

Mr & Mrs Adam and Tiffany Lewins
45 Moot Lane
Downton
Salisbury
Wiltshire
SP5 3JR

Development Management Team
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Re: Request for Certificate of Lawfulness under Permitted Development Rights – Proposed Ancillary Outbuilding at 45 Moot Lane, Downton

Dear Sir or Madam,

We are writing to request a Certificate of Lawfulness for our proposed outbuilding described in our completed form, this letter and the enclosed drawings.

We were originally planning to erect an outbuilding on the footprint of a derelict barn on our residential property which would act as amenity space for our family; [REDACTED]

The proposed building is 12.5m x 6.5m, to the rear of our 0.86 acre property, and is a minimum of 5.5m from all property boundaries which are currently screened in all directions with either 2.2m high close-board fencing, or hedgerows between 2.2 and 6m in height. Please see drawing 45ML-20260601-SP, Site Plan, for the proposed location, dimensions and relationship to the existing dwelling and site boundaries.

We are proposing a timber frame and timber clad building with a pitched apex roof, with a maximum height of 4.0m at the ridge and an eaves height of 2.5m, finished with slate tiles and guttering to discharge rainwater into a rainwater harvesting system and soakaway in our surrounding garden, which includes existing lawns, flower beds, wooded areas and ponds. Please see drawing 45ML-20260601-EL-Rev2, Elevations, for proposed elevations.

Our property is **not** within the Downton Conservation Area or any other Conservation Area, Area of Outstanding Natural Beauty, or World Heritage Site. There are no Listed Buildings or TPOs on our property, and the property is not subject to any planning or permitted development restrictions.

Finally, our proposed use is fully incidental to the enjoyment of the main dwellinghouse, and will not be used as a separate unit of accommodation. The proposed outbuilding includes the following uses:

- **a fully accessible sensory area and flexible family space** which can be used by [REDACTED]
- **a fully accessible wet room** for use by visiting family members, including our nephew;
- **a home gym;**

- **a music room** for storage and use of the family's musical instruments, as well as a rehearsal and practice space for our children and their bands;
- **a central gaming/recreation space** with **refreshment point** with flexible seating for family use;
- **A small WC** that includes a small walk-in shower/changing space for when we are using the gym space.

Please see drawing 45ML-20260601-FP, Floor Plan, proposed layout of the outbuilding.

Finally, we can confirm that the proposed outbuilding will not include any additional hardstanding, access or parking as it is fully ancillary to our dwellinghouse only. There is no proposed kitchen or utility area, as these are located in our main dwelling. The foul drainage, water and electrical services will be directly connected to our existing dwelling as it is for our own personal use. As such, the proposed outbuilding will remain functionally dependent upon the main dwellinghouse. The outbuilding will be constructed in accordance with Building Regulations, with the wet room designed to meet relevant accessibility standards.

We would be grateful for your consideration of this application. [REDACTED] need for accessible family space, we are keen to proceed as soon as possible. We have a contractor ready to commence work as soon as we receive approval.

If you have any questions, please do not hesitate to get in touch. We appreciate your time and assistance.

Yours faithfully,

Tiffany and Adam Lewins