



RCC TOWN PLANNING CONSULTANCY

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Wiltshire Council
Development Management

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Dear Sir/ Madam,

**RE: RETROSPECTIVE PLANNING APPLICATION FOR RETENTION OF DECKING AND ASSOCIATED ROOF STRUCTURE AND TIMBER FENCING.
AT: GLENESK, ROLLESTONE ROAD SHREWTON SP3 4HG**

I write on behalf of the applicants in support of their retrospective planning application for the retention of a small area of decking with associated roof structure and timber fencing serving the approved detached annexe at Glen Esk, Rollestone Road, Shrewton. The applicants were unaware that planning permission was required for these modest alterations and this has only recently been brought to their attention by the Council's Enforcement Team. The purpose of this retrospective application is to regularise the situation.

Glen Esk is a semi-detached residential dwelling situated within the village of Shrewton. The property is neither listed nor does it fall within a conservation area. Furthermore, there are no designated heritage assets/listed buildings in the immediate vicinity. Planning permission 20/01543/FUL, for the erection of a detached annexe ancillary to the main dwelling, was approved by the Area Planning Committee in 2020. The annexe was subsequently constructed in 2022 and remains in ancillary residential use associated with the occupation of Glen Esk.

As is the case for its neighbours, Glen Esk benefits from a generous curtilage with a rear garden of over 30m in length. However, the curtilage has a slightly unusual shape in that its north-eastern end straddles both Glen Esk and the neighbour to the east, The Beeches. It is within this rear portion of the garden in which the annex is sited and is the area to which this application relates, see figures 1 and 2 overleaf:

