

PLANNING STATEMENT

PART RETROSPECTIVE HOUSEHOLDER APPLICATION AT 8 LONG LEAZE, NETTLETON, CHIPPENHAM SN14 7NR



ON BEHALF OF MR AND MRS WEBB

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

www.rawplanning.co.uk | admin@rawplanning.co.uk
RAW Planning Ltd | Company No. 11899496

CONTENTS:

	Page No:
1. INTRODUCTION	1
2. THE APPLICATION SITE AND SURROUNDINGS	2
3. PLANNING HISTORY	5
4. PROPOSED DEVELOPMENT	7
5. RELEVANT PLANNING POLICY	9
6. PLANNING ASSESSMENT	10
7. CONCLUSION	12

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by RAW Planning Ltd on behalf of Mr & Mrs Webb in support of a householder planning application at 8 Long Leaze, Nettleton, Wiltshire SN14 7NR ("the Application Site").
- 1.2 The application seeks retrospective planning permission for the retention of a domestic garage/ ancillary outbuilding in a revised position together with proposed alterations to the roof form of the attached side element. The alterations comprise the removal of the existing pitched roof over the side section and its replacement with a flat roof, thereby reducing the overall height, bulk and visual impact of the building.
- 1.3 The application follows the refusal of planning application reference PL/2025/08109 which sought permission for the retention of the building together with its conversion to provide ancillary residential accommodation. The current proposal is materially different in that it does not seek residential accommodation and instead proposes retention of the building for purposes incidental and ancillary to the enjoyment of the host dwelling.
- 1.4 The purpose of this statement is to describe the site and proposals, summarise the relevant planning history, identify the applicable planning policy framework and demonstrate why the proposed development accords with both national and local planning policy.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site comprises a semi-detached residential property known as 8 Long Leaze situated within the village of Nettleton in north Wiltshire.
- 2.2 The dwelling occupies a generous plot and is accessed directly from Long Leaze. The surrounding area is characterised by a mixture of traditional dwellings, former agricultural buildings and historic stone structures which collectively reflect the rural character of the village.



Image 1: The application site

- 2.3 The garage building subject of this application is located to the south-east of the host dwelling on land formerly occupied by a pair of local authority garages. The original garages occupied this part of the site for many years and formed an established component of the local built environment.
- 2.4 The application site is bounded by neighbouring residential properties including Park View to the south-east and historic buildings associated with Codrington House to the east.
- 2.5 The building itself is timber clad with a tiled roof and has been constructed in a traditional form that reflects the appearance of a domestic garage and rural outbuilding. The building contains garaging and storage space at ground floor level with ancillary storage space within the roof void.
- 2.6 As demonstrated by the photographs overleaf, the building remains visually read as a domestic garage and ancillary outbuilding. The retained garage doors dominate the principal elevation and the building remains both functionally and physically associated with the host dwelling.



Image 2: Photograph of garage building in situ



Image 3: Side of garage building in situ



Image 4: View from 8 Long Leaze



Image 5: View from rear of site with neighbouring property visible



Image 6: View of rear of building with neighbouring property



Image 7: View along rear wall and site boundary

3. PLANNING HISTORY

- 3.1 Planning permission was granted under application reference PL/2022/02008 for the demolition of the former local authority garages and erection of a replacement garage building.
- 3.2 During the determination of that application, the position, scale, appearance and impact of the garage building upon neighbouring residential amenity and the setting of nearby heritage assets were assessed by Wiltshire Council.
- 3.3 Following amendments to the scheme, the Council concluded that the revised placement of the garage structure was at an appropriate distance from neighbouring properties and would not result in an unacceptable impact upon residential amenity. The Council also concluded that the proposal would preserve the setting of nearby heritage assets.
- 3.4 Condition 4 of the decision notice required the details of the timber cladding to be submitted and approved before the development commenced above slab level. Condition 5 required details of any stopping up of any existing accesses (both pedestrian and vehicular) to be submitted to and approved before any development could commence above slab level. Both of these conditions were discharged on 16th June 2023 under reference PL/2023/03175.
- 3.5 Construction subsequently commenced in accordance with the approved permission. However, following completion it became apparent that an error existed in the approved plans whereby the site boundary had been inaccurately plotted. As a consequence, whilst the building was constructed using the intended offset from the boundary, the completed structure was positioned differently from the approved plans as it was not possible to locate it in the approved position.
- 3.6 The discrepancy arose as a consequence of the boundary error and was not the result of any deliberate attempt to depart from the approved planning permission.
- 3.7 In 2025, an application was submitted under reference PL/2025/08109 seeking permission for the use of the building as ancillary residential accommodation for the applicant's elderly father. Application reference PL/2025/08109 was refused for two reasons:

