



LP PLANNING
CHARTERED PLANNING & DEVELOPMENT CONSULTANT



PLANNING STATEMENT

Project: 'Erection of a garage and associated works'

Address: Lagpond Lodge, Lagpond Lane, Sutton Mandeville, SP3 5ND

Applicant: Mr & Mrs D'arbost

Date: July 2026

LP Planning, 31 Market Place, Chippenham, SN15 3HZ

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1 Introduction

1.1 LP Planning Consultants have been instructed by Mr and Mrs D'arboist (the Applicants) to prepare a Planning Statement to accompany a householder planning application for the *'Erection of a garage and associated works'* at Lagpond Lodge, Lagpond Lane, Sutton Mandeville, SP3 5ND.

1.2 The proposed development is not “major” within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015, nevertheless this statement sets out in full the planning issues in support of the application.

2. Description of Site and Context

2.1 The site relates to an existing residential dwelling (and its associated curtilage) accessed via Lagpond Lane at the junction with Sutton Hill. The site is not listed or within a Conservation Area but is within the Cranborne Chase and West Wiltshire National Landscape.



Figure 1: Lagpond Lodge and area in front where garage is proposed



Figure 2: Facing approved tourist accommodation building.



Figure 3: Access from Lagpond Lane (photograph taken from within the site)

2.2 Lagpond Lodge sits within a cluster of various other residential dwellings and farm complexes, including The Old Barn (south) Apple Tree Cottage and Rowan Tree Cottage (west) and Chestnut farm (east). The village of Sutton Mandeville is further to the north along Sutton Hill.

3. Planning History

Pre-application Advice

3.1 This application follows a recent request for pre-application advice (ENQ/2026/00533). The response confirmed that the proposal would be acceptable in principle and the material choices were acceptable. Further detail was suggested to be included within a subsequent planning application including detail showing the elevation of the approved tourist accommodation adjacent to the proposed garage.

3.2 The pre-app response also included a consultation reply from the Ecologist at Wiltshire Council which highlighted that the site is within the Chilmark Quarries SAC as well as the Hampshire River Avon SAC. Although the latter is not relevant as no new overnight accommodation is proposed. An Ecological Walkover Survey accompanies this application and is referred to further within the Ecology section of this Planning Statement.

Planning applications

3.3 The table below summarises the planning history available on Wiltshire Council's website.

Application No.	Description	Decision
13/03194/FUL	Retrospective consent for the demolition of former dwelling and development of new dwelling (new dwelling as per plans S/2008/0353).	Approved
S/2008/0353	Extensions to create 2 storey dwelling.	Approved

Continued from overleaf Application No.	Description	Decision
S/2007/1433	Roof extension and inclusion of dormers	Approved
S/2004/2205	LDC - occupancy in breach of agricultural occupancy condition.	Approved

3.4 The area subject of this application is wholly within the extent of the established residential curtilage of Lagpond Lodge.

3.5 Outside of the curtilage there is also a recent approval for the conversion of the adjacent barn to two 2 bed tourist lets (Application Reference - PL/2025/01088).

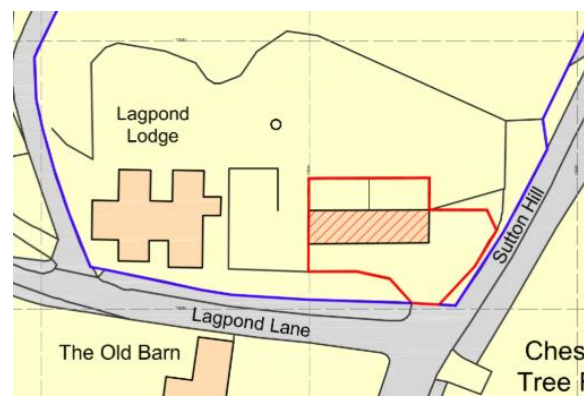


Figure 4: Location Plan for recently approved PL/2025/01088

4. Description of Proposal

4.1 The description of development for this householder planning application is '*Erection of double garage and associated works*'.

4.2 The double garage is a simple single storey building with two car parking space, two roller doors and a side pedestrian door. The dimensions are 10m (w) x 7m (d) x 4m (h).

4.3 The walls are timber clad with off white render. The roof will comprise insulated profiled metal sheeting. The garage includes bat box enhancements as annotated on the elevation plan.

4.4 The associated works involve the installation of a crated soakaway to the north of the garage to manage surface water run-off from the driveway area and proposed garage.

