

23rd July 2026

Our Ref: SWLC.LPC6337

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Erection of new residential outbuilding at
Elmslea House, Benthon Lane, Purton, SN5 4HZ

This statement is intended to support the revised application in respect of the above development (PL/2026/02308).

Prior to the submission of the above application my clients recently withdrew a previous application (LPA Ref PL/2025/04621) for a substantial new hobby workshop/store at their wider property. The intention was said to be to remove the historic stable buildings and utilise the resulting/combined hardstanding.

The latest application was revised in accord with the email text inserted below, that fully explains the scope of the changes made..

From: Simon Chambers
Sent: 09 July 2026 14:41
To: 'Clerk, Labe'
Cc: Vic Garrard
Subject: RE: PL/2026/02308

Dear Isabel

In light of your previous comments my client has reconsidered the nature of their plans to focus on the most important aspect of their proposal, which is to provide accessible and sufficiently deep garaging and define a courtyard area to the front of their house. Accessing the building from the end gable, as would be required if it is pushed back is both a more awkward manoeuvre and curtails the double garage use and provision required, as they both drive large vehicles. Accordingly, the revised plans enclosed have reduced the size of the outbuilding as suggested (including a smaller workshop) and also changed the design so that it presents as a more typical garage building. It has a steeper pitched roof and will be tiled to match the host dwelling. Similarly, it will be constructed in the main from reconstructed stone to also match the house and has two timber garage doors, and an infill vertical timber boarded rear aspect up to the site boundary. It is of course hoped that by changing the design approach and of course substantially reducing the size of the original outbuilding, relative to the existing house and garden, that it will read more clearly as a traditional householder addition to the property. I do of course note your comments regarding other buildings that sit forward of the host dwellings etc locally, such that each case should be assessed on its own merits but hope that on reflection the change in design makes the comparison, particularly with the immediate eastern neighbour more persuasive. Indeed, I have also taken note that the Wiltshire Design Guide comments regarding how new residential buildings and garages should be designed in visual sympathy with the host dwelling. Detached garages must complement the local character and street scene, avoiding massing that overpowers neighbouring properties. It is a matter of fact that the building line is not a protected consideration. Contextually, as you will have seen from your site visit, the vast majority of properties in the immediate area have built development that sits towards the road frontage, and the key issue is therefore one of scale and harmony in the street scene. The application is sufficiently well separated so as not to 'overpower' the neighbour, or change the area's character, let alone adversely. In that regard, the use of matching construction materials ensures the building is more recessive, by losing the previous contrast, and is clearly subservient by design, scale and massing. The reduced footprint makes it more of an expected built addition, clearly serving the host dwelling. It is also a matter of fact that the site has an established and strong planted roadside boundary, which demonstrates a change to the street scene referred to in the Design Guide and the retention of which can of course be conditionally controlled. The strong screening this ensures there is minimal change in the street scene in any event, a matter reinforced by the acceptable assimilation of the neighbour's garage (and other local built development). The photograph below shows the immediate neighbour's garage building, clearly present as part of the street scene's 'local character'. The following photographs travel west and show the gated access to my client's house where the new garage's siting is obscured by the strong hedging to be retained. In light of the specific adopted design advice noted above, the very dominant and fluid built pattern, with no obvious or precious building lines and the more traditional design approach, as well as the reduced size of garage proposed means I must respectfully request that the revised plans are discussed with your team if necessary, as I would strongly maintain there is no demonstrable harm that justifies refusal and the need to appeal this typical household change.



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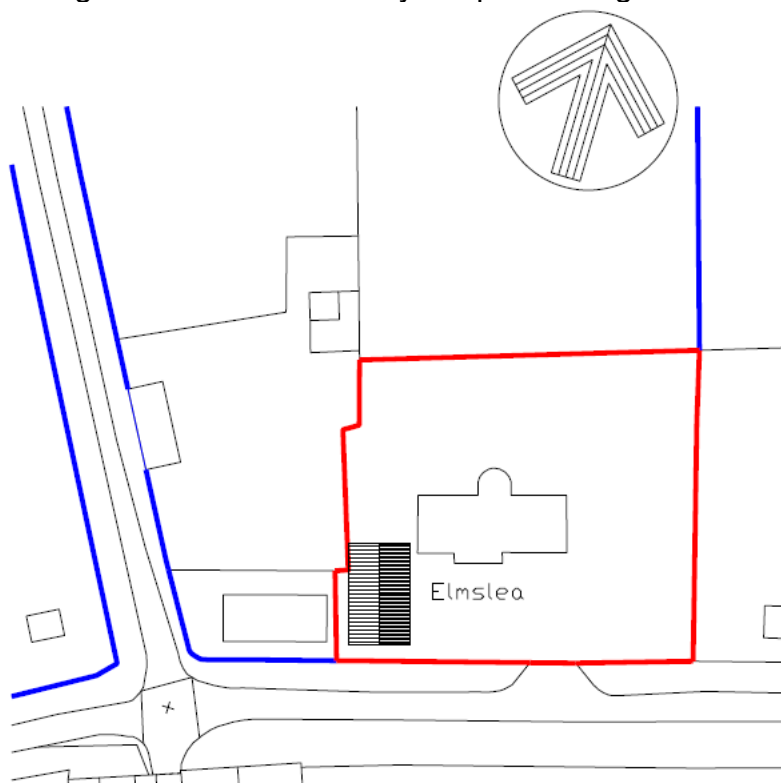


