

TOWN & COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

PROPOSED PORCH, EXTERNAL ALTERATIONS, HARDSURFACE & LANDSCAPING AT

**DRAKES BARN 73 DEVIZES ROAD, POTTERNE,
DEVIZES, WILTSHIRE, SN10 5LW**

Prepared by

**Morgan Jones, BSc (Hons) MSc, MRTPI
Associate Director
LPC (Trull) Ltd**

Our Reference: MJ.LPC.6111

August 2026

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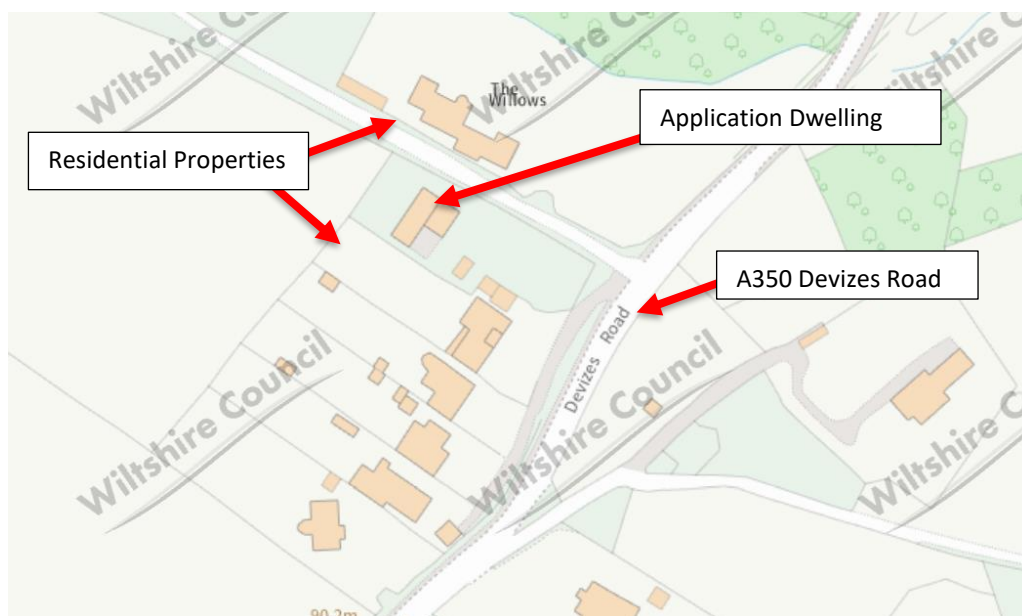
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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to support the submission of a householder planning application seeking full planning permission for the erection of a porch, external alterations, a hard surface, and landscaping works at Drakes Barn, Devizes Road, Potterne, Devizes, Wiltshire, SN10 5LW.
- 1.2 This statement will describe the location of the site and will set out what is proposed by the planning application. The statement will then provide an overview of the planning policy context and an assessment of the key material planning considerations, demonstrating the proposal's acceptability.

2.0 SITE DESCRIPTION & PLANNING HISTORY

- 2.1 The application site comprises the newly created property known as Drakes Barn (No.73 Devizes Road) located on the western flank of the A350 Devizes Road as identified on the Location Plan below. The site lies within a row of residential properties located between Devizes and Potterne.



Location Plan (Source: Wiltshire Planning Explorer)

- 2.2 The dwelling was established in line with Planning Permission PL/2025/04855, granted on the 04 August 2025, for the change of use and conversion of a rural building to a single dwelling (partly retrospective).

- 2.3 The planning permission was subject to five conditions, one of which required further information in relation to parking and EV charging to be submitted and approved by the Local Planning Authority prior to its occupation. The condition was subsequently discharged, via Discharge of Condition application PL/2025/07870, on the 04 November 2025.
- 2.4 The dwelling has been created in line with the planning permission, however Condition No.4 of the planning permission, as copied below, removes permitted development rights for additions/extensions or external alterations:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 2.5 The removal of the permitted development right prevents any external alterations without first obtaining planning permission. The purpose of this householder application therefore is to seek consent for minor alterations as explained within the following section.

3.0 PROPOSED DEVELOPMENT

- 3.1 The application seeks full planning permission to change a window to a door on the rear elevation, the construction of a porch on the rear elevation, the laying of small area of decking and a hard surface in the rear garden, and some landscaping works to the rear to ensure a level area held up by a small retaining wall. The existing and proposed plans shown below show some of the proposed works:



Existing North West Elevations



Proposed North West Elevations

3.2 The proposed site plan and floor plan shows an area of hard surface which will accommodate a hot tub or small timber outbuilding in the future. It is understood that the outbuilding will require planning permission unless it is constructed in accordance with the provisions of Schedule 2, Part 1, Class E 'buildings etc incidental to the enjoyment of a dwellinghouse' of the Town and Country (General Permitted Development) Order 2015 (as amended).