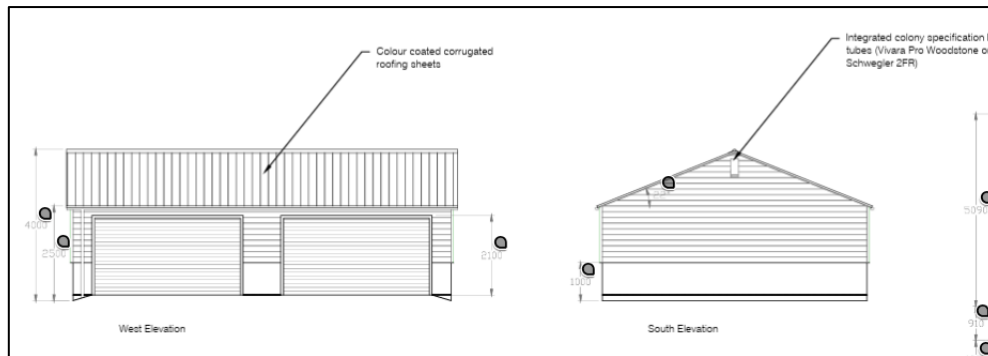


Figure 5: Proposed west and south elevation of garage

Planning Policies

5.1 Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

5.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS). The following policies are relevant to this application:

- Policy CP1: Settlement Strategy
- Policy CP2: Delivery Strategy
- Policy CP27: Tisbury Community Area
- Policy CP50: Biodiversity and Geodiversity
- Policy CP51: Landscape
- Policy CP57: High Quality Design and Place Shaping
- Policy CP60: Sustainable Transport
- Policy CP67: Flood Risk

5.3 The Development Plan also comprises saved policies of the former Salisbury District Local Plan which have been ‘saved’.

5.4 The National Planning Policy Framework (NPPF) (2024) is a significant material consideration in the determination of the application, and the Planning Practice Guidance (PPG) also provides relevant advice. In particular, it promotes sustainable development.

5.5 The relevance of the above policies is set out in the detailed planning assessment below.

6 Planning Assessment

6.1 When assessing the proposed development against the relevant planning policies, the key issues in this case are as follows:

- The acceptability of the principle of development;
- The impact upon the character and appearance of the area;
- Residential amenity
- Flood Risk and drainage;
- Ecology; and
- Highways

Principle of Development

- 6.2 Lagpond Lodge is an existing residential dwelling and so in accordance with saved policy C24 extensions and additions to buildings in the countryside will be permitted if they are sympathetic in scale and character with the existing building and surroundings and fall within the existing curtilage.

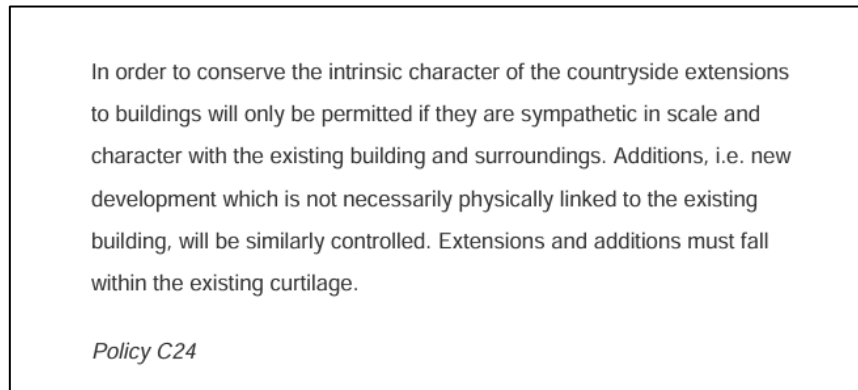


Figure 6: Policy C24 saved from the SDLP

- 6.3 In this case the proposal accords with the requirements of C24, the building is single storey and will be a suitable and sympathetic addition to the site and the other buildings in the locality. As mentioned at paragraph 3.4 the building is within the residential curtilage and the area is currently part of the driveway (and is hardstanding).
- 6.4 As the principle of development is acceptable and this is confirmed by the pre-application advice received, the rest of this Statement will assess compliance with other relevant policies.

Impact upon the Character and Appearance of the Area

- 6.5 The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing landscape and scenic beauty in valued landscapes. Great weight should be given to the protection of the National Landscape. The National Landscape Management Plan sets out similar aims and objectives.
- 6.6 Planning policies CP51, CP57 and chapter 12 of the NPPF seek to ensure high quality design in new developments whilst also protecting, conserving and where possible, enhancing landscape character.
- 6.7 The character of the site is residential within a rural setting. Buildings are of a traditional style and design featuring predominantly timber walls above render.
- 6.8 When assessing the impact that the recently approved holiday let application would have on the National Landscape (NL), Officers were satisfied that the NL would remain largely unaffected by the proposal, given the partial screening of the site.
- 6.9 A similar conclusion can be drawn in the case of this single storey garage proposal. The garage is positioned between the main house and the approved holiday let building. Viewpoints from the north are not possible given the absence of any public footpath or road (as shown by the below map).

