



**Historic Building
Advisory Service**

**Planning Support Statement
Garden room at Apple Cottage
Lower Wincombe Lane,
Donhead St Mary, Wiltshire**



June 2026

Reference: 261045

**GARDEN ROOM AT
APPLE COTTAGE
LOWER WINCOMBE LANE
DONHEAD ST MARY
WILTSHIRE**

Retrospective Planning Application Support Statement

Prepared on behalf of

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Donhead St Mary
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By

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GARDEN ROOM AT APPLE COTTAGE LOWER WINCOMBE LANE DONHEAD ST MARY WILTSHIRE

Retrospective Planning Application Support Statement

Summary



The Historic Building Advisory Service was commissioned by Ms J. Frost & Ms N. Dear to produce a planning support statement as part of a retrospective planning application being submitted for the erection of a small timber-framed garden room at Apple Cottage, Lower Wincombe Lane, Donhead St Mary, Wiltshire.

This planning support statement sets out the purpose for the garden room, and describes its setting and relationship to the host dwelling, and demonstrates the material considerations relevant to the determination of the retrospective planning application.

This document forms part of the planning application and should be read in conjunction with the submitted drawings.

The applicants proceeded with the construction of this building in good faith, having sought advice from various sources, all of whom indicated that the development was likely to fall within the scope of permitted development. Following further investigation by the local authority, it became apparent that a formal retrospective planning application was required, because of the positioning it fall outside what is permitted as permitted development. Therefore, a retrospective planning application is required in an attempt to correct this matter.

The building itself would normally be acceptable in a garden such as this if it had it not been positioned forward of the principal elevation. The principal elevation of Apple Cottage is considered to be the east elevation, by virtue of the position of the main entrance door and porch, notwithstanding that this elevation is orientated perpendicularly to, rather than directly facing, the lane.

Apple Cottage is a two-storey unlisted detached dwellinghouse, that is not within a conservation area, although it does fall within Cranborne Chase National Landscape. The cottage contains a single bedroom, which is insufficient to accommodate three occupants. A smaller garden shed and wood store previously occupied a broadly similar position on the site to the garden room.

The garden room is a very small structure that is positioned in the south-east corner of the site, where it is enclosed on three sides by established tall hedgerows. The result is that it is visible only from a single, restricted viewpoint directly in front of the site on Lower Wincombe Lane.

The garden room is required to provide ancillary sleeping accommodation for the adult son of the applicants, as now he returned to live at home. This is because he experiences significant anxiety and social phobia, therefore needing a private self-contained room in close proximity to the main dwelling, that will allow his parents to provide essential support for his well-being and complex needs.

The garden room is intended solely for use as an ancillary outbuilding in connection with the main dwelling, and not be used as a sub-let, holiday let, or occupied independently. The applicants are agreeable to a planning condition restricting the use of the garden room to ancillary accommodation only, prohibiting any form of independent occupation or rental.

The applicants have consulted with immediately adjoining neighbours prior to commencement of works and no objections were raised.

**GARDEN ROOM AT
APPLE COTTAGE
LOWER WINCOMBE LANE
DONHEAD ST MARY
WILTSHIRE**

Retrospective Planning Application Support Statement

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Ms J. Frost & Ms N. Dear to produce a planning support statement as part of a retrospective planning application being submitted for the erection of a small timber-framed garden room at Apple Cottage, Lower Wincombe Lane, Donhead St Mary, Wiltshire.
- 1.1.2 This document has been prepared having regard to the garden room as constructed and describes the design process and material considerations which form the basis of the application.

1.2 Statement Content

- 1.2.1 This statement describes the character and setting of the host dwelling, sets out the design rationale for the garden room, and explains the objectives the development is intended to achieve. It includes a review of the design process and the considerations that informed material and siting decisions.
- 1.2.2 The submitted drawings are based upon a measured survey of the property and have informed the design throughout. The fabric and construction of the garden room have been considered in relation to the character of the host dwelling and its setting.
- 1.2.3 This planning support statement has been compiled generally in line with good practice to meet the requirements of NPPF in helping to provide information to enable a constructive consideration of the retrospective planning application it supports.