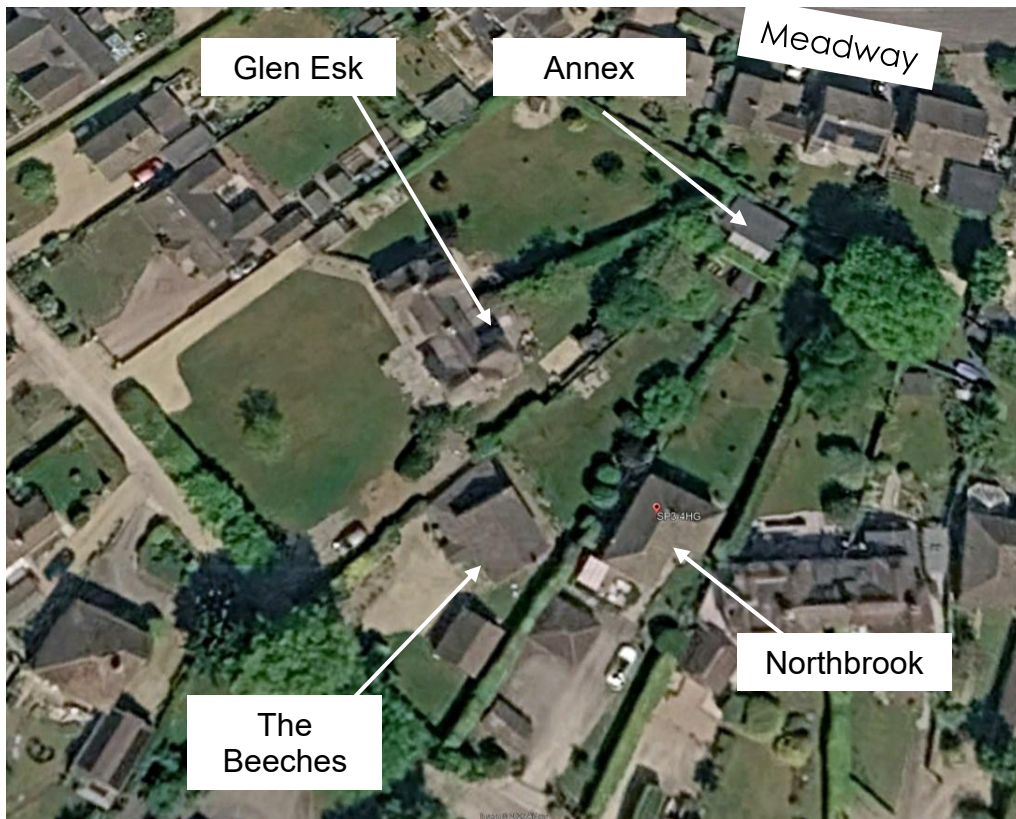


Figure 1: Aerial Photograph of site

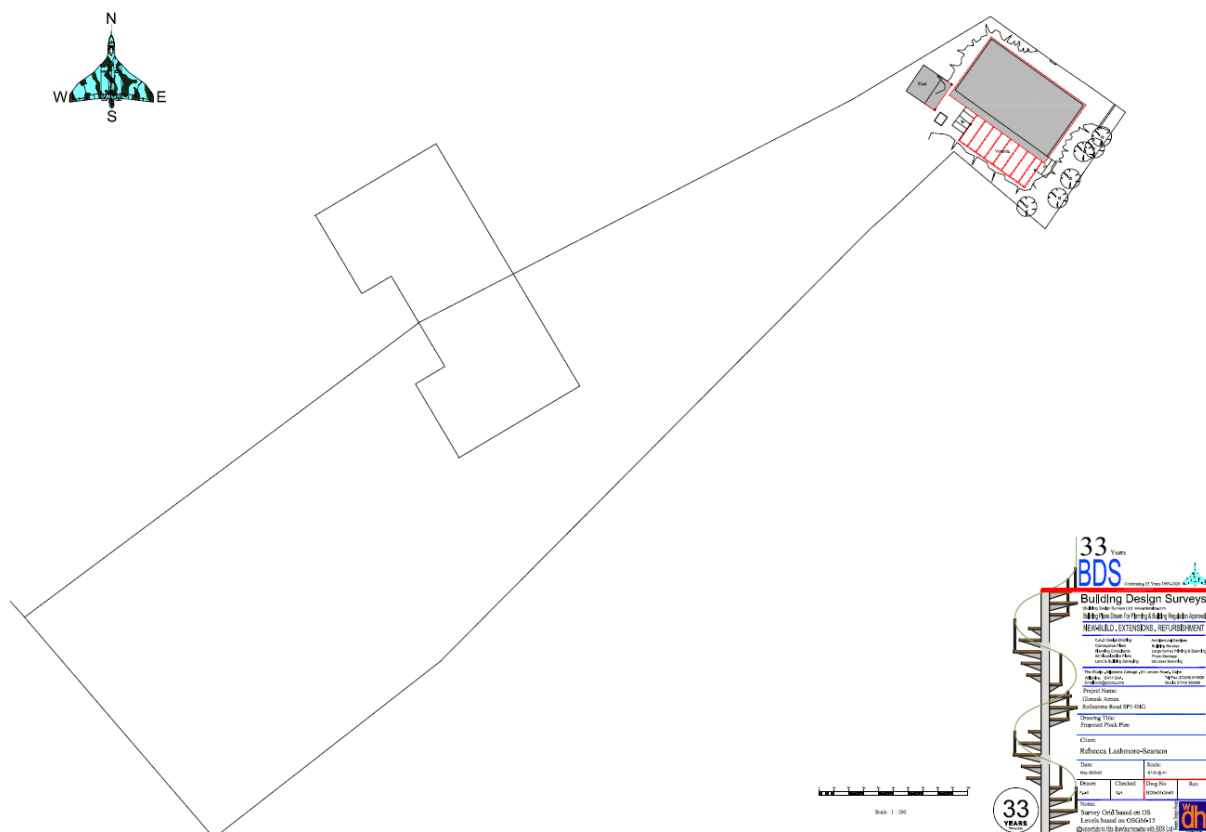


Figure 2: Proposed Block Plan



The annexe is accessed via the main garden area of Glen Esk and sits within an area enclosed by fencing and mature beech hedging (circa 4m in height).

In June 2024, the applicants created a small, decked seating area immediately adjacent to the annexe entrance together with a lightweight open-sided roof structure and timber privacy screening/fencing. The works were undertaken to provide a safe, level and usable external sitting area for Mr Lashmore-Searson's mother (Mrs Annie Searson) who occupies the annexe and whom struggles with mobility issues. It also provides an additional area in which the family can socialise outdoors together but under cover. This is particularly beneficial as space within the annex is limited. Mr and Mrs Lashmore-Searson, their children and Mrs Annie Searson use this area interchangeably with the main house and garden for socialising and "family" time. Given the modest and contained nature of the lightweight works, the applicants were simply unaware this was classed as development requiring a further grant of consent and had assumed it was permitted development.

