



ATLAS

PLANNING GROUP

PLANNING STATEMENT

Manorfield Farm, Pewsey, SN9 6HY

July 2026

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INTRODUCTION

- 1.1 This Statement has been produced by Atlas Planning Group in support of an application seeking full planning permission for the erection of a gym building to be used in association with Manorfield Farm (dwelling currently under construction in accordance with PL/2026/01223).



Figure 1: Photograph of dwelling under construction

- 1.2 The Statement will assess the development proposal in the context of adopted national and local planning policy, found within the National Planning Policy Framework, and Wiltshire Council's Development Plan Documents respectively.

SITE DESCRIPTION

- 2.1 The application site comprises a small section of the approved curtilage of Manorfield Farm. The site is bounded by open countryside to the south and west, by the residential dwellings 'Abbotswood' and the Grade II listed 'Manor House' to the north and by the residential dwelling 'The Bungalow' to the east.
- 2.2 However, it should be noted that the location for the gym is the most discrete and located at the furthest point from neighbouring properties.

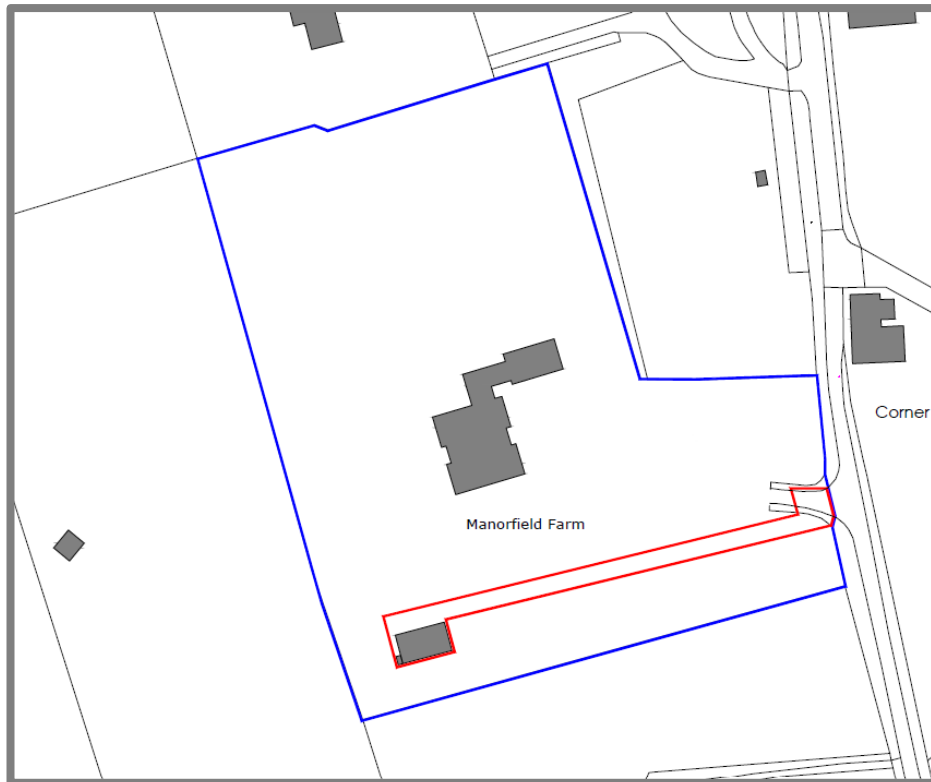


Figure 2: Site Location shown in red

RELEVANT PLANNING HISTORY

FULL PLANNING APPLICATION PL/2026/01223

- 3.1 In April 2026, a variation to PL/2025/04825 was granted which allowed various changes to the approved dwelling. Condition details were also provided for materials and landscaping.



Figure 3: Approved house, link and garage buildings

THE PROPOSAL

- 4.1 This application seeks full planning permission for the erection of a single storey outbuilding to be used as a domestic gym.
- 4.2 The building amounts to 65sqm. and is situated within the curtilage of the approved dwelling which is currently under construction. The proposed ridge height is 5.4m with an eaves of 2.4m.
- 4.3 The building comprises horizontal timber clad walls above a brick plinth, under a clay tiled roof. Bifold doors are provided onto a deck area and an air source heat pump is discretely located to the side.
- 4.4 The building is relatively small and proportionate to its intended use. The floorplan below includes a layout of the equipment that will be installed. The size of the building has been directly informed by the intended use of the space.

