

ERECTION OF A GARDEN ROOM

Planning, Design and Access Statement (including Heritage matters)

**21 Church Street
Amesbury
SP4 7EU**

Date: June 2026

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Introduction

This Planning, Design and Access Statement “the Statement” has been prepared by NAPC Ltd in support of a planning application (Planning Portal Ref. PP-14980509) submitted to Wiltshire Council, for development described as *Erection of a garden room* at an application site with the address 21 Church Street, Amesbury, SP4 7EU “the Site”.

The following supporting plans, drawings and documents have been submitted as part of this application:

- Dwg. Ref. NAPC -2805B 01 A - Location Plan and Site Plan as Existing; Proposed Site Plan - 1:1250; 1:500 and 1:200 @A1
- Dwg. Ref. NAPC -2805B 02 A - Proposed Elevations and Floor Plan - 1:50 @A1
- CIL Form 1 – Additional Information

The application has been prepared in accordance with both national statutory requirements and local validation list requirements for submitting planning applications to local planning authorities. As the development is within the curtilage of a listed building, heritage matters have also been taken into account in the Statement. However, as the proposal would not affect the fabric of the existing building, listed building consent is not required for the proposed development.

Application Site “the Site”

The Site comprises a two-storey C3 dwellinghouse located within the settlement boundary of Amesbury Town and the Amesbury West Ward, approximately 11 km north-northeast of Salisbury and on the edge of Salisbury Plan.

The Site is located on the southern side of Church Street, a C-road, from which it is accessed via a gated entrance adjacent to a neighbouring property, Alanbrooke House, 23 Church Street, which fronts onto Church Street, with the Site situated to the rear of the property. Alanbrooke House serves as the Amesbury Dunkirk Social Club.

The property benefits from off-street parking to the front of the dwellinghouse and a rear private amenity area. It is bound on either side by similar residential properties and to the rear by an area of parkland that includes playing fields.

The Site is a Grade II Listed residential property (List Entry Number 1318466), first listed in 1953. Historic England gives a brief description of the relative dates of key features of the property:

AMESBURY CHURCH STREET SU 1541 (south side)

11/26 No 21 (Fairholme) (formerly listed as "Avon Hotel") 10.1.53 II House. 1868. Rendered brickwork with slate roof. Two storeys, five bays, with octagonal corner tower at south end. Entrance a 6-panelled door, the upper panels glazed, within porch with carved pediment. Walls divided by shallow pilasters supporting a- dentilled entablature and parapet. Single and double 6-paned casement windows with openings with egg and dart moulded arrises. Corner tower has similar but narrow windows with floating pediments over. Upper stage above eaves has oculi on alternating sides. Pyramidal roof and weathervane. Brick stacks. Interior not seen.

Listing NGR: SU1527741397

The Site adjoins the Antrobus Arms, which is also a Grade-II listed property.

Due to its designated heritage asset status, householder permitted development rights under Schedule 2 Part 1 Class E of the Town and Country (General Permitted Development) Order 2015 (as amended) do not apply to the Site.

Site Designations

The Site is located within Flood Zone 1 and not within an area subject to surface water flood risk. The Site is located with the designated settlement boundary of Amesbury and within the boundary of Amesbury Conservation Area. It is within a Special Landscape Area that covers a wide surrounding area.

Proposal

This application seeks permission for the erection of a single-storey outbuilding, to be used by the applicant as a garden room, a use incidental to the enjoyment of the main dwelling. As per submitted plans and elevations the proposed dimensions are:

- 6.70m wide
- 3.60m deep
- Maximum height of 3.00m (flat roof)

As per the plans and elevations the garden room would be finished in vertical cedarwood cladding, Doors on the front and side elevations would be finished in anthracite grey.



Figure 1 – Generic CGI of proposed garden room

As per the submitted Proposed Site Plan, the structure would be located within the garden area adjacent to an existing swimming pool in an area of existing lawn. The location would be adjacent to the private garden areas of adjoining properties which, like the Site, benefit from generous areas for private amenity.

The proposed garden room would be sited on ground screws, which significantly reduces ground disturbance compared to traditional strip or pad foundations, as it requires no excavation, soil removal, or concrete installation. The ground screw system is installed using a low-impact method and allows for flexible positioning, meaning that individual screw locations can be adjusted on site to avoid any significant tree roots if encountered. This foundation solution aligns with the principles of **BS5837:2012 Trees in Relation to Design, Demolition and Construction**, ensuring that any potential impact on nearby trees and root protection areas is minimised. Furthermore, the system is fully reversible, allowing removal without lasting impact on soil structure, which is particularly appropriate within a conservation area setting.

Planning Policy

The Development Plan comprises the Wiltshire Core Strategy, adopted in 2015. The relevant policies from this document are set out below. A review of the Salisbury District Local Plan (2009) shows there are no saved policies relevant to the proposed development. National planning policy documents and other local plan documents are also listed. The Site is not within the boundary of a made Neighbourhood Plan. Designation of the Amesbury Neighbourhood Area was made in 2021.