Photographs of the decking, roof structure and timber fencing are set out overleaf:

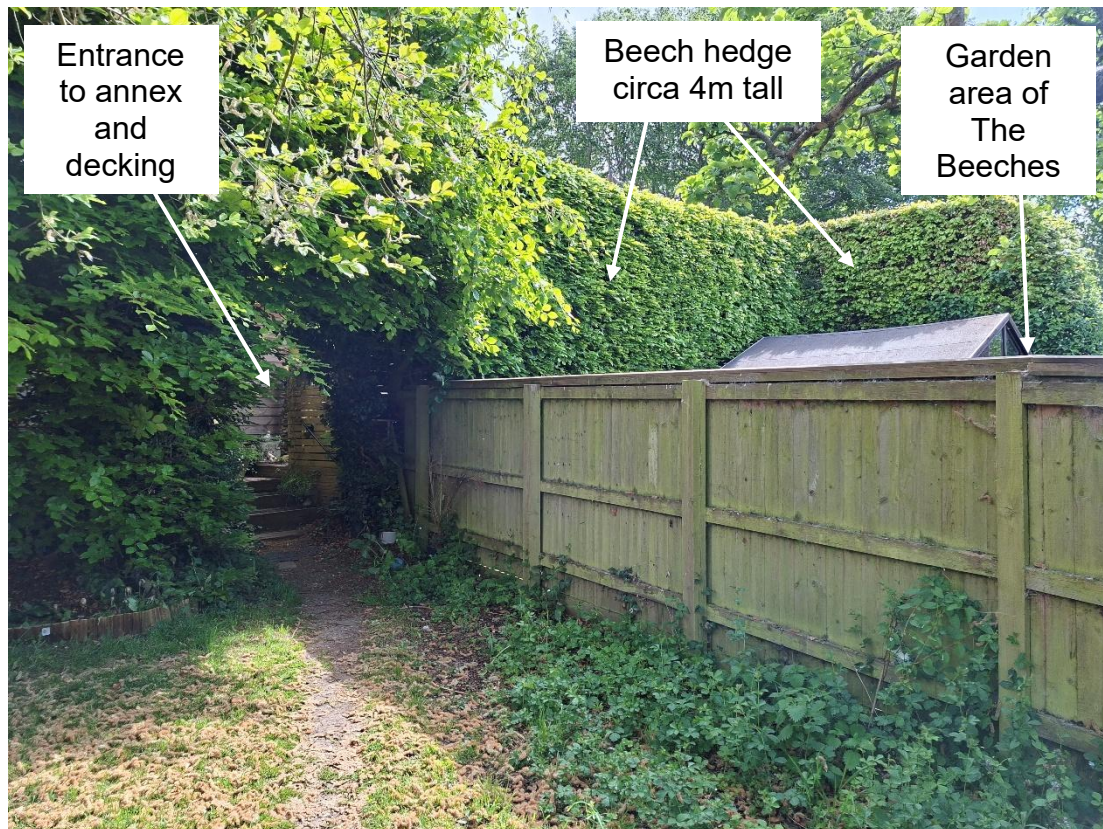


Figure 3: View of entrance to annex and the substantial hedge surrounding it

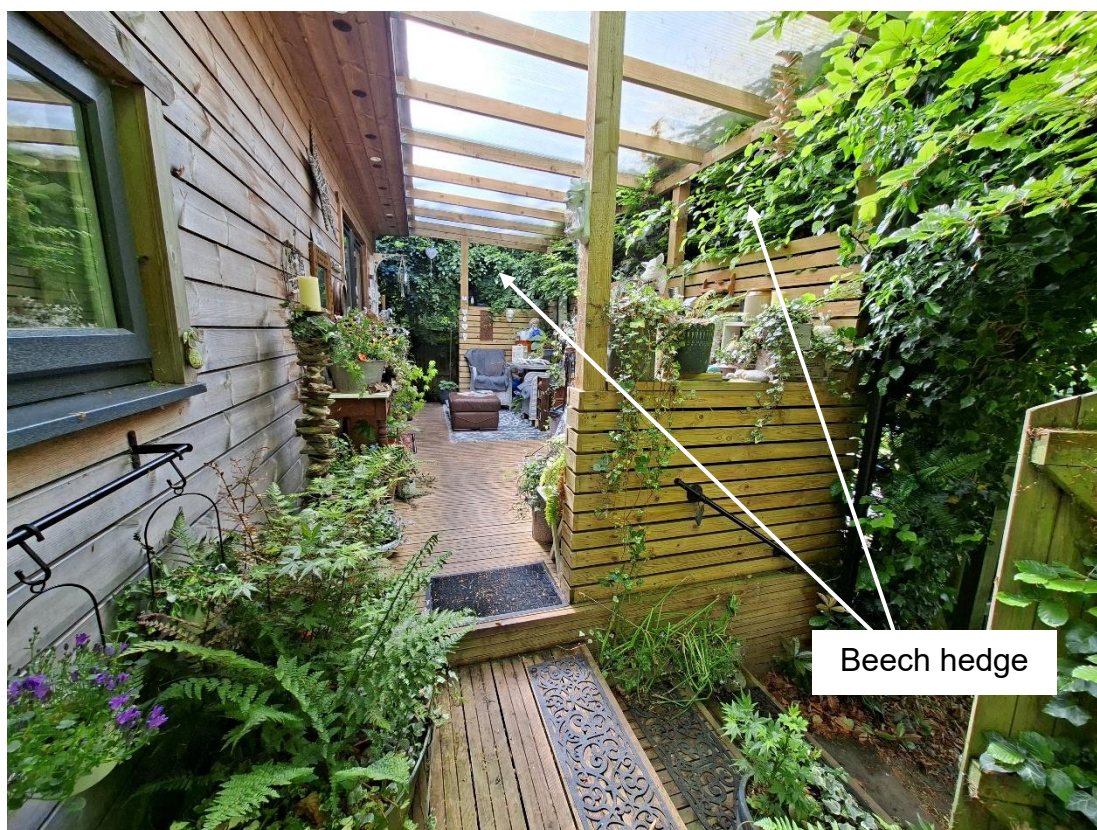


Figure 4: Annex and the decking, roof structure and timber screening

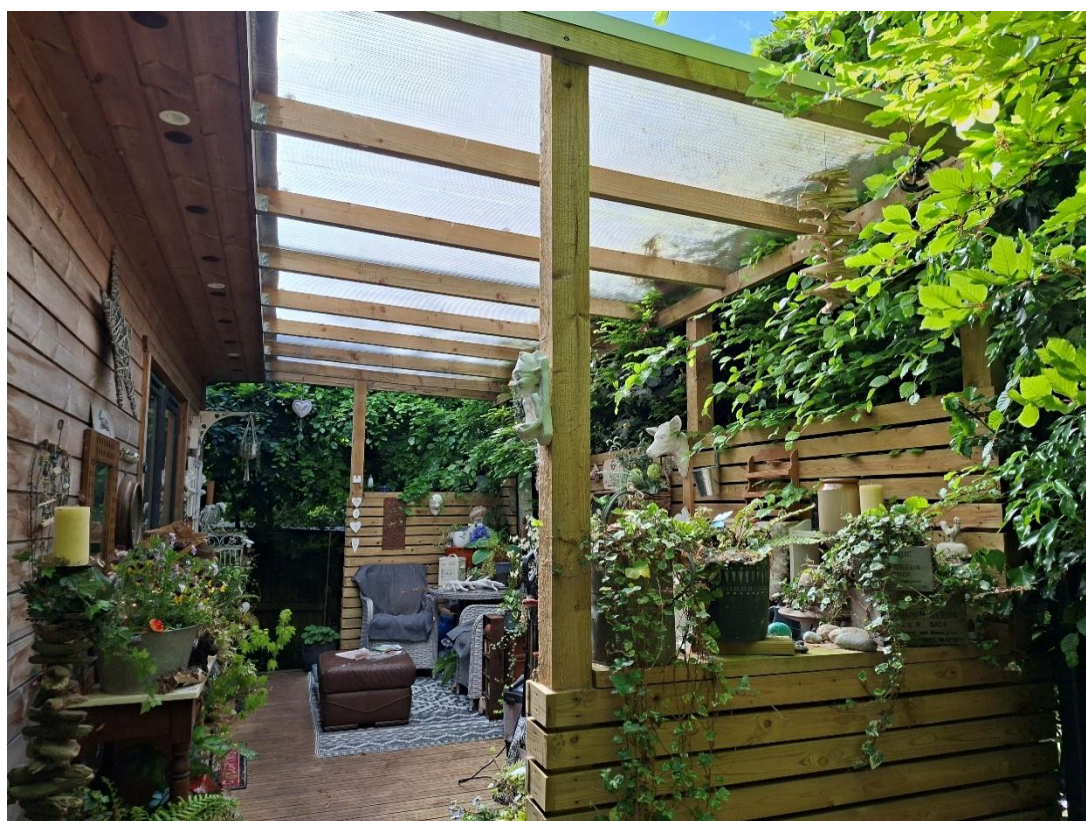


Figure 5: Annex and the decking, roof structure and timber fencing – looking towards boundary with Northbrook



Figure 6: View from decking area to boundary with Northbrook

In looking at the background planning policy situation, the development plan comprises the Wiltshire Core Strategy (WCS). The Shrewton Neighbourhood Plan is yet to be made. The key material planning considerations are the Wiltshire Council Design Guide (2024), National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

Core Policy CP57 “Ensuring high quality design and place shaping” of the Wiltshire Core Strategy is the pertinent policy consideration. This policy requires a high standard of design for all developments and sets out expectations which applicants must give regard to when designing development proposals. Criterion vii of this policy seeks to ensure that development achieves appropriate relationships to adjoining properties and does not result in unacceptable impacts upon neighbouring amenity.