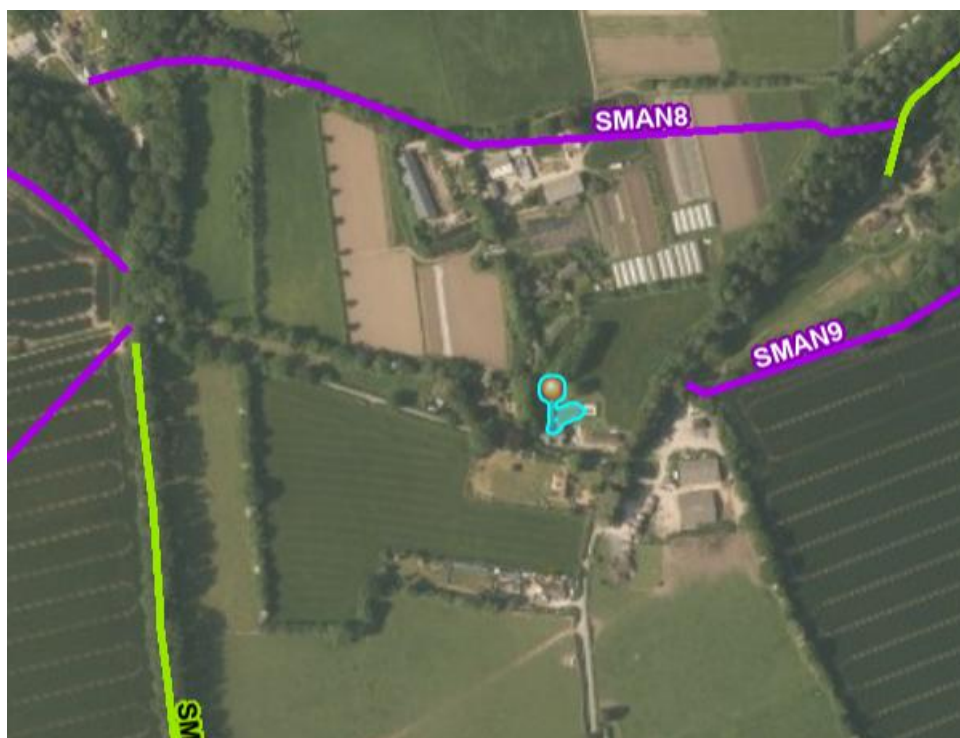


Figure 7: PRow map

- 6.10 Views are therefore only possible from the south (Lagpond Lane), along with glimpses passing the access (also Lagpond Lane). As the image below shows, only the top of the roof of the house is visible and the existing hedgerow blocks most views inwards.



Figure 8: Google Streetview Image from Lagpond Lane (April 2026)

- 6.11 As a result, it can be concluded that the addition of a garage will result in a negligible impact to the NL and character of the area. The proposal's design (predominantly finished in timber cladding) further ensure it will be a suitable addition to the residential site.

Residential Amenity

- 6.12 The 2013 Officer Report confirms that in terms impact on neighbouring residential amenity, the site was well screened by mature boundary features and natural screening and therefore does not result in undue impacts on the amenity of neighbours.
- 6.13 The pre-app advice raised no concerns regarding residential amenity. The proposal will improve the amenity of the existing occupiers of Lagpond Lodge by providing them with secure and covered parking for two vehicles, as well as an area for garden machinery to be stored.

Ecology

- 6.14 Wiltshire Council's relevant policy for ecology and biodiversity is set out at Core Policy 50. It requires that developments seek opportunities to maximise biodiversity enhancement whilst ensuring that there is no harm to protected species, such as bats.
- 6.15 The submitted Ecological Walkover Survey confirms that the proposed development will result in the loss of approximately 70m² of predominantly hardstanding with only a very small area of managed amenity grassland, the loss of which is considered to have negligible ecological value. No suitable habitat or evidence of protected species was identified within the application sit.
- 6.16 Whilst previous surveys have confirmed bat roosts within the adjacent barn and the main dwelling, the proposed garage has been carefully designed to avoid direct impacts on these features. Appropriate mitigation and enhancement measures, including the provision of an integrated bat tube, the omission of external lighting on the garage and implementation of standard ecological precautionary measures during construction, will ensure protected species are safeguarded.
- 6.17 The Ecological Walkover Survey therefore concludes that, subject to the recommended mitigation, the proposal will have negligible ecological impacts and is fully compliant with the requirements of Wiltshire Core Policy 50 and relevant national planning policy.
- 6.18 As a householder application, biodiversity net gain requirements do not apply but the proposal does include enhancement measures and so complies with CP50.

