



Planning Statement

Proposal: Erection of garage and replacement of mobile home with outbuilding ancillary to the dwelling
Site: 184 Melksham Lane, Broughton Gifford, Melksham. SN12 8LN
Our Reference: SUPPORTING STATEMENT_revised2014.docx

Land Development and Planning Consultants Ltd. is a Rural Planning Practice based in Corsham, Wiltshire. The Practice was established in 1989 to provide advice and representation on the range of town and country planning issues relating primarily to the countryside, villages and the market towns of Wessex. Clients include individuals, developers, legal and land agencies, commercial and residential developers, local authorities and amenity groups.

1.0 Introduction

- 1.1 Land Development and Planning Consultants Ltd. have been instructed by Mr Juan Lopez to prepare and present a Householder application for erection of a garage and replacement of an existing mobile home, within the residential curtilage of No.184 Melksham Lane, with a new garden building for use ancillary to the dwelling.
- 1.2 The application should be read in conjunction with following plans;
 - 1.2.1 2447A_2 Existing site plan
 - 1.2.2 2447A_3 Proposed site plan
 - 1.2.3 2447A_4 Proposed plans and elevations

2.0 Context

- 2.1 No.184 Melksham Lane lies between Melksham and Broughton Gifford, outside of a defined settlement, on a former nursery site; to the north of application site are the residential properties of No.183 and No.182 Melksham. The three dwellings access the highway off a private way.

- 2.2 The site is not within a Conservation Area or protected landscape, and neither the property nor its neighbours are Listed Buildings.
- 2.3 Planning permission was granted under reference 17/05466/FUL for significant remodelling of the dwelling, which included the loss of over 50% of the integral garage space. As Mr Lopez's family have grown, the remaining element of garage space has also been incorporated as ancillary accommodation.
- 2.4 Under reference PL/2023/05253 planning permission was granted for the use of the land to the south of No.184 as domestic garden ancillary to the dwelling house. Condition 2 of the consent removed permitted development for the erections of garages, sheds, greenhouses etc.
- 2.5 An informative to the consent highlighted that further permission may be necessary for the mobile home, fence and landscaping of the land, including a parking area. However, the evidence that supported the previous application confirms that the operational development had been completed in October 2022, and in the case of the fence is permitted development. Equally, the stationing of a mobile home on residential land within the curtilage of a dwelling, for use ancillary to the enjoyment of that dwelling, is not development for which planning permission is required.

3.0 Proposed development

- 3.1 As the mobile home has come to the end of its useful life the Applicant proposes to replace it with a new and more aesthetic structure to accommodate family and friends coming to visit. The proposed unit is a prefabricated structure with a footprint of 40m²; details are produced at Appendix 1 of this statement. The unit will be placed in the same location as the existing mobile home.
- 3.2 In addition, proposals include a two-bay garage and workshop in association with existing parking. The height of the proposed garage will not exceed that of the main ridge of the house, maintaining subservience to the host dwelling. The building will provide storage for two vehicles, together with domestic and garage items. Roof lights are proposed in the west elevation to provide natural light to the modest storage space available in the loft.

4.0 Planning Assessment

- 4.1 The principle of improvements and extension to homes within their domestic curtilage is entirely appropriate, and indeed, is an anticipated form of development. Material planning considerations are therefore the potential impact on the amenity of surrounding occupiers and the wider visual impact on the countryside.
- 4.2 Both the proposed garage and replacement garden building are located to the south of the host dwelling, which is bounded to the south, west and north by mature hedges and to the east by a close board fence. The proposed development is physically and visually separated from its nearest neighbours to the north and thus, there will be no material impact on the amenity of the residents of No.183 or No.182 Melksham Lane. Equally, the retained boundary planting to the site will ensure that the proposals will have no material impact on the character or appearance of the landscape in this location.
- 4.3 As parking will be located within the proposed garage, the existing gravelled parking spaces will provide adequate space for manoeuvring within the residential curtilage.

5.0 Concluding notes

- 5.1 The proposed garden building replaces an existing poor quality mobile home to be used ancillary to the enjoyment of the dwellinghouse, within its residential curtilage. The form and scale of the unit is appropriate to its context and represent a higher quality of building in comparison to the existing enhancing the residential setting.
- 5.2 The proposed garage is appropriate in scale and form and will serve to provide storage for family vehicles, bikes, garden machinery and furniture.
- 5.3 Both elements of this application are entirely appropriate forms of development in principle and have been well located and designed to ensure that they compliment the property and assimilate within the wider landscape.
- 5.4 It is trusted that the local planning authority will be able to support the application in its submitted form. The Applicant would welcome the opportunity to discuss in detail the proposals and to provide further information as required to enable a



comprehensive assessment to be undertaken. Please contact the Agent at the earliest opportunity should such details be necessary.

Appendix 1

Replacement garden building specifications