

# Planning Statement

Land to the rear of Ballards Piece, Forest Hill, Marlborough, SN8 3HN

*Statement to accompany the retrospective planning application*

*for the erection of an Agricultural Vehicle Storage Shed / Barn*



## **Introduction**

This Statement is submitted to accompany the retrospective planning application for the erection of an Agricultural Vehicle Storage Shed / Barn @ Land to the rear of Ballards Piece,

The previous scheme consented under Planning Approval Reference PL/2025/01638 has not been adhered too hence the retrospective application.

## **Contextual Appraisal**

### **The Site**

The site to which this application relates is located on the eastern edge of Marlborough, south of the Bath Road (A4) behind the Savernake Hospital site. The field is accessed off the track which leads to Marlborough Cricket Club & reservoir.

The site equates to 12.8 Acres, 5.17 Hectares. The applicant has an Animal & Plant Health Agency Registration – ID C1403440 and holds a County Parish Holding Certificate – CPH 45/163/0166

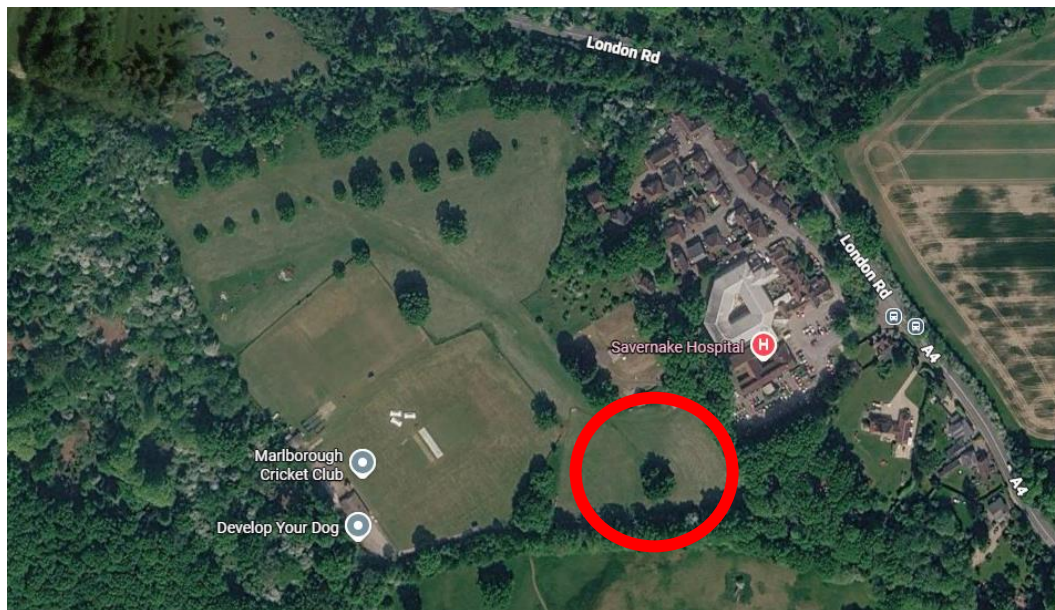


Figure 1 - The Site - Marked in red

### **Previous Planning Consent**

Planning Approval was granted for the erection of an Agricultural Vehicle Storage Shed / Barn in January 2026. The building approved was a single pitch structure with a footprint 12.3 x 7.5m (92.25m<sup>2</sup>) with a height varying from 4.73 – 3.97m. The structure is a steel frame with metal profiled cladding on the roof and walls – colours Anthracite on roof & green on the walls.

### **As Currently Constructed**

The building that as commenced on the site and is currently 80% complete, differs to the consented building as follows :-

1. The measurements for the constructed footprint are 16.5 x 8m (4.2m longer & 0.5m wider) 132m<sup>2</sup>
2. The constructed building height is 4.56m which is 0.17m lower than the approved building. The eaves heights are also reduced by 0.37m @ 3.6m rather than 3.97m as approved
3. The orientation of the building as constructed is also slightly different to the approved location.

### **Conclusion**

The building that has been 80% constructed differs significantly to that as approved in January hence the requirement for a retrospective application to regularise the constructed building. Although irrelevant due to the work having started it should be noted and taken into consideration that, if the building had not been commenced these works would be deemed permitted under Part 6 Class A rights.

Due to the site / land being over 5 hectares it benefits from Agricultural Part 6 Class A rights and allows barns of up to 1,500 sqm to be constructed without the need for planning permission.