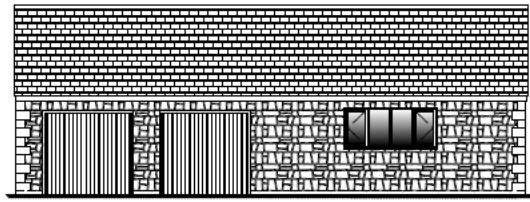
Thank you for the opportunity to revisit this application and as previously indicated I am of course happy to agree a further EoI if needed, although I am of course hopeful you could issue an approval within the previously suggested timeframe.
Kind regards

Simon Chambers B.Sc (Hons) MA MRTPI
Director

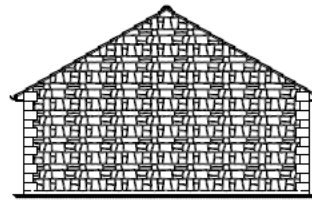
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The changes made are shown by the plan changes inserted below.

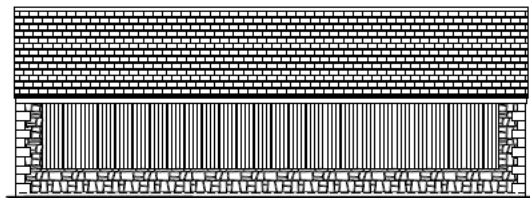




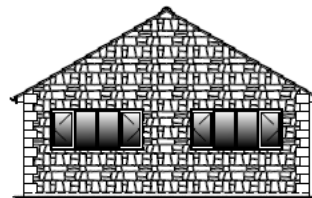
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

As indicated above the new building is single storey and encloses a courtyard space in front of the house. The building will be finished with stone to match the house and a vertical cedar boarding inset panel to the rear, left unstained to weather a subtle and natural silver. The roof covering is tiled to also match the house. All doors and windows will employ timber joinery to match the cladding.



Internally the building will provide an open plan garage and workshop. This is of course a householder application and by definition can only sanction residential usage, however, if considered necessary, by client is happy to accept a condition that the building is only used for incidental residential purposes.

It is material to note that if the building were slightly reduced in height and pushed back, flush with the front of the house, planning permission would not be required. This is material consideration and supports the grant of permission sought, given the very similar externalities involved. It is also material to note from the aerial extract inserted above and referred to in the copied email shows that the eastern neighbour has a garage already positioned in front of the principal elevation too. It is of course possible to cover up to 50% of the curtilage as permitted development. This application though leaves a substantial open garden wrapped around the house.

The property has a well established roadside hedge to the front which will continue to screen the land around the house, and its retention could be conditionally controlled if considered necessary.



Views to front of house from application site

Relevant Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations (including the National Planning Policy Framework) indicate otherwise.

The Development Plan includes the Wiltshire Core Strategy, within which there are no specific policies which deal with outbuildings, and as such the most relevant policies are:

- Core Policy 51 – Landscape
- Core Policy 57 – Ensuring High Quality Design and Placemaking

Impact upon the amenity of occupiers of neighbouring properties:

Due to the application's nature as a single storey outbuilding set within a relatively secluded plot away from any shared boundaries, the proposal poses no concerns for residential amenity.

There is no risk of any unacceptable levels of overlooking, light blocking, or the creation of an oppressive environment as a result of the proposed plans.

With regard to the above, the proposed plans are strongly maintained to be acceptable on visual amenity grounds too.

Scale, design and materials:

The outbuilding is located towards the front/side of the property, adjacent to the existing front parking and manoeuvring space. A significant amount of mature foliage will diffuse views of the new building, albeit that the sensitive and subdued material finishes proposed will be satisfactorily assimilated as part of the established built grouping

Due to this obscurity offered by the boundary treatments, the single storey nature of the proposal and the siting away from any busy roads, the development's impact will be minimally, if at all, visible.

The design of the outbuilding is simple and employs typical rural themed materials, and a moderate pitched roof.

Overall, the scale of the outbuilding is moderate, and the design/material pallet is acceptable contextually. Therefore, the proposal is considered acceptable on visual amenity grounds. The scale of the outbuilding is also deemed to be subservient to the host dwelling and would not adversely impact the character or appearance of the site.

I trust the above brief comments address the key issues arising from the policy framework, however if you have any questions arising to ensure your support, please do not hesitate to contact me direct.

Yours faithfully

Simon Chambers
Director

Enc.

Cc Mr and Mrs Garrard