



PLANNING, DESIGN & ACCESS STATEMENT

Replacement Home Office at Chestnut Tree Barn, 81-82 Monkton Deverill, Warminster BA12 7EX



Fig 1 Screen shot from Google map of 81-82 Monkton Deverill, Chestnut Tree Barn (prior to development) and existing home office, circled.



Fig 2 Screen shot from Google map of 81-82 Monkton Deverill, Chestnut Tree Barn (being developed) and circle indicates position of existing home office within tree canopy.

1.0 Application

- 1.1 A full application is being submitted for a replacement outbuilding to provide a home office and fitness space together with change of use of part of the paddock to residential curtilage to provide access between the two buildings.

2.0 Planning History

W/05/02397/FUL - Erection of log cabin at end of garden - Approve with Conditions (This is the subject building in this preapp – there were no restrictive conditions applied).

W/06/02472/FUL - Remove existing wooden garage, replacing with timber framed building - Refused

W/06/03379/FUL - Remove existing wooden garage replace with timber framed building - Approve with Conditions (This is the garage at the front of the dwelling).

19/04853/FUL - Conversion of barn into holiday accommodation – Approve with conditions

PL/2025/01835 - Remove condition 6 on planning permission 19/04853/FUL – Approved with conditions

PL/2026/00321 - Discharge of conditions 2, 5, 6, 8, 9 and 10 for PL/2025/01835 – Approve

3.0 Background History

- 3.1 The application site is located in Monkton Deverill, within the Cranbourne Chase and West Wiltshire Downs National Landscape and Hampshire River Avon catchment area.

The site is not within a conservation area, there are no immediate listed buildings surrounding the site and the site is not within any high risk ground water or surface water flood risk areas.

- 3.2 81-82 Monkton Deverill was formerly two cottages that were altered to form one large family home. In 2005 planning permission was granted to construct a log cabin at the end of the large garden. In 2019 the adjoining barn, which is within

the ownership to 81-82, was granted permission to be converted into a holiday let and then in 2025 the condition removed allowing residential usage.

- 3.3 The existing log cabin office can only be accessed by foot, through the existing garden and across the paddock from Chestnut Tree Barn.

4.0 Proposed Division of Land

- 4.1 Part of the very large domestic garden to the rear of 81-82 Monkton Deverill will be retained within the title deeds to Chestnut Tree Barn. This area includes the log cabin home office. See below. The intention is to maintain the existing paddock as it is within the open countryside setting.

The only element we are proposing is a change of use to incorporate the existing stepping stone pathway that already exists between the barn and the rear garden to 81-82 Monkton Deverill in order to regularise this pedestrian access.

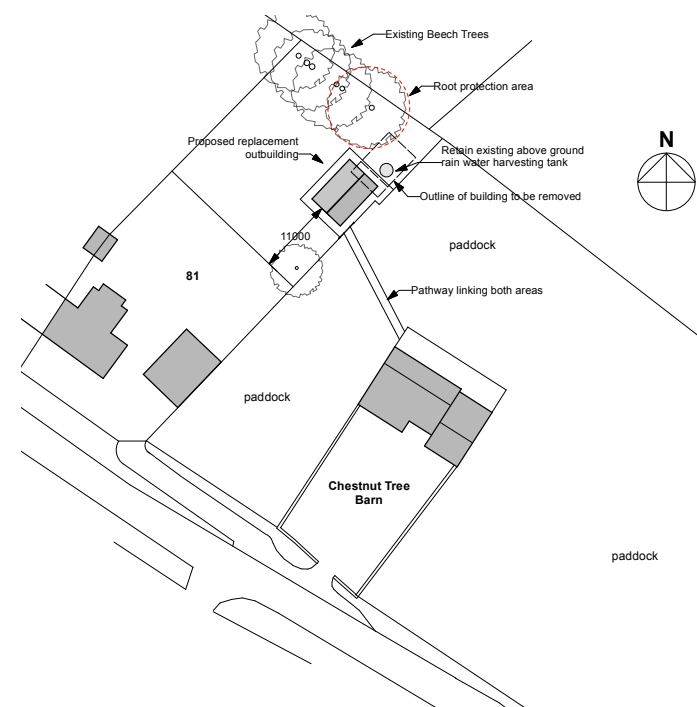


Fig 3 Site plan

5.0 Existing Log Cabin

- 5.1 The existing single storey log cabin was granted planning permission and erected in 2005 (W/05/02397/FUL).
- 5.2 The cabin is timber boarded under a felt roof.
- 5.3 The cabin is poorly insulated and now showing signs of deterioration: water ingress and rotting timbers.



