



THE RURAL PLANNING --- PRACTICE

Statement

In support of an application for a replacement Garage and Gates at 25 Watergates, Colerne
Chippenham, Wiltshire, SN14 8DR

ADDRESS	25 Watergates Colerne Chippenham Wiltshire SN14 8DR	
ON BEHALF OF	Mr Harry Briggs-Reeve	
PREPARED BY	The Rural Planning Practice	
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Contents

1.	Introduction	page 3
2.	Proposal	page 5
3.	Policy	page 6



1. Introduction

- 1.1. This application seeks to replace a garage at 25 Watergates, on the outskirts of Colerne. The previous flat roofed timber clad garage which shows on the 1999 Google Earth photograph below collapsed, leaving the house with no external storage. A picture of the original building is shown below.



The Original (now collapsed) building to be Replaced

- 1.2. The grant of planning permission for an extension to the house (16/11326/FUL) removed permitted development rights to construct sheds and outbuildings hence the need to apply for this replacement building.
- 1.3. The site is very constrained and options for re-design are limited. The proposed building sits within the falling land form and is less obtrusive than a bulkier pitched roof building.
- 1.4. This application also seeks permission for a pair of timber gates, 1.5 metres high at the entrance to the property. These will be operated automatically.



1999 Google Earth showing previous flat roofed timber clad garage

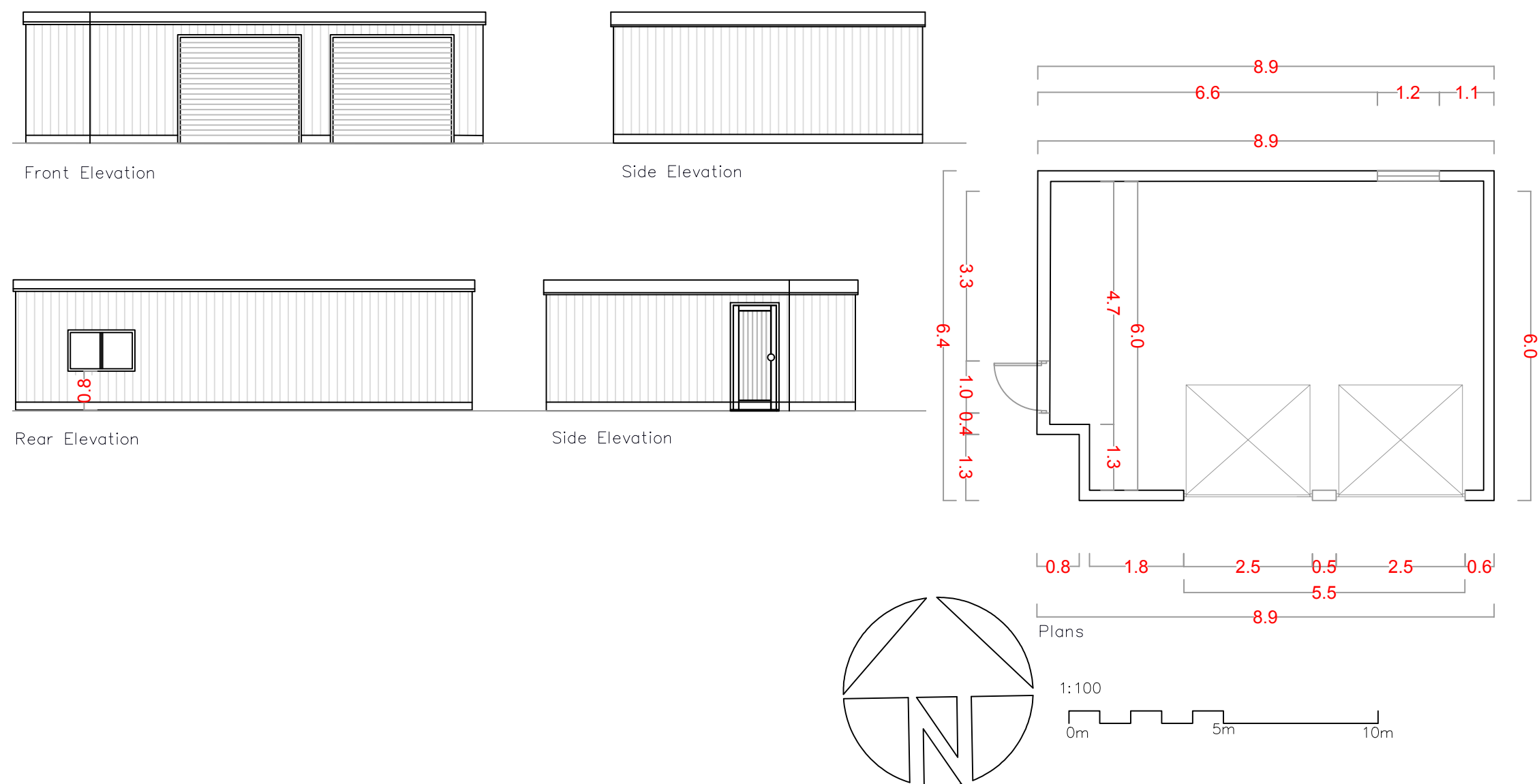


2025 Google Earth



1. Proposal

The proposal comprises the erection of a detached garage building measuring 8.9m in length by 6.0m in width, providing secure covered parking and ancillary domestic storage associated with the existing dwelling. The building is of simple, traditional form with a flat roof design and a maximum height of 2.5m. External walls will be finished in natural timber cladding, to ensure the building sits comfortably within its rural setting. The use of natural materials will help soften the visual impact of the structure and enable it to integrate with the surrounding landscape character. The scale and footprint of the building have been kept proportionate to the host property and its curtilage and to the previous garage that was demolished. The proposal has been designed to minimise visual intrusion the scale, simple form, and natural materials are considered appropriate to the character of the area and the wider landscape setting.





1. Policy

National Planning Policy Framework 2024

- 1.1. Paragraph 154 (d) supports the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.
- 1.2. The replacement building meets this criteria.
- 1.3. Paragraph 189 supports conservation and enhancement of the landscape in National Landscapes.
- 1.4. The building is discrete in its landscape setting and does not impact on the NL.
- 1.5. Colerne Neighbourhood Plan 2021 -2036
- 1.6. The Design Guide in Policy BE1 does not support buildings in conflict with their surroundings. This building has a low eaves height and does not conflict with its surroundings.
- 1.7. The site is not within the Colerne Conservation Area. The proposal does not impact on the setting of the Conservation Area.

Wiltshire Council is respectfully asked to grant planning permission for this Householder Application.