

## PLANNING STATEMENT

|                           |                                                                                                                                                                                                                                                                                                                      |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal</b>           | Demolition of existing shed and erection of replacement outbuilding, replacement of existing boundary fence with a facing brick wall, and associated alterations                                                                                                                                                     |
| <b>Site Description</b>   | A detached residential dwelling located on Livery Road in Winterslow, Wiltshire. The property sits within an established residential setting and includes a private residential curtilage with an existing outbuilding positioned adjacent to the highway. Access to the property is taken directly from Livery Road |
| <b>Location</b>           | Hope Cottage, Livery Road, Winterslow, Salisbury, Wiltshire, SP5 1RF                                                                                                                                                                                                                                                 |
| <b>Planning Authority</b> | Wiltshire Council                                                                                                                                                                                                                                                                                                    |
| <b>Application Type</b>   | Householder                                                                                                                                                                                                                                                                                                          |
| <b>Submission Date</b>    | August 2026                                                                                                                                                                                                                                                                                                          |

### **Applicant**

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This Planning Statement should be read in conjunction with the drawings and supporting documentation accompanying this Householder application. The proposals have been carefully designed to improve the appearance and functionality of the site through the replacement of an existing deteriorating shed, replacement boundary treatment, and associated alterations, whilst remaining sympathetic to the character of the surrounding area.

## **Introduction**

This planning statement has been prepared in support of a Householder Planning Application for demolition of existing shed and erection of replacement outbuilding, replacement of existing boundary fence with a facing brick wall, and associated alterations

## **Site Description**

Hope Cottage is a detached dwelling located on Livery Road within the village of Winterslow. The application site comprises the residential curtilage of the dwelling, including an existing detached shed positioned adjacent to the highway.

The existing outbuilding is of simple construction and has significantly deteriorated over time. It is heavily overgrown with vegetation and presents a tired appearance within the street scene. Owing to its age and condition, the structure has reached the end of its practical lifespan and is no longer considered suitable for continued use without substantial repair.

The existing boundary treatment comprises timber fencing and pedestrian gates.

## **Current Use of Site**

Private dwelling

## **The Proposal**

Planning permission is sought for the demolition of the existing detached shed and its replacement with a new detached outbuilding to be used solely for purposes incidental to the enjoyment of the dwelling.

The replacement building occupies a broadly comparable footprint and remains modest in scale, ensuring that it remains clearly subordinate to the principal dwelling.

The proposal also includes the replacement of the existing timber boundary fence with a traditional facing brick boundary wall, whilst retaining the existing pedestrian access points from Livery Road. The facing brick wall is to incorporate salvaged flint where sufficient material can be reclaimed from the existing shed.

No changes are proposed to the existing means of access, parking arrangements or residential use of the property.

## **Design and Appearance**

The replacement outbuilding has been designed as a simple and functional domestic structure that reflects the character of the existing dwelling and surrounding area.

The use of facing brickwork, horizontal timber cladding and plain clay roof tiles provides a significant visual improvement over the existing building and introduces a palette of traditional materials appropriate to the locality.

Similarly, replacing the existing timber fencing with a brick boundary wall will provide a more durable and attractive frontage, contributing positively to the appearance of the property when viewed from the public highway.

Overall, the proposals represent a considerable enhancement to the quality of the site whilst remaining sympathetic in terms of scale, form and appearance.

## **Landscape and Heritage Conditions**

The site lies within a Special Landscape Area.

The proposal replaces an existing domestic shed within the established residential curtilage rather than introducing built development into an undeveloped landscape setting. The replacement outbuilding is comparable in scale to the existing structure and therefore will not materially alter the character of the site or surrounding landscape.

A nearby listed building is situated on neighbouring land. However, the proposed works are located on the opposite side of Hope Cottage and are physically and visually separated from the listed building. Consequently, the proposals will preserve the setting and significance of the designated heritage asset.

### **Planning Considerations**

The proposal represents a modest domestic improvement that replaces an existing deteriorating shed with a well-designed ancillary building constructed using high-quality materials.

The replacement boundary wall will improve the visual appearance of the site's frontage, whilst the replacement outbuilding will remove an ageing structure that has become an unattractive feature within the street scene.

The proposals remain entirely ancillary to the existing dwelling and do not result in any intensification of use or adverse impact upon neighbouring residential amenity.

Overall, the development constitutes an appropriate form of householder development that respects the character of the site and surrounding area.

The proposal has been designed having regard to the National Planning Policy Framework and the adopted Wiltshire Development Plan. It is considered that the proposal represents an appropriate form of householder development, responding positively to the character of the site through the replacement of an ageing outbuilding with a modest ancillary building of improved design and appearance.

### **Site Access**

Separate personnel and vehicular access will be unaffected by the proposals.

### **Highways**

The proposals will not result in increased traffic.

### **Flood Risk Assessment**

The application site and surrounding area fall within flood zone 1, as defined by The Environment Agency/Gov.uk.

### **Conclusion**

The proposed development represents a sensitive enhancement to Hope Cottage through the replacement of an ageing shed and improved boundary treatment.

The proposal has been carefully designed to remain subordinate to the existing dwelling, utilise appropriate materials and improve the overall appearance of the site.

It is considered that the proposals will not give rise to any unacceptable impacts on neighbouring properties, the surrounding landscape or nearby heritage assets. The development therefore represents an appropriate and sustainable form of domestic development.

It is respectfully requested that planning permission be granted, as the proposal represents an appropriate form of householder development that will enhance the appearance of the site through the replacement of an ageing shed and improved boundary treatment. The development has been carefully designed to remain ancillary to the existing dwelling.