

DESIGN & ACCESS STATEMENT

IN RELATION TO A

FULL PLANNING APPLICATION FOR:

THE ERECTION OF A GARAGE

AT:

**HILLDROP FARM
GREENHILL
ROYAL WOOTTON BASSETT
SWINDON
SN4 8EH**

APPLICANT: MR MARK WAKEFIELD

PREPARED BY:

**WEBBPATON
THE DAIRY
HOOK
ROYAL WOOTTON BASSETT
WILTSHIRE
SN4 8EF**

JUNE 2026

Partners

Mark Webb FRICS FAAV
Libby Barron MRICS FAAV
Becky Farthing MRICS FAAV
Helen Wiltshire MRICS FAAV
George King MRICS FAAV MBIAC

Regulated by the RICS



**WebbPaton LLP Rural
& Commercial Valuers**

The Dairy Hook
Royal Wootton Bassett
Wiltshire SN4 8EF

Tel 01793 842055

post@webbpaton.co.uk
www.webbpaton.co.uk

INTRODUCTION & BACKGROUND

The purpose of this report is to identify and report upon planning considerations in terms of the design and access in respect of the above application.

Planning Permission has previously been granted to Mr M Wakefield for the construction of a rural worker's dwelling at Hilldrop Farm on 4th March 2019 under reference 15/12765/FUL. Hilldrop Farmhouse has since been completed and is now the permanent residence of Mr M Wakefield, his wife and their children.

This proposal is a full planning application for the erection of a new garage which will be located within the residential curtilage of Hilldrop Farmhouse and accessed by the same existing entrance track. The proposed garage will offer a secure, undercover space for the applicants to store their private vehicles associated with Hilldrop Farmhouse.

The proposal is modest in scale, designed to be in keeping with the character and materials of the main house, and positioned within the residential curtilage. The garage will be well screened by the existing built-up area of the site, being adjacent to the existing agricultural buildings. Overall, the development represents a proportionate and appropriate form of domestic extension that accords with national and local policy and is considered to have a neutral impact on the character and appearance of the area when considered in the context of the existing buildings.

The site is not within a Conservation Area, National Landscape (formerly Area of Outstanding Natural Beauty), National Park, World Heritage Site, Green Belt or an area at risk from flooding.

DESIGN

The proposed garage will be single storey, with two bays. It will have an oak frame with timber panel walling and a concrete floor, under a slate roof. The total floor area for the proposed garage is approximately 42.25m². The design of this traditional Oak Framed building with slate tiles, has been carefully chosen to complement the appearance and construction of the main house. The proposal will include a section of hardcore to the front to connect to the existing driveway and allow for ease of vehicle access.

LAYOUT & LOCATION

The proposed location is considered to be the best, given that it is within the residential curtilage of Hilldrop Farmhouse and has easy access to the existing driveway and entrance to the main road. The proposed siting and layout for the garage is as below.



The proposal has been designed to ensure that the scale of the development would not harm the surrounding visual amenity. The garage will not impinge on any neighbouring dwellings through overlooking, create a loss of natural light or have an overbearing impact. It will not result in the encroachment of development into the open countryside due to its modest scale.

The proposed garage will be screened from the road and other dwellings via existing hedgerows and the existing farm buildings at Hilldrop Farm, within the applicant's ownership.

BIODIVERSITY NET GAIN & ECOLOGY

The proposed site is within the residential curtilage of Hilldrop Farm and the existing garden to the farmhouse will be retained. The proposal does not involve the removal of any hedgerows or mature trees.

No ecology concerns were listed under the previously approved application for the farmhouse (planning ref: 15/12765/FUL). This is not set to change under this application proposal. The land is of no ecological interest, and the proposal will not have a negative impact on the ecological area.

As this is a full planning application, Biodiversity Net Gain (BNG) is a relevant consideration; however, given the modest scale of the development, any loss is expected to be minimal. The positioning of the garage has been purposely designed to minimise impacts on BNG, by avoiding the removal of trees and shrubs of the existing garden, which will remain in place. Any negative impacts on BNG will be mitigated through the planting of a tree behind the garage as detailed on the BNG plan, which will ensure that biodiversity on the site is left in an improved condition when compared to the existing position.

ACCESS & TRAFFIC MOVEMENTS

The proposal will bring a minimal, if any, increase in traffic movements, being a garage to accommodate for the existing use of the residential property. Access to the farmhouse will remain as existing and there is sufficient room for vehicles to enter and exit the garage in a forward gear.

SURFACE WATER DRAINAGE

No Surface Water Management Strategy has been submitted as the site is not within a flood zone, and according to the Government Flood Map for Planning, is not in a 1 in 30 or 1 in 100-year likelihood of surface water flooding. Furthermore, due to the scale of the building, being only 42.25m², there is a very low likelihood of an increase in flood risk elsewhere from the amount of surface water run-off.

POLICY

Paragraph 11 of the National Planning Policy Framework (NPPF) confirms *that plans and decisions should apply a presumption in favour of sustainable development*. This sets out that approval should be given without delay for *development proposals that accord with an up-to-date development plan*. The proposed development comprises the erection of a detached garage within the established residential curtilage of the dwelling, representing an appropriate and sustainable form of ancillary development.

Paragraphs within Section 11 of the NPPF seek to promote the efficient use of land, encouraging development within existing residential curtilages where it would not result in overdevelopment. In this instance, the proposed garage is modest in scale and proportionate to the dwelling.

Paragraphs 131–135 of the NPPF set out that development should be visually attractive, sympathetic to local character, and create a high standard of amenity for existing and future users. The proposed garage has been designed to reflect the scale, form and materials of the existing dwelling and will be sited so as to avoid any adverse impact on the character of the area or the amenities of neighbouring occupiers.

Likewise, Core Policy 48 supports rural life through key objectives which include protecting the countryside and maintaining its local distinctiveness. The proposal allows this to happen through providing a well thought-out garage design which integrates with the character of the existing dwelling and surrounding landscape.

CONCLUSION

This design and access statement supports a full planning application for the erection of a detached garage, in connection with Hildrop Farmhouse. There are no site-specific constraints which will have a negative impact.

In conclusion, the proposed garage represents a modest, ancillary addition designed to serve the existing residential property. It will be located within the established domestic curtilage, ensuring a functional and visual relationship with the dwelling and avoiding any encroachment into the wider open countryside. It is proportionate in scale, sensitively sited, and screened by existing hedgerows and farm buildings, ensuring minimal visual impact.

The garage has been carefully designed to reflect traditional rural character through the use of high-quality oak framing and natural materials, resulting in a visually sympathetic structure.

Overall, the proposal represents an appropriate and carefully considered form of development that meets the objectives of the National Planning Policy Framework and the Local Plan. The design of the proposed scheme would be in keeping with the area, and it would not adversely affect its character and identity.