Wiltshire Core Strategy (2015)

- Core Policy 57 – Ensuring High Quality Design and Place Shaping
- Core Policy 58 – Ensuring the Conservation of the Historic Environment

SPD's

- Wiltshire Design Guide Supplementary Planning Document (adopted March 2024)

NPPF (2024)

- Paragraph 8 – Achieving sustainable development
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 39 – Approaching decision making in a positive and creative way
- Paragraph 131 – Creating high quality, beautiful and sustainable buildings and places

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions and policies of the Development Plan, so far as they are material to the application, and to any other material considerations.

Principle of Development

The proposed outbuilding is for a garden room for uses incidental to the main dwellinghouse. The principle of residential use within existing residential gardens is well established. The principle of outbuildings within the grounds of designated heritage assets is also well established, subject to a thorough assessment of potential harm to the significance of those assets, which is done in the heritage section below.

Design, Character and Appearance

The garden room has been designed to integrate with the existing garden to provide indoor recreational area associated with the existing swimming pool. The design elements specific to this type of use and setting are reflected in the choice of finishing materials and large amount of fenestration, allowing a high degree of natural daylight.

In terms of character and appearance, the garden room would be viewed with the grounds of a private residential dwelling as a contemporary additional feature which, by virtue of its proposed size and scale, would not be disproportionate to the overall private amenity space. It would not appear incongruous within its residential setting and would be seen to serve a particular purpose due to its siting adjacent to the existing swimming pool.

It is considered that the proposal is in accordance with: Paragraphs 134–139 of the NPPF (2024), which place strong emphasis on delivering high-quality, sustainable design that reinforces local identity, integrates well with its surroundings, and contributes positively to the built environment; and Core Policy 57, points (i) and (iii).

An assessment of the proposed outbuilding in relation to its historic environment context is set in the heritage section below.

Residential Amenity

By virtue of its modest size, scale and siting well within the residential grounds of the Site, where boundaries are screened by mature hedgerows, it is considered that no harm to residential amenity would arise as a result of the proposed development.

Ecology and Trees

Planning policy through the NPPF and local development plans seeks to conserve existing biodiversity and greenspace and provide enhancements through net gain. It is considered that the proposed development, by virtue of its scale and footprint, and siting on maintained garden land would not give rise to biodiversity or ecological harm. The siting of the garden room on ground screws negates the need for dug foundations, thereby preserving the integrity of the existing soil structure.

As a householder application, the development is not subject to statutory requirements to include net gains in biodiversity, introduced under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority (LPA), in considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. With respect to any buildings or other land in a conservation area, Section 72(1) of the same Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The NPPF at paragraph 207 requires applicants to describe the significance of a heritage asset, to a level of detail no more than is sufficient to understand the proposal's impact on that heritage asset. The NPPF goes on in further paragraphs to set out how development proposals affecting heritage assets should be assessed.

The requirements of the above sections of legislation and national policy are transposed into the Core Strategy through Core Policy 58 – Ensuring the conservation of the historic environment.

Setting and Significance of heritage assets

In accordance with Historic England Guidance, the Significance of a heritage asset can incorporate cultural, historic, architectural, aesthetic and other elements. The Site is not specifically referenced in the Amesbury Conservation Area Appraisal and Management Plan “the Plan”. A search of public records has not revealed any specific historic or cultural association with the Site. Its Significance is therefore considered to be confined to architectural, through the retention of historical features in the fabric and layout of the building, as per the list entry.

The Setting of the Site within the Amesbury Conservation Area contributes to its Significance. The Plan contains a list of negative elements, from ‘window and door replacements’ to ‘some wirescape but not particularly prominent’. It is considered the proposal would not contribute to a further proliferation of these negative elements, or the development pressures on conservation objectives that are summarised in the Conclusion section of the management plan. By virtue of its siting of the garden building well within the private garden area, the impact on the Amesbury Conservation Area is considered to be Negligible.

The potential harm to both these designated heritage assets is considered to be Negligible. The fabric and layout of 21 Church Street would be unaffected by the proposal. Through its design and siting, the addition of an incidental garden building that bears a functional relationship to the existing swimming pool is, in the view of this assessment, considered to make a slightly positive contribution to the Site.

By virtue of its positioning well within the enclosed residential curtilage of the Site, it is considered the proposal would not give rise to any harm to the Amesbury Conservation Area. Taking both heritage assets together, the proposed development would not affect their conservation in their existing state.

Conclusion

This Planning, Design and Access Statement has been prepared by NAPC Ltd in support of an application for development described as *Erection of a garden room* at 21 Church Street, Amesbury, SP4 7EU.

A full description of the location, siting, scale, mass and finishing details of the proposed development has been provided. The relevant national and local planning policy against which the proposal should be assessed has been set out in full. It has been demonstrated that the proposed development is in accordance with Local Plan policies and policies of the National Planning Framework 2024.

In accordance with statutory legislation and planning policy relevant to conservation and heritage, any potential harm to the Setting and Significance of the Site as a designated heritage asset has been appropriately assessed relative to the scale of development proposed.