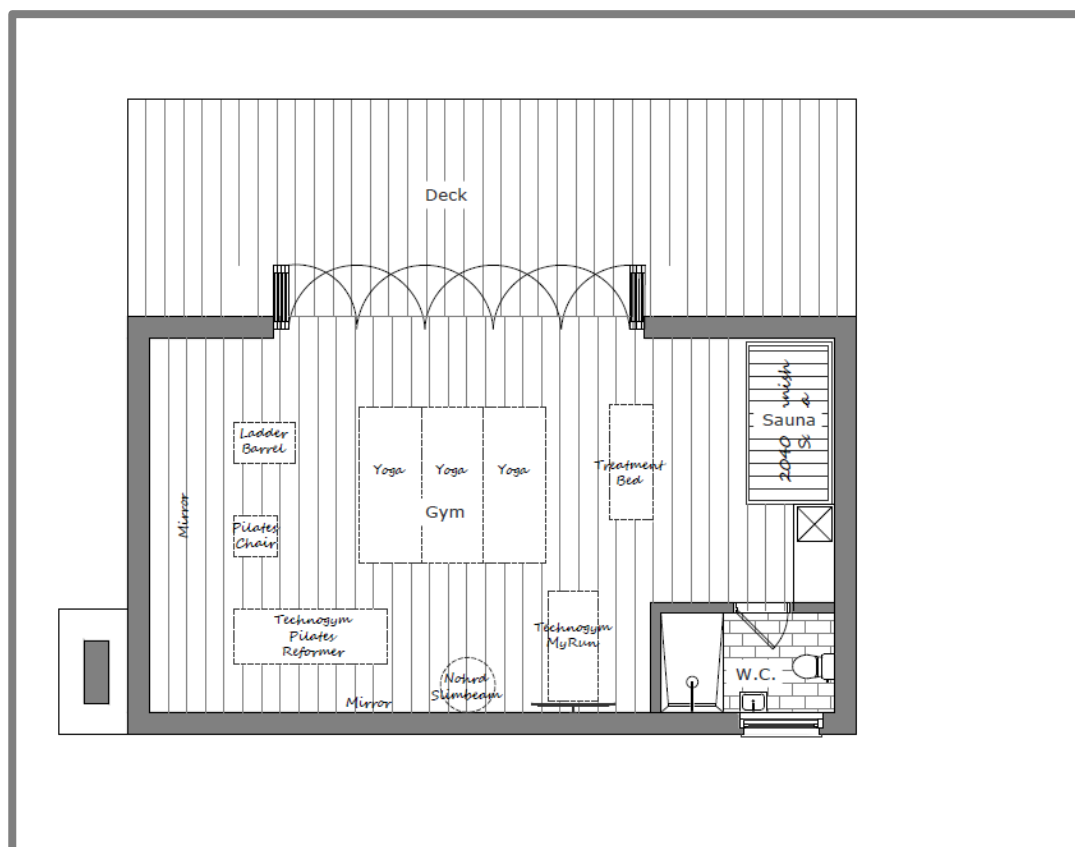


Figure 4: Proposed Floorplan

PLANNING CONSIDERATIONS

- 5.1 Wiltshire Council's Core Strategy is the Council's primary Development Plan Document, and the starting point for determining planning decisions within the County, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and is a material consideration for all planning decisions.
- 5.3 The policies and guidance contained within the statutory DPD, and all other relevant material considerations have been consulted to ensure that the proposal is an appropriate form of development for the application site.

PRINCIPLE OF DEVELOPMENT

- 5.4 The application site lies within the open countryside but is within the approved curtilage of the new dwelling Manorfield Farm. Works have commenced on site and the building is under construction as confirmed by the photograph in Figure 1.
- 5.5 Although a householder application could not be submitted as the dwelling is not yet substantially complete, the principle of providing an outbuilding for a dwelling is acceptable in principle. It will not be used commercially, and its size reflects the intended private domestic use of the building.

