

Planning Statement for:

Small Cottage, 35, Church Road, Hilmarton, SN11 8SE

Project: Erection of a timber-framed garden room for purposes incidental to the enjoyment of the dwellinghouse.

Location: Small Cottage, 35, Church Road, Hilmarton, SN11 8SE

Applicant: Geoffrey PROCTER

1. Introduction

This statement is submitted in support of a Householder Planning Application for a small garden room 2 Metres x 3 Metres at Small Cottage, 35, Church Road, Hilmarton, SN11 8SE

The proposal is for a single-storey timber structure intended for use as a hobby room.

2. Context and Site Selection

The application site serves a Grade II listed dwelling. Following informal confirmation from Wiltshire Council, it is noted that Listed Building Consent is not required as the proposed structure is physically unconnected to the heritage asset and is located at a significant distance from the main dwelling. The site for the room is an underutilised area of the rear garden, screened by existing fencing.

3. Design and Scale

The proposed building has been designed with a modest footprint of 6 square metres. To ensure the structure remains subservient to the main dwelling and respects the privacy of neighbouring properties:

- **Height:** The total height is restricted to 2.5 metres to minimise visual impact.
- **Materials:** High-quality, natural materials have been selected to harmonise with the garden setting. The exterior will feature horizontal spruce cladding and spruce window frames. Proposing all outer surfaces be finished in a unobtrusive sage green to blend with the surrounding vegetation growing on the fence.

4. Impact on Heritage Asset

Great care has been taken to ensure the garden room does not compete with the listed building. Due to the distance between the two structures and the use of natural timber, the garden room will be perceived as a discrete, high-quality garden feature rather than a dominant architectural addition. It cannot be seen from the main listed building nor from any other surrounding properties.

5. Trees

The garden house will not require any disturbance below ground level, so it will not affect any surrounding trees.

6. Impact on Neighbours

The building is single-storey with no windows overlooking adjacent properties. Given its small scale and placement, there will be no loss of light or "overbearing" impact on neighbouring gardens.

7. Conclusion

The proposal represents a sustainable and sympathetic addition to the property. It provides necessary functional space while fully preserving the setting and integrity of the listed dwelling. We therefore respectfully request that planning permission be granted.