1.3 Survey Information

- Premises : Apple Cottage
- Location: Lower Wincombe Lane
Lower Wincombe Lane,
Donhead St Mary,
Wiltshire
SP7 9DB

- Applicant: Ms J. Frost & Ms N. Dear
- Current Use: Dwelling
- Listed Building? No
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? No
- National Park / Landscape? Cranborne Chase National Landscape
- Designated Greenbelt? No

2 GENERAL

2.1 Location

- 2.1.1 Apple Cottage is situated on the south side of Lower Wincombe Lane, a single-track no-through road that extends westwards from the village of Donhead St Mary. In this position the house is within a small grouping or hamlet of other residential properties and farm buildings, where these are all generally contained within high hedges.

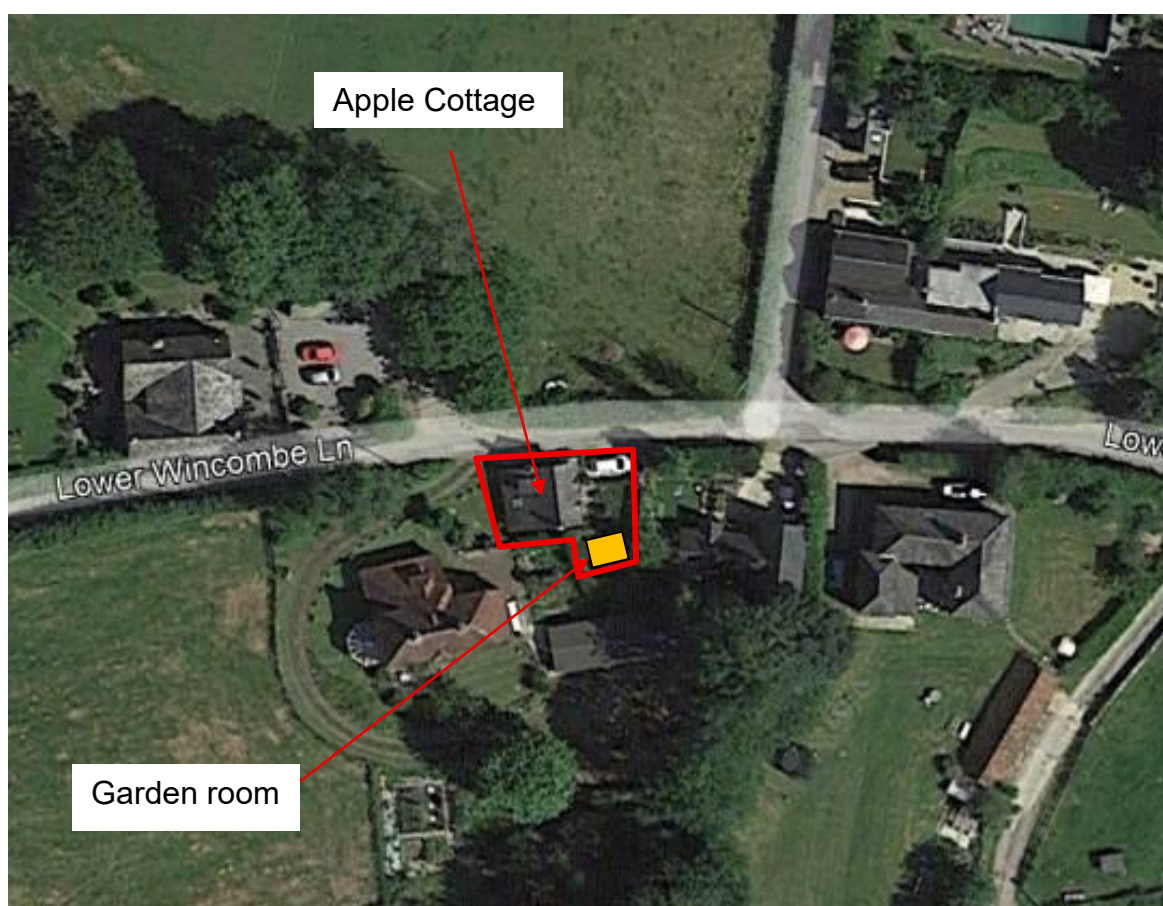


Fig 2.1: Location

- 2.1.2 Directly opposite the site to the north is a large paddock. The property known as Rowan House adjoins to the south and west from which Apple Cottage is screened by tall hedges and to the east is a further detached cottage, Moochers Roost, which also has a high hedgerow to separate from this property.

