie, Lintrathen,
I can confirm that your
double garage was in
place, in its current form,
when we moved into
[REDACTED] in 2002.

[REDACTED]
M. Rushworth
[REDACTED]

2.0 Site Context

2.7 Planning History

Reviewing the Wiltshire Council planning website the following are listed -

S/78/0128 - 20/04/1979

Erect granny flat and garage and alterations to existing access

16/10798/TCA - 05/12/2016

Walnut & Beech trees - raise crown to approx 4m

Oak tree - remove approx 2.5m of lateral growth away from house

S/2000/2125 - 10/01/2001

Erection of aluminium frame greenhouse

S/2001/0270 - 26/03/2001

Cut down sycamore trees

S/2001/0073 - 25/07/2003

For existing use for concrete block built car port to end of annex - withdrawn

S/2002/0449 - 03/04/2002

Various works to various trees

S/2011/1663 - 12/12/2011

1 x Ash reduce crown by 30% and clean, remove Ivy, 1 x Walnut reshape and reduce by up to 15% and removal of overhanging branches, 1 x Yew reshape and removal of overhanging branches and reduce by up to 15%

20/02190/TCA - 16/04/2020

Oak - Overall crown reduction of approx 30%

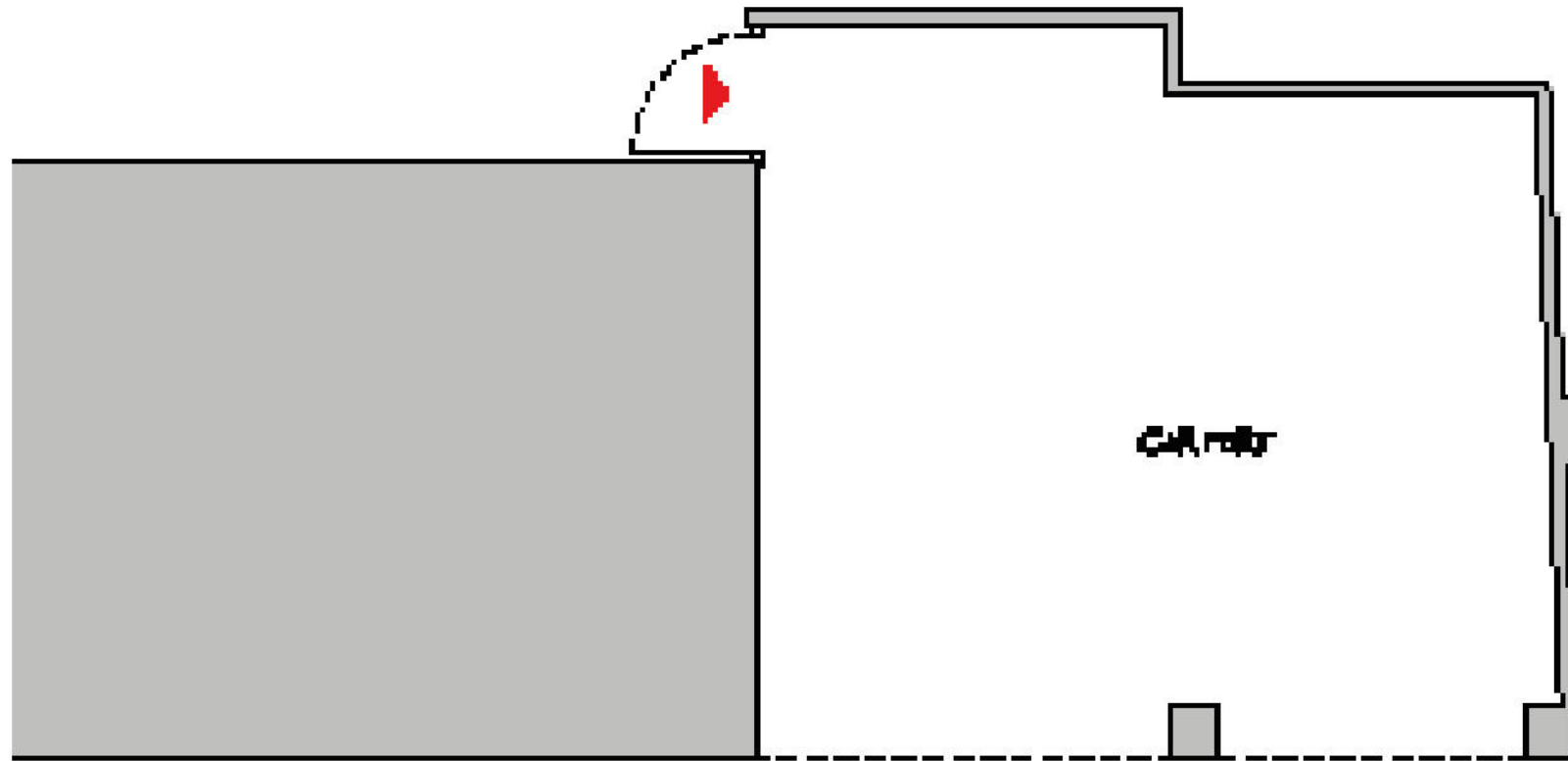
Beech - Overall crown reduction of 30% , remove low branches, reduce co dominant leader.