IMPACT ON CHARACTER AND APPEARANCE OF THE AREA

- 5.6 CP57 states:

"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality."

- 5.7 CP51 states

"Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures."

5.8 The application site formerly comprised of several agricultural buildings and chicken sheds which detracted from the overall appearance of the site. The approved development for the site includes a landscape plan which will still be adhered to. The gym building does not conflict with any of the approved planting areas for trees, hedgerows or shrubs.

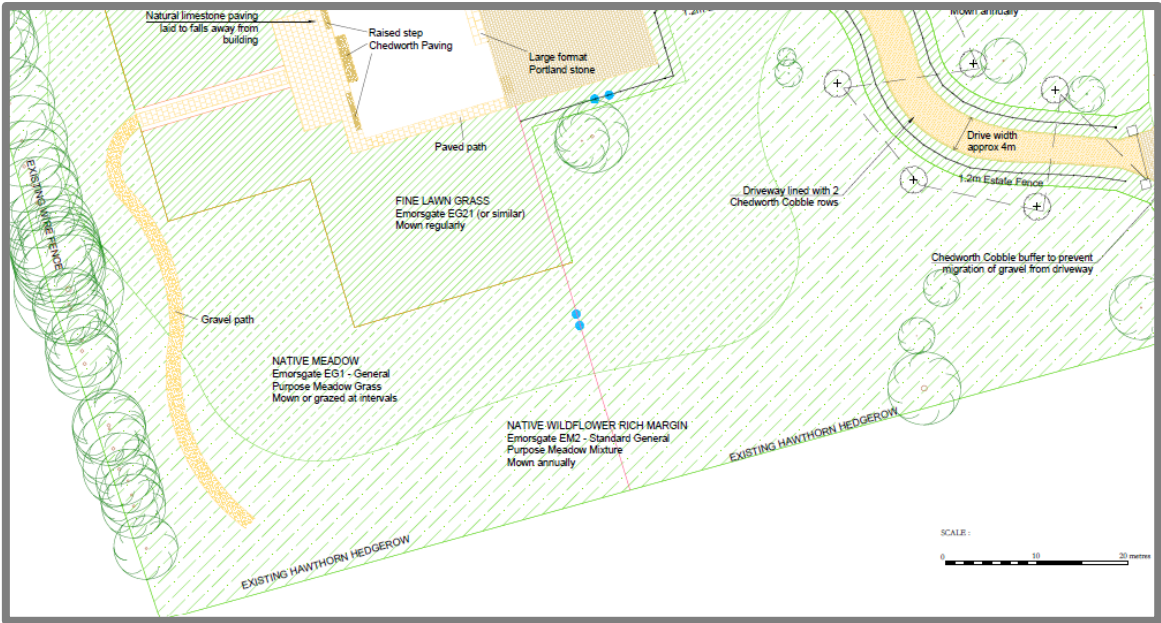


Figure 5: Approved Landscape Plan extract

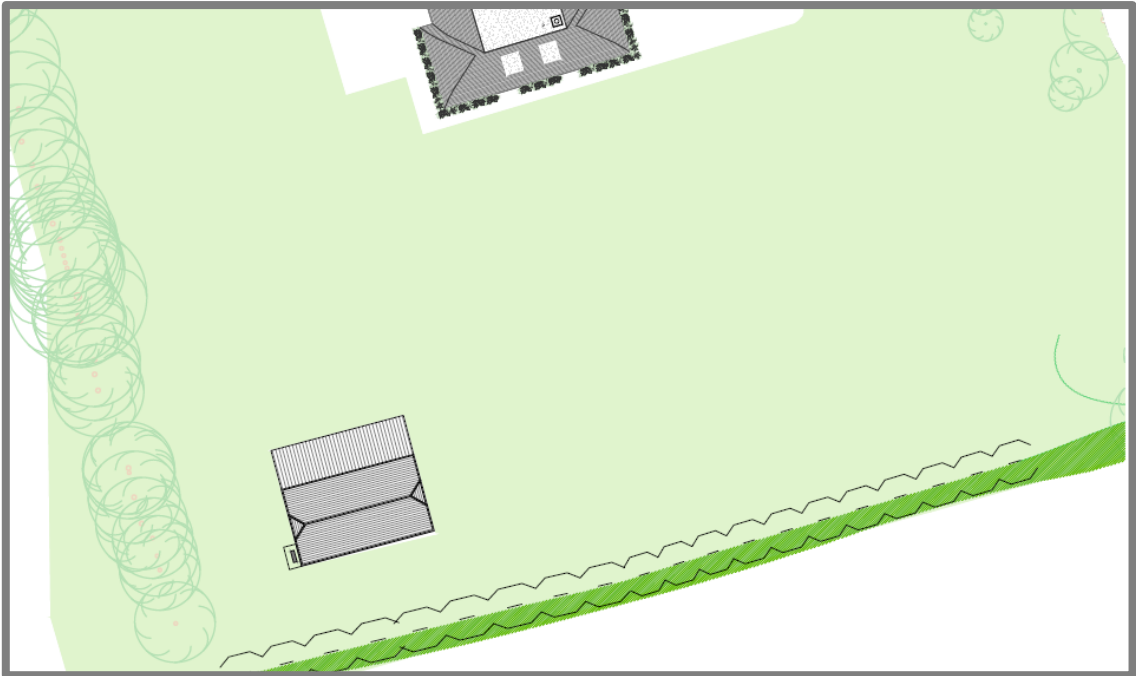


Figure 6: Proposed Block Plan extract

5.9 The material choice will complement the approved garage which also utilises horizontal timber cladding and clay roof tiles.



5.10 With regard to whether there will be any adverse landscape impacts arising as a result of the proposal, the photographs below, taken from the nearest public right of way