2.2 Description



Fig 2.2: Apple Cottage from the lane

- 2.2.1 The site has an approximately L-shaped plan form. The longer arm of the L runs parallel to Lower Wincombe Lane and occupies broadly level ground. The shorter, south-eastern leg of the L rises gently towards the south beyond approximately 5 m from the levelled area immediately adjacent to the cottage. The cottage itself occupies the body of the L, positioned close to the western boundary and covering the majority of the available footprint. The remaining land to the south-east is used as garden and vehicle parking.
- 2.2.2 The south-eastern extremity of the site - the 'toe' of the L - sits approximately 1.0 m above the ground floor level of the cottage. It is within this corner that the garden room has been positioned. Given the modest overall extent of the site and the footprint occupied by the cottage, this location represents the only viable position for an outbuilding of this type.

- 2.2.3 Apple Cottage is a two-storey detached dwelling of traditional built, dating to the mid-to-late 19th century, where the properties such as Moochers Roost, Rowen House, Wincombe Cottage all date to the mid-to-late 20th century.
- 2.2.4 The main structure is of solid sandstone construction, rendered on the west elevation, beneath a pitched slate roof with gabled ends to north and south. The western roof-slope has been extended at eaves level as part of a later westward extension to the dwelling. There are two chimneys, one at the original south gable, and the other one where the previous eaves end was, before the extension, on the north side. Rainwater goods are black uPVC units.
- 2.2.5 The main entrance door is positioned centrally on the east elevation and is sheltered by a small pitched apron roof. Four windows are symmetrically arranged on the east elevation, two at each storey flanking the entrance.
- 2.2.6 Windows are present on all elevations and are, throughout, modern double-glazed uPVC units in a pale green finish, without glazing bars. A dormer window and a skylight have been inserted into the extended western roof-slope, and two small hexagonal windows are present at ground floor level on the west elevation.
- 2.2.7 The northern boundary is defined by a rubble stone wall of approximately 1.0 m height, commencing after a narrow pedestrian access gap and terminating at a timber gate at the east corner of the cottage. The remainder of the northern boundary provides a 6.5 m wide vehicle access to the site. It is only from this vehicular access opening that the proposed outbuilding is visible in its entirety from the public realm.

3 DEVELOPMENT – THE GARDEN ROOM

3.1 Reason of Development

- 3.1.1 The applicants proceeded with the construction of the garden room in good faith, having taken advice from garden room suppliers, local contractors and a planning agent, who considered the development likely to fall within permitted development rights. Following further investigation, it became apparent that a retrospective planning application was required, by reason of the garden room's position relative to the principal elevation of Apple Cottage.
- 3.1.2 For clarity we understand that advice was also sort from Wiltshire Planning and the officer who visited initially considered the structure is positioned behind the principal elevation. However, after the visit and evidently further thought being given to the matter a contrary conclusion was reached. This underlines that the applicants' original understanding represented a reasonable interpretation of the position.
- 3.1.3 Apple Cottage contains a single bedroom, which was adequate for the applicants, but since the return of their son additional accommodation is required. The garden room is specifically intended to provide a private, self-contained space for this young adult, who experiences significant anxiety and social phobia. A quiet, separate environment close to his parents is considered essential to meet his complex needs.
- 3.1.4 It was after the family relocated to this quiet rural setting that the need to provide the specific peace and security required to support this young man's mental health recovery became necessary. At present without this ancillary accommodation this young person sleeps on a settee in the living room, which also acts as a corridor between parts of the house, that is very significantly impacts on his privacy and makes general living difficult for his parents.
- 3.1.5 Even with the difficult living accommodation within the cottage progress has been noted since he took up residence, and the provision of the garden room is considered likely to contribute further to this improvement. This is intended to remain an ancillary outbuilding in connection with the main dwelling and will not be used as a sub-let or disposed of as a separate dwelling unit.
- 3.1.6 Because of the limited size of the cottage the construction the construction of a detached outbuilding was considered the most appropriate solution given the restricted on the site. Alternative approaches were considered such as a first-floor extension above the western side of the cottage, or a ground-floor extension on the east elevation. The latter is the only direction in which meaningful additional floor area could be gained; however, an extension on the