Flood Risk & Drainage

- 6.19 The NPPF (and Core Policy 67) requires developments to ensure they do not increase the risk of flooding elsewhere. The site is within Flood Zone 1 and is not at risk of flood risk from fluvial sources, or surface water. A flood risk assessment is therefore not required.
- 6.20 As annotated on the proposed block plan, a new soakaway crate will be installed behind the garage which will accommodate any surface water run off associated with the driveway and new garage.

Highways

- 6.21 Paragraph 116 of the NPPF states that planning applications should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.

- 6.22 The access arrangements remain the same (via Lagpond Lane) and the area where the garage is to be located is already part of the driveway and used for parking. There will still be ample space for parking at the site.
- 6.23 The 4 parking spaces approved for the tourist accommodation are not impacted by the proposal. They are outside of the red line and to the east of the barn is to be converted.

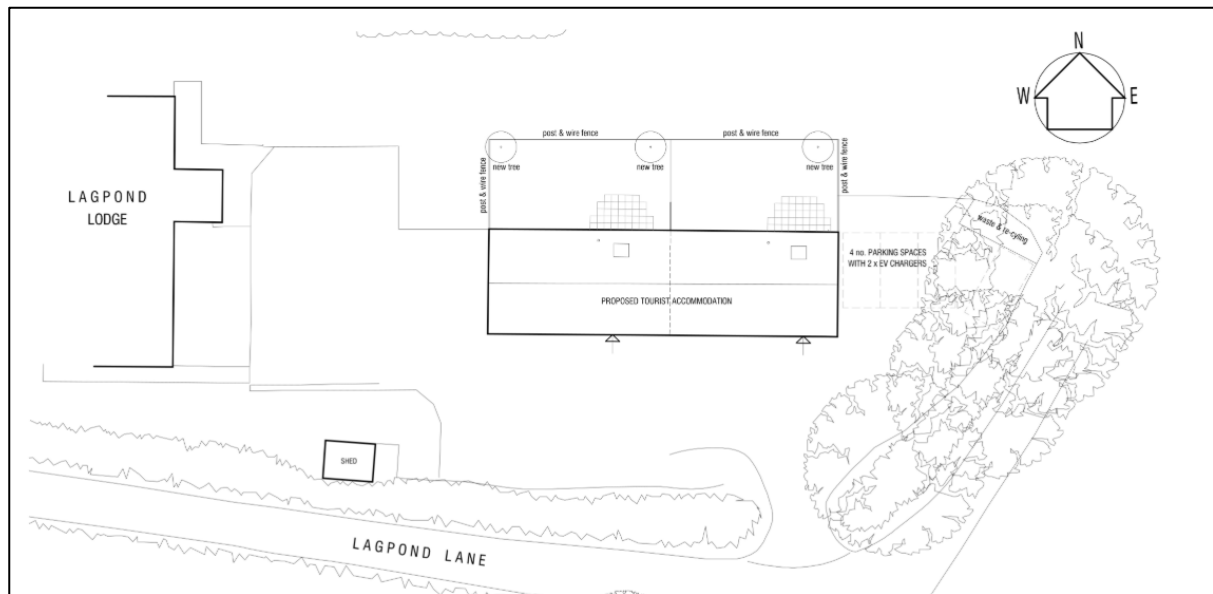


Figure 9: Approved parking layout for holiday let (parking shown to the right of the barn for 4 cars

- 6.24 The pre-application advice also stated, *“the previous applications have shown there is ample turning within the site to enter and exit to the highway in forward gear, therefore there are no immediate concerns regarding this”*.

7. Conclusions

- 7.1 The application seeks permission for the erection of a single storey double garage within the existing residential curtilage of Lagpond Lodge.
- 7.2 As this statement has demonstrated, the proposal has been designed to be in-keeping with its setting and to ensure it will be a harmonious addition to the site, set between the existing house it will serve, along with the adjacent barn that has recently been granted permission to become two holiday lets.
- 7.3 This Planning Statement has set out how the proposal fully accords with the relevant local and national planning policies. In the absence of any conflict, it is respectfully requested that Wiltshire Council approves the application without delay.

End.