confirms that views towards the site are extremely limited. The likelihood of the gym being visible from the public right of way is further reduced by the fact it is single storey.

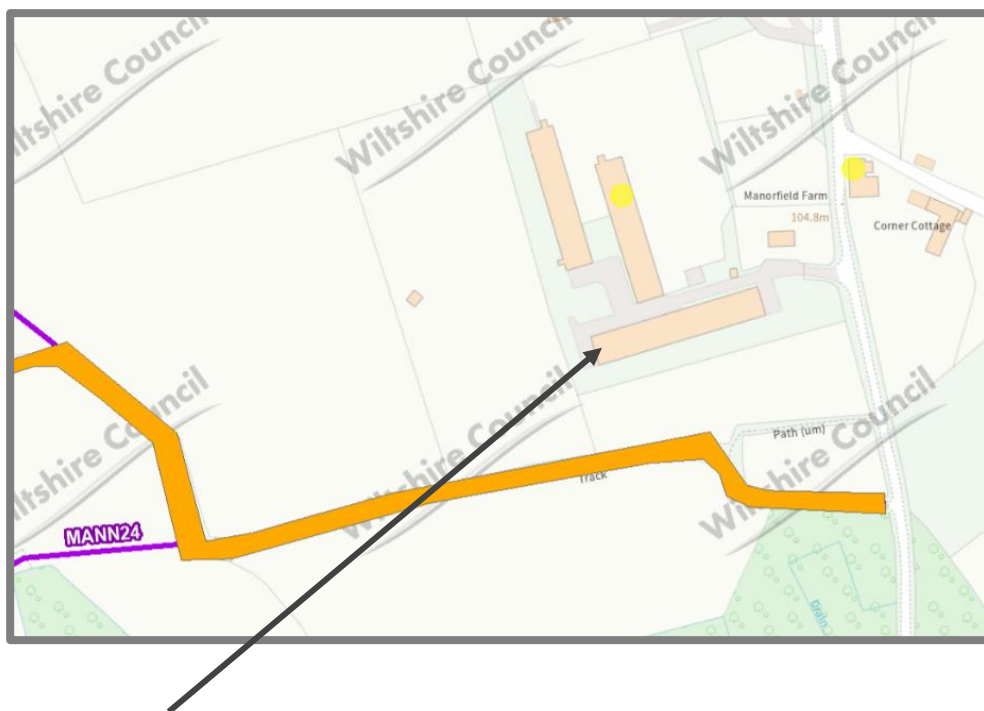


Figure 7: PROW Map with arrow showing approximate location of the gym



Figure 8: View from public right of way towards the site (hedgerow significantly restricts views



Figure 9: additional photograph from right of way



Figure 10: Photograph within the site facing south towards the right of way showing extent of hedgerow screening

5.11 It is evident from the above photographs that the gym will not be noticeable in the surrounding landscape and nor will it conflict with any of the proposed landscaping enhancements that have already been approved as part of the approval for the house. If the roof of the gym does become very slightly noticeable from the public footpath in the winter months, only the clay roof tiles would likely be partially visible and this does not constitute an adverse landscape impact.