Apple Tree - Reduce

Crab Apple - Reduce & Thin

3.0 Drawings

3.1 Existing Plan as Carport

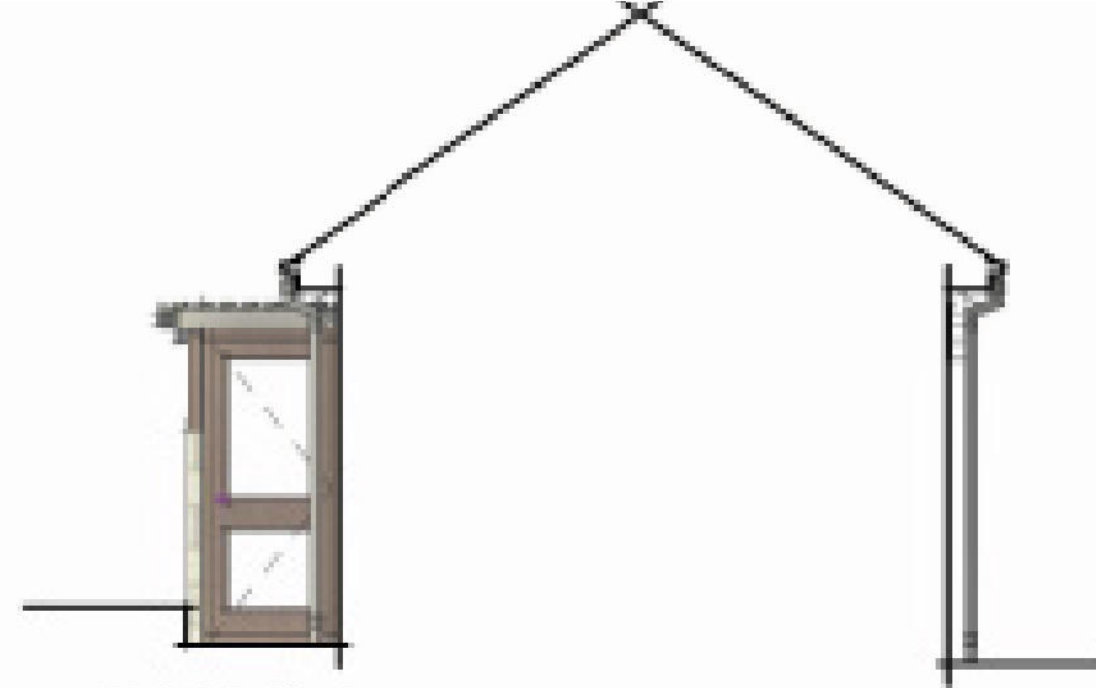


3.0 Drawings

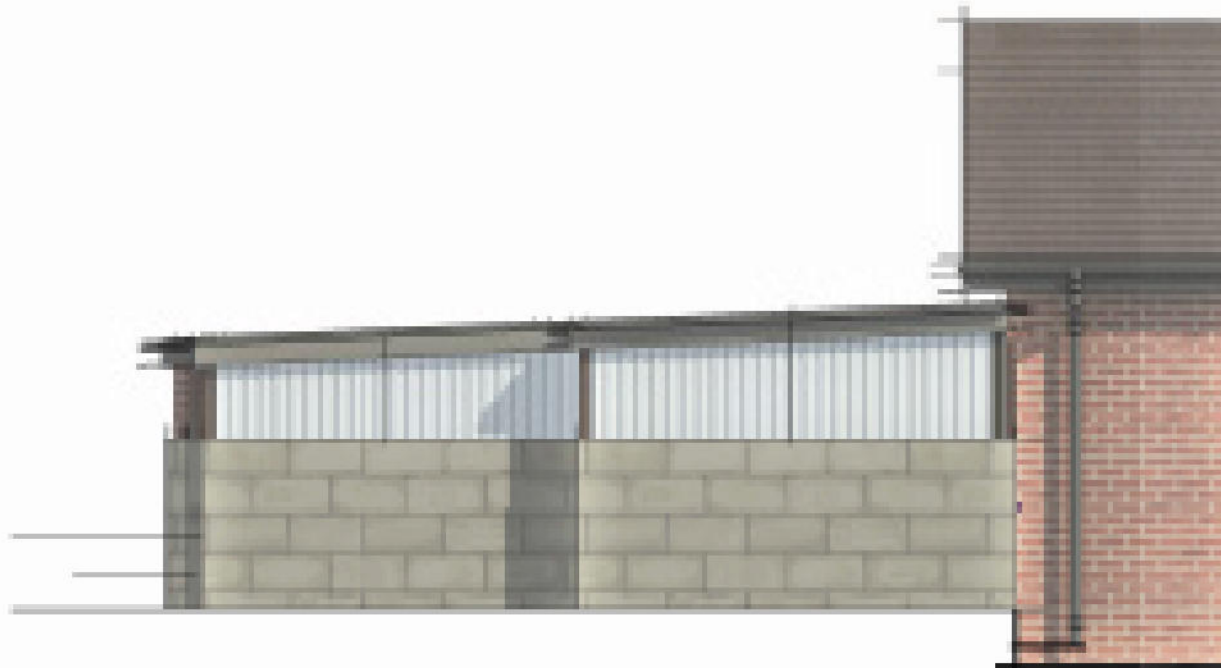
3.2 Existing Elevations as Carport



1 Front (South-West) Elevation