1. *The proposed development, by reason of its physical form, layout and facilities, constitutes accommodation capable of independent occupation, affording all of the facilities required for day to day domestic living. As such, the development is capable of forming a separate planning unit and cannot be regarded as genuinely ancillary residential accommodation associated with the main dwelling at No.8 Long Leaze.*

The proposal therefore amounts, in planning terms, to the creation of a new dwelling in the open countryside, outside any defined settlement boundary, where residential development is strictly controlled. The development does not fall within any of the limited exceptions set out in paragraph 4.25 of the Wiltshire Core Strategy.

The proposal is therefore contrary to Core Policies 1 and 2 of the Wiltshire Core Strategy and Section 5 of the National Planning Policy Framework which seek to direct new housing to sustainable locations and strictly control residential development in the countryside.

2. *The development, by reason of its siting together with the elevated relationship to the neighbouring property and the limited boundary screening, results in an overbearing and visually intrusive form of development when experienced from the principal rooms of the adjacent dwelling, Park View.*

The proposal gives rise to a harmful sense of enclosure and an unacceptable reduction in outlook, which materially harms the residential amenity of the occupiers of Park View.

The Local Planning Authority has carefully considered submitted modelling and amended drawings; however, these do not adequately reflect the on site experience of the development when viewed from within the neighbouring dwelling, nor do they overcome the identified harm.

The proposal is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy and paragraph 135 of the National Planning Policy Framework, which require development to protect the amenity of existing occupants.

- 3.8 This current application no longer seeks to use the building as an annex because during the determination of that application, the applicant's father sadly passed away and the accommodation is no longer required for this purpose. Therefore reason for refusal (1) effectively falls away.
- 3.9 The current application therefore seeks to regularise the siting issue in reason for refusal (2) whilst reverting the building to an ancillary domestic garage and storage building consistent with the use originally approved by the Council. This is considered in detail in section 4.

4. PROPOSED DEVELOPMENT

- 4.1 The application seeks permission for the retention of the garage and ancillary outbuilding in its existing position together with alterations to the roof design of the attached side element.
- 4.2 The building will be retained for purposes incidental and ancillary to the enjoyment of No. 8 Long Leaze. It will provide garaging and domestic storage space associated with the occupation of the main dwelling.
- 4.3 No independent residential occupation is proposed and the building will not function as a separate planning unit.
- 4.4 As part of the current proposals, the pitched roof over the attached side element will be removed and replaced with a flat roof design. The amendment has been specifically developed in response to reason for refusal (2) in planning application ref: PL/2025/08109 which focused entirely on the impact on the neighbouring property, Park View in relation to being “overbearing and visually intrusive” when seen from the principal rooms of that property. It was considered to have a “harmful sense of enclosure and unacceptable reduction in outlook”.
- 4.5 In discussions with the planning officer in relation to the previous application, the officer suggested to the applicants that a fence might be a helpful screen. Subsequently, the applicants established that a fence of up to 2m in height could be erected on the site boundary between 8 Long Leaze and Park View. However, discussions between the applicants and the neighbours resulted in a conclusion that a fence would not be erected at this time. Notwithstanding this, if officers felt this were to be of material consequence, then a section of fence could be established on the applicant’s land and they are open to discussion on this point.
- 4.6 Historically, this part of the site was occupied by a pair of local authority garages which formed an established element of the built environment for many years. The proposed flat roof element has been designed to reduce the existing height and visual prominence of the side section of the building such that its impact upon neighbouring land is comparable to, and no greater than, the built form previously experienced when the local authority garages occupied the site.
- 4.7 The proposed amendment will reduce the perceived bulk of the building when viewed from Park View, by removing the existing pitched roof and lowering the overall height of the structure adjacent to the shared boundary. The proposal therefore represents a material improvement in amenity terms when compared with both the existing building and the previously approved scheme.

- 4.8 The roof alteration forms an integral component of the current application and demonstrates the applicant's commitment to reducing the impact of the development, whilst also retaining a building that continues to provide a useful function for the family.