5.12 For the above reasons, the proposal is considered to accord with Core Policy 51 and 57.

ECOLOGY

5.13 The application is accompanied by a Technical Note from Pro Vision which details why the site is exempt from biodiversity net gain requirements as the site boundary overlaps with the consented approvals for the wider site. The assessment undertaken to inform the planning application for the main house confirmed that the recorded baseline for this part of the site was sealed surface due to the presence of one of the agricultural barns. Therefore, as the gym will be constructed on the footprint of one of the former buildings, there will be no impact to habitats of value.

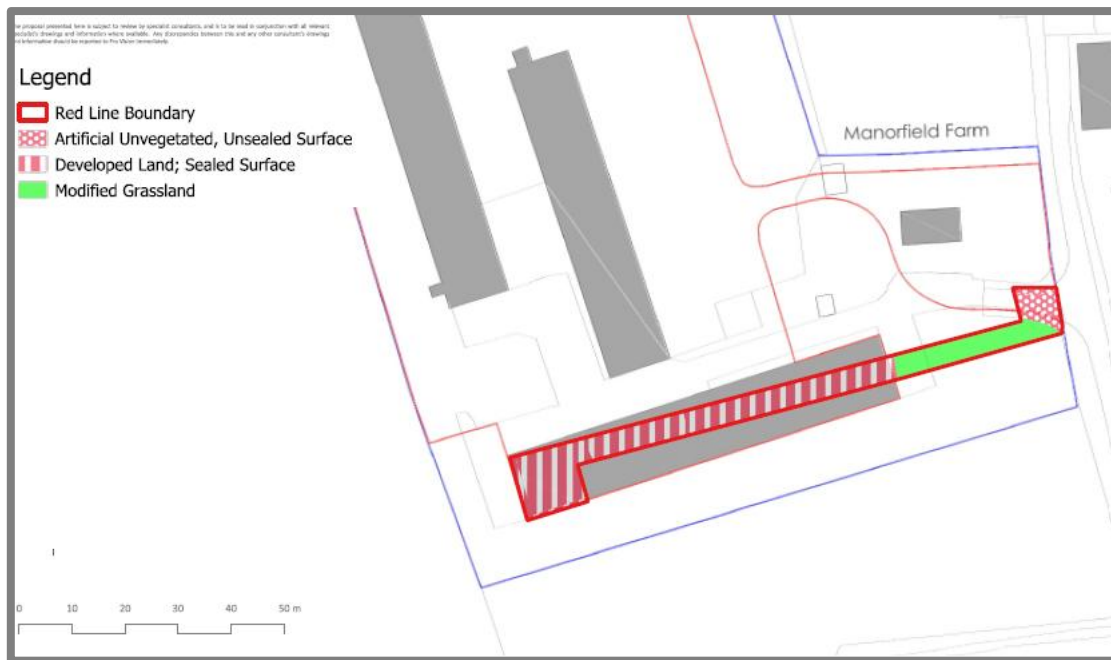


Figure 11: Previous habitat baseline

- 5.14 Notwithstanding the above, in accordance with the NPPF and Core Policy 50 one integrated bat roosting feature will be installed under the wooden cladding on the western elevation of the proposed gym building. This enhancement is marked on the plans included at page 7 and page 8 of the submitted Technical Note and can be secured by condition.

CONCLUSIONS

- 6.1 The application seeks full planning permission for the erection of a gym outbuilding to be used in connection with the main dwelling which is under construction.
- 6.2 The application includes proportionate biodiversity enhancements and the building will complement the other buildings by utilising the same cladding and roof tiles as the approved garage.
- 6.3 In the absence of any conflict with development plan policies it is respectfully requested that the application is approved without delay.