

BRIMBLE LEA

Chartered Planning Consultants & Architects

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Wiltshire Council

Development Management

County Hall

Bythesea Road

Trowbridge

BA14 8JN

Our Ref: 25116

Your Ref: 19/10801/FUL

9th February 2026

Dear Sir/ Madam,

RE: PUGSHOLE, TOLLARD ROYAL, SALISBURY, WILTSHIRE, SP5 5QF

Please find enclosed a householder planning application, sent on behalf of our clients, **Mr & Mrs P Gready**, for the erection of a detached garage/ outbuilding with office (private use) above; a replacement pool house/ outbuilding; and the conversion of existing attached garages to additional living accommodation to serve **Pugshole, Tollard Royal, Salisbury, Wiltshire, SP5 5QF**.

The following documents are provided to support this application:

- Completed Application Form
- Covering Letter & Planning, Design & Access Statement (25116)
- 25116-1 - Proposed Site Plan - Pool House
- 25116-2 - Location Plan
- Proposed Site Plan – Outbuilding
- Proposed E and W Elevations – Outbuilding
- Proposed Floor Plans – Outbuilding
- Proposed N and S Elevations – Outbuilding
- Proposed Section and Details - Outbuilding
- WNBU424665_103 - Existing Floor Plans
- WNBU424665_104 - Existing Elevations
- WNBU424665_214 - Proposed Pool House & Garage Conversion
- Site Photographs (25116)
- Decision Notice for 19_10801_FUL
- Officer Report for 19_10801_FUL

The requisite planning application fee plus Planning Portal submission fee, has been paid by the clients.

PLANNING, DESIGN & ACCESS STATEMENT



Above: Existing front elevation



Above: Existing rear elevation, pool house and swimming pool

Principle of Development

The proposal seeks to provide additional ancillary accommodation to serve the existing property, which includes the erection of a detached garage/ outbuilding with office (private use) above; a replacement pool house/ outbuilding; and the conversion of existing attached garages to additional living accommodation.

The exact same development (with the exception of the revised position and design of the detached garage/ outbuilding) was approved under planning permission **19/10801/FUL** (see attached decision notice and officer report).

The principle of development is therefore considered to be acceptable.

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Character & Appearance

Pugshole is not a listed building, however it is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)/ National Landscape.

The same development was effectively approved under planning permission **19/10801/FUL**, where the LPA concluded that:

“The scale, siting and design of the proposal are considered acceptable. Due to the limited scale of the proposal and isolated site location, it is considered that there would not be any impact on amenity or on the special character of the AONB”.

The same conclusion should therefore be drawn in regard to the revised scheme, which has been sensitively designed to respect the character and appearance of the existing property and the wider AONB/ National Landscape.

Residential Amenity

There are no adjoining neighbours who would be affected by the development proposed, given the separation distances involved.

The works will improve the level of amenities offered to the occupants of the existing property.

Overall, it is considered that the development will preserve existing and future residential amenities.

Highway Safety

The proposed development allows for sufficient parking spaces, including 2 spaces to be provided within the new garage.

Further parking spaces are also available in-front of the former garages, now proposed to be converted into ancillary accommodation to serve the main house.

Vehicles will be able to enter and leave the site in a forward gear, and the safety of the local highway network will therefore be preserved by this proposal.

Ecology

The development is exempt from having to demonstrate BNG (*Biodiversity Net Gain*), as it is proposed under a householder planning application.

The development will not harm protected species.

Flood Risk

The application site is located within Flood Zone 1 (lowest flood risk) and is not affected by surface or ground-water flooding issues.

The proposal does not pose a greater threat to flood risk, as surface-water drainage has been suitably accounted for within the design and layout of the development.

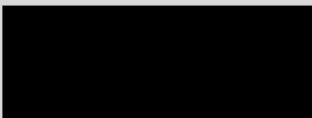
Conclusion

The proposed development complies with Core Policies 51, 57, 58 and 62 in the adopted Wiltshire Core Strategy, and Chapters 12, 15 and 16 of the National Planning Policy Framework, and I therefore trust that planning permission will be granted.

Should you have any further queries in respect of this proposal, please do not hesitate to contact me. Otherwise, I would be grateful if the planning case officer could provide me with feedback after the consultation period has ended, and before a recommendation/ decision is made.

Many thanks.

Yours faithfully,



James U'Dell BSc (Hons) MSc RTPI

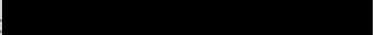
Planning Consultant

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