5. RELEVANT PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The National Planning Policy Framework (NPPF) is a material consideration of significant weight. Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. Section 12 of the NPPF promotes high quality design and requires development to function well, be visually attractive and be sympathetic to local character whilst maintaining a strong sense of place.
- 5.3 Section 16 of the NPPF seeks to conserve and enhance the historic environment and requires great weight to be given to the conservation of designated heritage assets.
- 5.4 The Development Plan comprises the Wiltshire Core Strategy. The most relevant policies are:
- Core Policy 57 – Ensuring High Quality Design and Place Shaping;
 - Core Policy 58 – Ensuring the Conservation of the Historic Environment;
 - Core Policy 60 – Sustainable Transport;
 - Core Policy 61 – Transport and Development;
 - Core Policy 64 – Demand Management, and
 - Core Policy 69 – Protection of the Rural Landscape.

6. PLANNING ASSESSMENT

- 6.1 The principle of a detached garage outbuilding on this part of the site has already been established through the grant of planning permission under application reference PL/2022/02008.
- 6.2 The Council has therefore already accepted the appropriateness of a substantial domestic outbuilding within this location together with its relationship to neighbouring properties and nearby heritage assets.
- 6.3 The current proposal seeks to regularise a siting discrepancy and secure amendments which reduce the overall impact of the development.

Design and Character

- 6.4 The building adopts a traditional design which reflects the rural character of Nettleton and the appearance of domestic and agricultural outbuildings commonly found within the locality.
- 6.5 The use of timber cladding and simple roof forms ensure that the building integrates successfully into its surroundings.
- 6.6 The proposed flat roof alteration will reduce the overall scale and visual prominence of the side element and represents an improvement in design terms when compared with both the existing arrangement and the previously approved scheme.
- 6.7 The proposal therefore accords with Core Policy 57 and the design objectives of the NPPF.

Residential Amenity

- 6.8 Residential amenity is a key consideration in the determination of this application. It is important to recognise that the Council has already accepted the principle of a substantial garage building in this location under planning permission PL/2022/02008. The approved building possessed a significant pitched roof form and was assessed as being acceptable in terms of its impact upon neighbouring occupiers.
- 6.9 The subsequent part retrospective application was in part refused due to the building in that position being “overbearing and visually intrusive” when seen from the principal rooms of Park View. It was considered to have a “harmful sense of enclosure and unacceptable reduction in outlook”.
- 6.10 The submitted photographs demonstrate that the building presents a largely blank elevation towards neighbouring land with no overlooking opportunities. There are no windows providing direct views towards neighbouring private amenity areas and consequently no issues arise in respect of privacy.

-
- 6.11 The applicants believe that there is more than one source of daylight into the sitting room within the neighbouring property.
- 6.12 The revised roof design will reduce the sense of enclosure when viewed from neighbouring land and will therefore will reduce the sense of being overbearing or visually intrusive in comparison with the 'as built' position. The side section of the building would have the same footprint and scale as the pre-existing pair of garages which were long established in that location.

Heritage Impact

- 6.13 The Council's Conservation Officer raised no objection to the previous application and concluded that the building would not harm the significance or setting of nearby heritage assets.
- 6.14 The current proposal involves no increase in scale and instead introduces a reduction in built form through the proposed roof alterations.
- 6.15 The proposal will therefore preserve the significance and setting of nearby heritage assets in accordance with Section 16 of the NPPF and Core Policy 58.

Other Matters

- 6.16 No changes are proposed to the existing access arrangements and adequate parking and turning facilities remain available within the site.
- 6.17 The proposal raises no highway, drainage or environmental concerns.

7. CONCLUSION

- 7.1 The application seeks retrospective permission for the retention of a domestic garage together with alterations to the roof design of the attached side section.
- 7.2 The principle of a garage building on the site has already been established through planning permission PL/2022/02008.
- 7.3 The siting discrepancy arose from an error in the approved boundary depiction and was not the result of any deliberate departure from the approved plans.
- 7.4 Importantly, the current proposal seeks to reduce the perceived impact of the development on the amenity to the neighbours outlook from one window, through the replacement of the pitched roof element with a flat roof, thereby reducing its scale, bulk and visual prominence.
- 7.5 The proposal will continue to function as an ancillary domestic outbuilding and no separate residential occupation is proposed.
- 7.6 The development preserves the character and appearance of the area, safeguards neighbouring residential amenity, preserves nearby heritage assets and accords with the relevant provisions of the Wiltshire Core Strategy and the National Planning Policy Framework.
- 7.7 It is submitted, therefore, that the previous reasons for refusal have been satisfactorily addressed and accordingly, Wiltshire Council is respectfully requested to grant planning permission.

RAW



RAW Planning

Website: www.rawplanning.co.uk