principal elevation would be significantly more visually prominent, technically complex and costly than the construction of this modest outbuilding.

3.2 Setting

- 3.2.1 The single-storey garden room is nestled within the south-east corner of the site at the 'toe' of the L-shaped curtilage, where this is at natural ground level. This position is considered the most appropriate, and effectively the only viable, location for an outbuilding of this nature given the modest overall extent of the site and the proportion of the available footprint already occupied by the cottage itself.
- 3.2.2 The garden room has a simple rectangular plan measuring 4.1 m by 3.6 m. The north elevation forms the principal facade and is the only face of the building visible from the public realm. Visibility is restricted to a single viewpoint at the site access on Lower Wincombe Lane, from which the structure can be seen only when standing directly in front of the site.



Fig 3.2: The position of the garden room

- 3.2.3 The outbuilding is set back approximately 2.4 m south of the cottage, such that its mass does not intrude upon the principal (east) elevation of the host dwelling when viewed from that direction. It is noted that a combined view of both buildings in full from the east is not achievable in practice, as there is insufficient space within the site to gain adequate viewing distance.
- 3.2.4 A smaller garden shed and wood store, measuring approximately 3.0 m by 2.0 m, previously occupied a broadly similar position on the site, positioned hard against the western boundary. Its proximity to the neighbouring hedge caused adverse damage to that vegetation. The garden room has been deliberately set back approximately 1.0 m from the western boundary to allow air circulation and light penetration on both sides, assisting the recovery of the hedgerow.



Fig 3.2.4: Principal elevation before the garden room

- 3.2.5 The east and south elevations of the garden room are positioned within 1.0 m of the site boundaries. This proximity was taken into account during the design process and the specification includes a fire-retardant breathable membrane to the external wall build-up in recognition of the boundary relationship.

- 3.2.6 On the east boundary, the applicants replaced a solid close-boarded timber panel fence with an open hazel hurdle panel fence, significantly improving light transmission through the boundary. This has enabled the adjoining neighbour to establish shrub and small tree planting on their side of the boundary, which now contributes to the screening of the site from the east.
- 3.2.7 The garden room is a modest and unassuming ancillary structure. Its footprint and massing represent a small fraction of those of the host dwelling, and when both buildings are viewed from the lane to the north the building does not diminish or compete with Apple Cottage in terms of scale or visual presence.

3.3 Design and materials

- 3.3.1 All materials and design elements have been selected with the intention of producing a visually modest, utilitarian outbuilding appearance, consistent with a traditional garden shed, as such it is very easily removed if it is necessary.
- 3.3.2 It is supported on a number of ground screws, so there was no significant intrusion into the ground and these support a structural timber ladder frame, forming the building's base.
- 3.3.3 The external walls are of structural timber frame construction, insulated with PIR rigid insulation board, and protected with a Class B-rated fire-retardant breathable membrane. External faces are clad with horizontal featheredge larch boards, treated with an independently certified fire-retardant finish.
- 3.3.4 The roof is a mono-pitched insulated and ventilated construction, finished with an EPDM membrane, sloping down from 2.5 m to 2.3 m. Rainwater goods to be of black PVC units to match with the existing ones on the cottage.
- 3.3.5 Joinery throughout is double-glazed, with sapele hardwood-framed windows and an oak-framed entrance door, all painted black. The entrance door is positioned on the north elevation towards the western end, flanked by two narrow windows with low cill heights further east on the same elevation. High-cill windows are provided on the west and south elevations, with obscured glasses, which serves to preserve privacy to adjoining properties.
- 3.3.6 Internally floor finishes throughout will be solid-core waterproof luxury vinyl tile (LVT). Wall faces and ceilings will be plasterboard with a skim and paint finish.