1:100



3 Side (North-West) Elevation
1:100



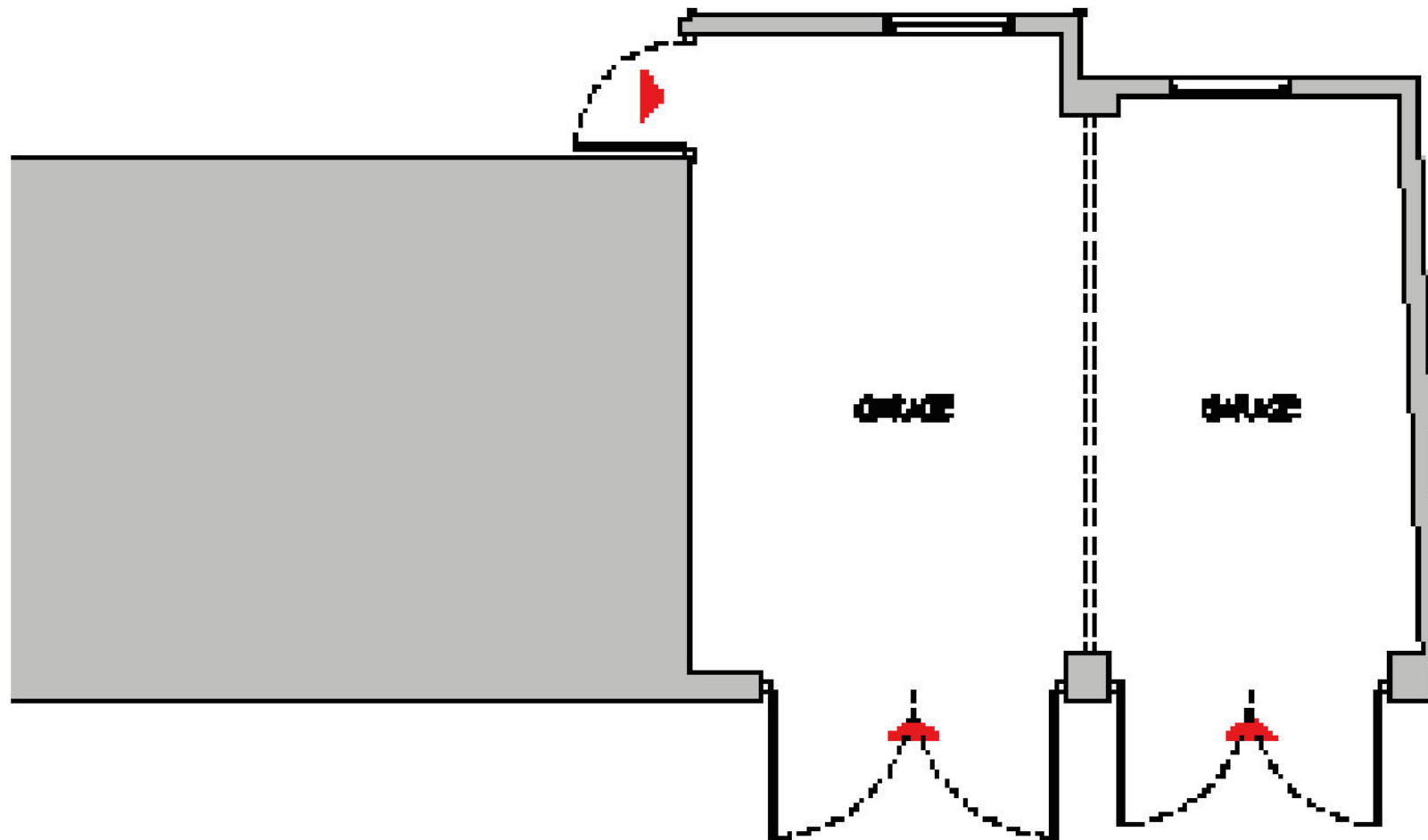
2 Rear (North-East) Elevation
1:100



4 Side (South-East) Elevation
1:100

3.0 Drawings

3.3 Existing Plan as Garage

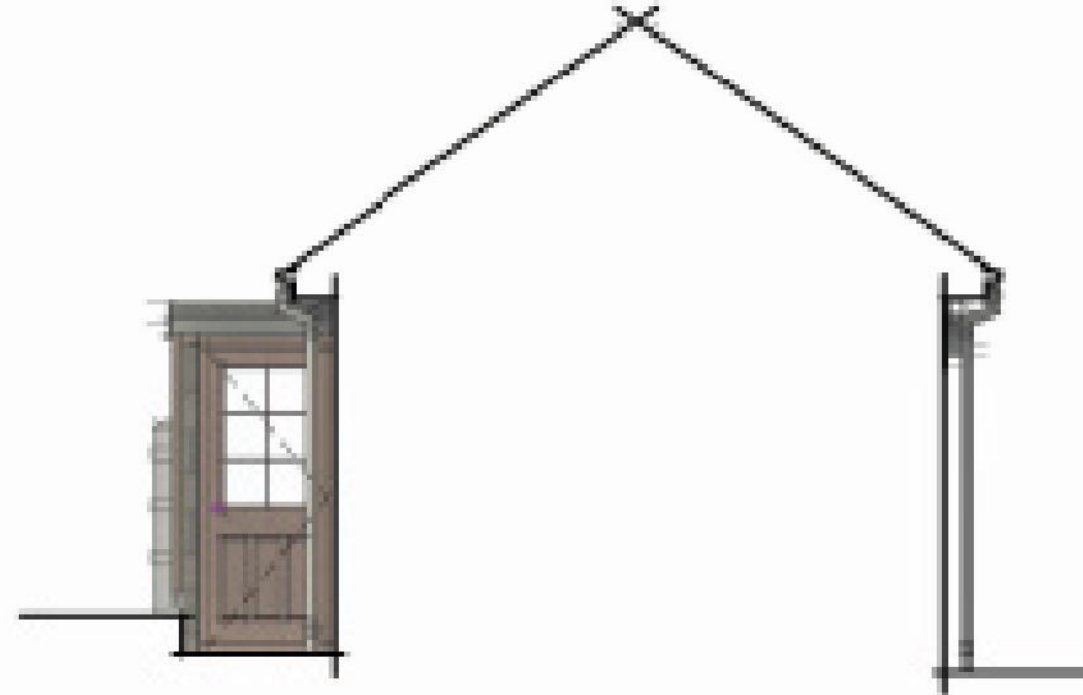


3.0 Drawings

3.4 Existing Elevations as Garage



1 Front (North-West) Elevation
1:50



3 Side (North-West) Elevation
1:50



2 Rear (North-East) Elevation
1:50



4 Side (South-East) Elevation
1:50

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