3.3 The planning application is supported by the following documents and existing and proposed plans:-

- Document. Planning Application Form
- Document. Community Infrastructure Levy Form
- Drawing ref. LPC.6111 EX 201. Title. Location Plan
- Drawing ref. LPC.6111 EX 202. Title. Existing Site Plan
- Drawing ref. LPC.6111 EX 203. Title. Existing Floor Plan
- Drawing ref. LPC.6111 EX 204. Title. Existing Elevations
- Drawing ref. LPC.6111 PR 201. Title. Proposed Site Plan
- Drawing ref. LPC.6111 PR 202. Title. Proposed Floor Plan

- Drawing ref. LPC.6111 PR 203. Title. Proposed Elevations Plan
- Drawing ref. LPC.6111 EX 204. Title. Sections
- Drawing ref. LPC.6111 EX 205. Title. Wall Elevations

4.0 PLANNING POLICY CONTEXT

National Planning Policy

4.1 The National Planning Policy Framework (NPPF), and associated Planning Practice Guidance, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The policies within the following chapter of the NPPF are relevant to the assessment of the proposed development:-

- Chapter 12 – Achieving Well-designed Places

4.2 The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Local Planning Policy

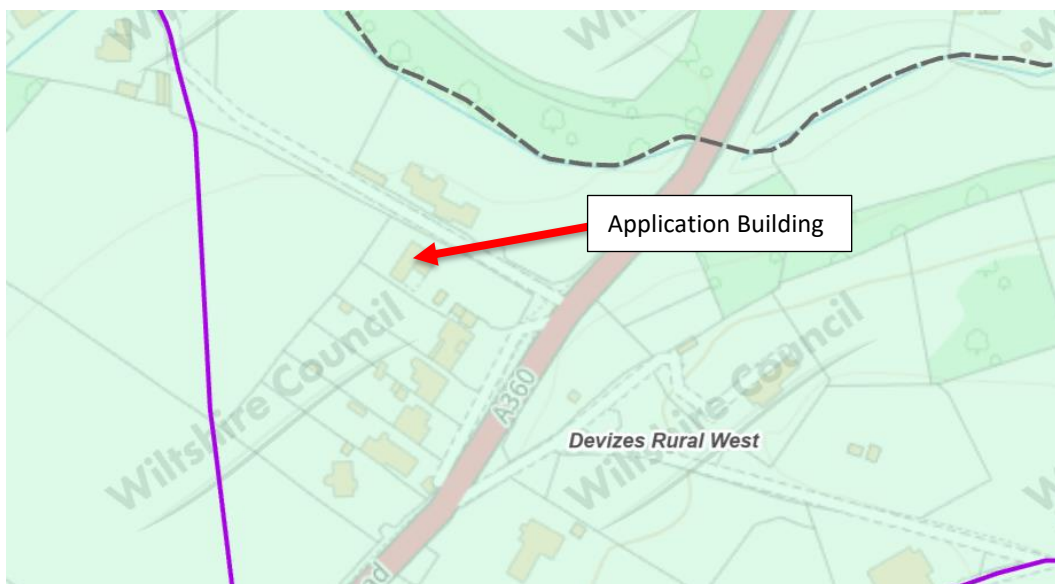
4.3 The development plan relevant to the application include the Wiltshire Core Strategy (WCS) (adopted January 2015) (which includes saved North Wiltshire Local Plan policies) and The Potterne Neighbourhood Plan (PNP) (made January 2017). The key policy relevant to the assessment of the proposed development is considered to be:-

- **WCS** Core Policy 57: Ensuring High Quality Design

4.4 The following Supplementary Planning Documents are also relevant in the determination of this application:

- Wiltshire Council Design Guide (2024)

- 4.5 The adopted Local Plan is accompanied by the Policies Maps, which provides a spatial representation of the Local Plan policies. The site lies within Flood Zone 1 and is not subject to any national or local landscape designations. The site lies within the Salisbury Plain SPA Mitigation Zone.



Local Plan Policies Map - WCS

5.0 KEY ISSUES AND PLANNING ASSESSMENT

- 5.1 In light of the context of the site and relevant national and local planning policies the key material planning considerations are considered to be securing high quality design and impact on residential amenity.
- 5.2 The NPPF states that good design is a key aspect of sustainable development and policies and decisions should contribute to and enhance the natural and local environment. These objectives are reflected within 57 'Design' of the WCS which seeks to secure high quality design in all development and ensure there is no harm to landscape character or neighbour amenity.
- 5.3 It is recognised that careful consideration needs to be given to future changes to a barn conversion to retain its overall character and appearance. However, in this instance the proposed external alterations are minor in nature and are only on the rear elevation of the dwelling. They

will not be seen from the public realm and would ordinarily be 'permitted development' if the rights had not been removed.

- 5.4 The site lies within a row of residential properties along Devizes Road however there is no potential to impact on the amenities of the residents of neighbouring properties. There will be no new windows facing neighbouring properties and the external landscaping works are very minor. There will be no adverse impacts on the amenities of the occupiers of the neighbouring properties.
- 5.5 The proposed householder developments will all contribute positively to the functionality of the dwellinghouse and the occupiers enjoyment of the property, thus delivering positive benefits and resulting in a sustainable form of development.

6.0 CONCLUSION

- 6.1 The application seeks full planning permission for minor external alterations to the dwellinghouse known as Drakes Barn at No.73 Devizes Road, Potterne, Devizes, Wiltshire, SN10 5LW and landscaping works to the rear of the dwelling.
- 6.2 The majority of the works could be classified as 'permitted development' although the original planning permission removed the rights under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The works respect the character and appearance of the building and will meet the design objectives of the Council design policy and design guide. It is therefore respectfully requested that full planning permission be granted.