3.4 Impact on Surroundings

- 3.4.1 Apple Cottage is not a listed building and the site does not fall within a conservation area. Notwithstanding this, the garden room has been assessed against its visual impact on the principal (east) elevation of the host dwelling. By virtue of its 2.4 m setback from the south corner of the cottage and its position within the south-eastern extremity of the site, the building does not impinge upon or compete with the principal elevation when viewed from the east.



Fig 3.4: The garden room is not visible when approaching the site from the east

- 3.4.2 Although the garden room's floor level is approximately 1.0 m above that of the cottage, the single-storey flat-roof form results in its eaves aligning with, rather than exceeding, those of the two-storey cottage. The host dwelling therefore remains the dominant structure in terms of height and massing.
- 3.4.3 The applicants have given positive consideration to the impact of the development on adjacent properties and the wider environment. Unlike the former shed which was positioned hard against the western boundary, the garden room is set back approximately 1.0 m from that boundary, permitting air

circulation and light penetration to the benefit of the neighbouring hedgerow. The replacement of the solid close-boarded fence on the east boundary with open hazel hurdle panels has similarly improved light conditions, enabling the adjoining owner to establish hedgerow and tree planting on their side. The resultant established vegetation provides effective screening of the site from the east, south and west.

- 3.4.4 The use of ground screws in lieu of conventional concrete foundations ensures that subterranean ground disturbance is minimised and that no adverse impact is caused to the root systems of nearby trees.
- 3.4.5 By reason of its position and modest scale, the garden room is visible from the public realm only from a single restricted viewpoint at the site access on Lower Wincombe Lane. Its visual impact on the wider vicinity is therefore minimal. Lower Wincombe Lane is a no-through single-track road with limited pedestrian and vehicular traffic, primarily serving residents, their visitors, and occasional delivery vehicles.
- 3.4.6 The garden room has limited visual and environmental impact on its surroundings. It is, however, of considerable personal importance to the applicants' son, who experiences significant social phobia and anxiety and requires a quiet, private space that remains proximate to the main dwelling and its occupants.

4 CONCLUSION

- 4.1.1 This Planning Support Statement has been prepared to set out the design rationale for the garden room, describe its relationship to the host dwelling and its setting, and to identify the material considerations relevant to the determination of the retrospective planning application.
- 4.1.2 The applicants proceeded with the construction of this building in good faith, having sought advice from various sources, all of whom indicated that the development was likely to fall within the scope of permitted development. Following further investigation by the local authority, it became apparent that a formal retrospective planning application was required, because of the positioning it fall outside what is permitted as permitted development. Therefore, a retrospective planning application is required in an attempt to correct this matter. That is now being readdressed by this application.
- 4.1.3 Apple Cottage contains a single bedroom, which is insufficient for a household of three occupants. The garden room is required to provide ancillary sleeping accommodation for the adult son of the applicants. It is purely for use incidental to the main cottage and will not form a separated living unit.
- 4.1.4 The site is undesignated in terms of heritage assets and does not fall within a conservation area, although it lies within the Cranborne Chase National Landscape. The garden room is a modest development of limited scale, positioned within the south-eastern corner of the site and enclosed on three sides by tall established hedgerows. Its visibility from the public realm is restricted to a single viewpoint on Lower Wincombe Lane directly in front of the site access.
- 4.1.5 The choice of materials and design elements - including the narrow window openings, the natural larch featheredge cladding, and the simple flat-roof form - collectively ensure that the visual appearance of the development is restrained and consistent with a modest ancillary garden structure, avoiding any intrusive or incongruous character.
- 4.1.6 A smaller shed and wood store previously occupied a broadly similar position on the site. The garden room has been set back further from the western boundary than its predecessor, creating a gap of approximately 1.0 m to permit air and light to penetrate in both directions and to assist the recovery of the adjoining neighbour's hedgerow.
- 4.1.7 The applicants consulted with immediately adjoining neighbours prior to commencement of works; no objections were raised.