

Our ref: 300626

30 June 2026

Planning Department
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

Dear Sir/Madam

COOLON, CLOATLEY ROAD, HANKERTON, MALMESBURY SN5 4LX

Please find enclosed a householder planning application for the erection of a domestic outbuilding at the above property.

The application follows the recent grant of planning permission under reference PL/2026/00217 for the comprehensive remodelling and extension of the existing dwelling, including the creation of a first floor, two-storey extensions, and external alterations, transforming the former bungalow into a substantial family home. During the determination of that earlier application, the proposed garage element was removed from the scheme to assist progression of the principal development. Planning permission was subsequently granted for the revised proposals, securing the redevelopment of the dwelling without any garaging/storage. The applicant is shortly to commence construction of the approved scheme.

The purpose of the current application is to secure consent for a revised link detached outbuilding to serve the approved dwelling. The proposed building is intended solely for purposes incidental to the enjoyment of the dwellinghouse, providing undercover vehicle parking and domestic storage. It does not incorporate any independent residential accommodation and would remain ancillary to the use of the main dwelling.

The application site, known as Coolon, comprises a detached dwelling occupying a generous residential plot. The dwelling is situated on Cloatley Road which links the villages of Hankerton and Upper Minety; it forms one of several dwellings and farmsteads along the road. To the south of the site is a residential dwelling, to the east is a vehicle garage/workshop, and to the west and northern boundaries lies open countryside. The property benefits from an established residential curtilage with mature boundary planting which provides a good degree of screening.

The proposal now submitted has been redesigned and simplified in response to previous officer comments. In comparison with the previously proposed outbuilding, the structure has been significantly reduced in both scale and overall visual impact. The design no longer incorporates first-floor accommodation or dormer windows, with the upper floor now proposed for ancillary loft storage associated with the enjoyment of the dwellinghouse.

The revised design has been simplified, resulting in a building that sits comfortably alongside the approved dwelling whilst remaining clearly subservient to it. The proposal provides practical

garaging and storage facilities that would reasonably be expected for a dwelling of this size, without introducing an excessive scale of development within what remains a generous residential curtilage.

The building is proposed to the western side of the dwelling, occupying a logical position adjacent to the existing driveway and parking area, where it would read as a natural component of the overall residential layout.

The outbuilding would reflect the architectural character and palette of materials approved for the dwelling. The external walls would comprise natural stone, whilst the roof would utilise the same stone slate finish as the dwelling to ensure a cohesive appearance across the site.

Internally, the building would provide covered parking together with secure storage for bicycles, gardening equipment and other domestic items typically associated with a family dwelling.

The proposal utilises the existing vehicular access and driveway arrangement, with no alteration to the site's access onto Cloatley Road. Ample space would continue to be available within the site for vehicle parking and manoeuvring, consistent with the spacious nature of the residential curtilage.

Wiltshire Core Policy 57 seeks to secure high quality development that responds positively to its context whilst respecting local character and ensuring that new development is appropriate to its surroundings. The proposal is considered to satisfy these objectives by providing a well-designed ancillary building that complements the approved dwelling without representing an excessive or disproportionate form of development.

The principle of providing domestic outbuildings within the curtilage of an existing dwelling is well established, provided that such structures are proportionate to the host dwelling and do not result in unacceptable impacts upon the character of the area or the amenities of neighbouring occupiers.

Planning permission has already been granted for the comprehensive remodelling and substantial enlargement of Coolon, creating a significantly larger family dwelling than previously existed.

The approved dwelling occupies an extensive residential plot but currently has no garaging/storage. The proposed garage is therefore a logical and appropriate ancillary addition, providing facilities that would reasonably be expected to serve a dwelling of this size.



3d illustration of proposed garage (dwelling as approved)

The proposal does not involve any alteration to the existing vehicular access, and more than ample space remains for manoeuvring within the plot allowing vehicles to enter and exit in forward gear. More than ample amenity space also remains available for the occupants of the dwelling.

To summarise, planning permission has been granted for the comprehensive remodelling and extension of Coolon, resulting in the creation of a substantial family dwelling which occupies a generous residential plot. This application seeks permission for a link detached outbuilding that represents a logical and proportionate ancillary addition to that approved development.

The proposal has been carefully designed to complement the vernacular of the approved dwelling whilst remaining clearly subordinate in both scale and appearance. Compared with the garage originally proposed as part of the earlier scheme, the current proposal has now been simplified through the removal of dormer windows, resulting in a quieter form of development that does not seek to compete with the host.

The garage will provide secure vehicle parking and ancillary domestic storage appropriate to a modern family dwelling of this size. It will not give rise to any unacceptable impacts upon the character of the area, neighbouring residential amenity or highway safety, and can be comfortably accommodated within the established residential curtilage without appearing dominant or resulting in overdevelopment of the site.

For these reasons, we hope you will support this proposal. Should you require any further information or wish to discuss the plans please do not hesitate to contact me.

Yours faithfully

MARK SNOOK