Fig 4 Existing Log Cabin - South Elevation



Fig 5 Existing Log Cabin - East Elevation

6.0 Proposed Replacement Outbuilding

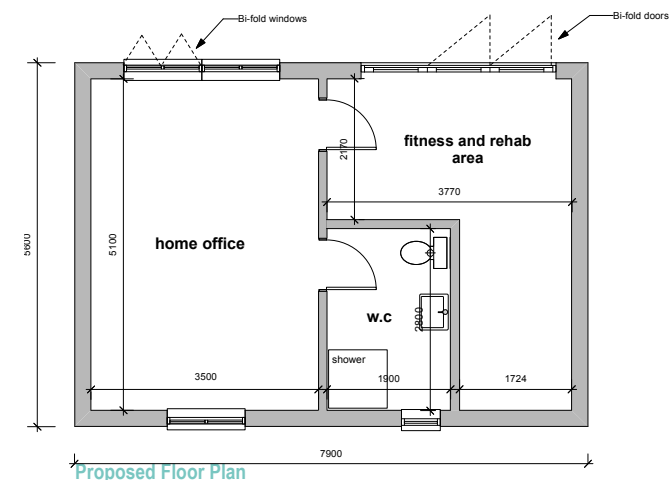
- 6.1 The proposed outbuilding comprises of a traditional single storey, home office and fitness space which is of a similar footprint to the existing building although repositioned slightly to avoid the tree canopy and root system of the surrounding trees. This can be seen in the block plan in Fig 3. The proposed outbuilding has been designed to be more inkeeping with it's setting and relate to the redeveloped barn.
- 6.2 The proposed outbuilding is single storey with a low pitched, clay pan tile roof and timber clad using oak boarding left to silver naturally, all built to a very high standard using sustainable materials.

Materials : -

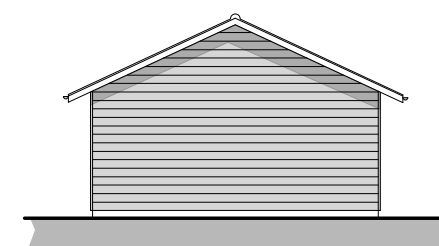
Walls - Timber frame with oak boarding left to silver naturally

Roof - Clay pan tiles burnt red.

Doors & Windows - Powder coated aluminium.



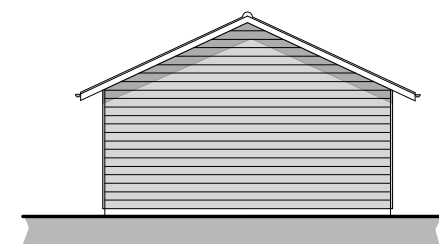
Proposed South East Elevation



Proposed North East Elevation



Proposed North West Elevation



Proposed North West Elevation

7.0 Amount of Development

- 7.1 The proposed outbuilding is of a scale and footprint that is similar to the existing log cabin in this location.
- 7.2 The overall scale and height of the proposed outbuilding will have minimum impact on its surroundings being in the form of a single storey. The existing trees and planting will be retained in order to screen the proposed outbuilding and reduce its impact on neighbouring properties.

8.0 Sitting and Layout

- 8.1 The proposed outbuilding has been sited in a similar location as the existing log cabin, with a proposed pedestrian access linking both the existing residential curtilages for which change of use is required.
- 8.2 The proposed outbuilding has been positioned so that it is outside of the Root Protection Area (RPA) of the trees behind.
- 8.3 The internal layout of the proposed outbuilding has been designed to provide a home office for two people and fitness area.

9.0 Access

- 9.1 Pedestrian access to the existing log cabin within the curtilage of 81–82 Monkton Deverill is already provided via a stepping stone footway from Chestnut Tree Barn, as shown on the existing block plan.

This application therefore seeks a change of use to formalise and link the pedestrian access between the two domestic curtilages, namely the proposed new outbuilding and Chestnut Tree Barn, whilst retaining the paddock land on either side of the pathway.

10.0 Landscaping

- 10.1 The existing trees and planting will be retained to provide screening.

11.0 Sustainability

- 11.1 The proposed outbuilding has been designed to replace the existing log cabin, to complement the redeveloped barn and sit within the landscape, screened by existing trees and planting with minimum impact. It has been designed to be energy efficient. The building will be constructed using FSC timber frames from a sustainable source. As a material, the carbon footprint of timber is very low compared to all other building materials. These and other materials will be sourced locally where possible.

Light spillage will be kept to a minimum. Any external lighting will be low level, self extinguishing and set for: 1 minute illumination upon motion detection, lowest illumination of 200 lumens, lowest angle of illumination, with circa 3m illumination arc. Internally, lighting will be designed again with a lumen level to prevent light spillage.

Any foul drainage will be via the existing mains drainage at Chestnut Tree Barn.

The existing above ground rainwater harvesting tank will be retained.

12.0 Relevant Planning Policies:

The development plan for Wiltshire comprises the Wiltshire Core Strategy (WCS) (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this pre-application enquiry are listed below:

The adopted Wiltshire Core Strategy (WCS), with particular regard to:

- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 64 Demand Management

Conclusion

12.1 The proposed outbuilding is a replacement building which will occupy a similar location and footprint as the existing log cabin.

As Policy CP57 of the WCS, the proposed outbuilding has been carefully designed to sit comfortably within the landscape, using high-quality natural materials that complement the adjoining redeveloped Chestnut Tree Barn. It will sit within its setting, screened by existing trees and planting, helping to minimise any visual impact.

A Pre-Application enquiry was received on 02 March 2026 (ENQ/2026/00494). The officer, David Cox, considered the proposal broadly acceptable, but changes would be required to address specific concerns which we have now taken into account by including the pathway as part of a full application.

The proposed outbuilding has been positioned so that it is outside of the Root Protection Area (RPA) of the trees behind, as per the officers suggestion.

The proposal has also been positioned some 11 metres from the new fence line to minimise any impact on the amenity space of the occupiers of 81 Monkton Deverill.

As previously stated, the full application includes the change of use of the pathway linking the pedestrian pathway between the two domestic curtilages, namely the proposed new outbuilding and Chestnut Tree Barn, whilst retaining the paddock land on either side of the pathway.

Revised Title Deed for Chestnut Tree Barn on sale of 81 Monkton Deverill