The site is well contained both visually having regard to the streetscene and in terms of its separation from neighbouring properties. Both matters were considered in detail for planning application 20/01543/FUL for the annex itself, in particular regarding the relationship with The Beeches, Northbrook and the properties at Meadway. The previously raised concerns relating to overlooking, overshadowing/loss of light and dominance were extensively considered by the Council at Planning Committee, with the associated report concluding that by virtue of the annexe’s modest scale, boundary separation and existing screening, no unacceptable harm to neighbouring residential



amenity would arise. Particular weight was given to the substantial beech hedge which surrounds the majority of the boundary close to the annex.

Turning to these application proposals, the decking and associated structures are modest in scale and well contained within the curtilage of Glen Esk. The decking simply provides a level platform adjacent to the entrance door and does not materially intensify activity on the site beyond normal domestic use associated with the approved annexe. Furthermore, the impact upon neighbouring properties is significantly mitigated by the existing mature boundary hedging/vegetation. The substantial beech hedge will continue to provide extensive year-round screening between the properties, and the timber privacy screening which has been erected around the decked area adds further to this.

In addition, the decking and associated structures are sited adjacent the far ends of the neighbouring gardens and sufficient distance from the neighbouring properties themselves. In the case of The Beeches and Northbrook, the structures are over c. 79m and 33m away from the rear elevation of these neighbouring dwellings (respectively). Notwithstanding these separation distances, no demonstrable overlooking or unacceptable loss of privacy arises from the development. The privacy screen has specifically been erected to minimise inter-visibility and protect neighbouring amenity by creating a better sense of enclosure around the annex. The deck is at the same floor level as the annex and does not afford any views into neighbouring gardens beyond what already exists from the approved annexe and surrounding land levels. Views from the decking through to the neighbouring properties are therefore extremely limited and cause no material harm.

Overall, when viewed in the context of the previously approved annexe, the established site characteristics and the substantial existing screening, it is considered that the development accords with the aims of Core Policy CP57. The structures are proportionate and modest in nature and do not result in any unacceptable harm to the character of the area or the residential amenities of adjoining occupiers.

For the reasons set out above, it is respectfully requested that planning permission be granted.

Yours faithfully,

Victoria Cains

Victoria Cains BSoc Si, MA TCP (Dist)
RCC Town Planning Consultancy