



PLANNING STATEMENT

Project Number:

2026-2769

Site Address:

Sidbury House, Everleigh, Marlborough, Wiltshire, SN8 3EY

Proposal:

Proposed Oak Framed Garage with Home Office Above

Date:

September 2026

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1. Introduction

- 1.1. This Planning Statement has been prepared by SJM Planning on behalf of Oakwrights and their client, Mr Peter Adams, in support of a householder planning application at Sidbury House, Everleigh, Marlborough, Wiltshire, SN8 3EY.
- 1.2. The application seeks planning permission for a detached oak framed three-bay garage with a home office above. The building would be positioned within the established front garden to the right-hand side of Sidbury House, where it would relate directly to the existing driveway, parking and turning area.
- 1.3. At ground floor level, the building would provide two enclosed garage bays together with a workshop. The first floor would provide a home office used solely in connection with the occupation and enjoyment of Sidbury House. The building would remain ancillary to the main dwelling and would not create an independent dwelling, separate commercial planning unit or holiday accommodation.
- 1.4. This Statement describes the site and proposal, identifies the principal national and local planning policies and assesses the development having regard to its design, scale and siting, landscape and visual effects, the historic environment, trees and biodiversity, residential amenity, parking and highway considerations and the ancillary nature of the proposed home office.

2. Site Description

- 2.1. Sidbury House is a detached two-storey dwelling situated on the southern side of the A342 at Everleigh. The property occupies a spacious and well-established residential plot, set back from the public highway and reached by a private access drive.
- 2.2. The dwelling is positioned broadly within the eastern part of the plot. Its principal elevation faces into the property toward the existing driveway and parking area. An existing garage and lean-to carport are situated on the opposite side of the house and form part of the established domestic arrangement.
- 2.3. The application site comprises part of the front garden to the right-hand side of the dwelling. The proposed location adjoins the existing parking and turning area and is therefore functionally related to the established vehicular arrangement at the property. The submitted proposed block plan shows the building set perpendicular to the house, with the garage doors facing the existing parking area.
- 2.4. The site is enclosed and strongly filtered by mature trees and vegetation along the road frontage and side boundaries. These landscape features substantially limit views into the property from the A342 and provide an established wooded backdrop to the proposed building. The property is not within a conservation area and the relevant trees are not subject to Tree Preservation Orders. Nevertheless, the trees are significant mature landscape features which contribute positively to the character and screening of the site. They have therefore been surveyed in accordance with BS5837:2012 and their relationship with the proposed development has informed the construction and tree protection measures submitted with the application.
- 2.5. The surrounding area has a rural village and countryside character. Built development is dispersed and generally set within mature plots, with established vegetation playing an important role in the appearance of the locality.
- 2.6. Historic mapping confirms that Sidbury House is a later twentieth-century dwelling. It is not shown on the 1901 Ordnance Survey map, the 1947 aerial photograph or mapping revised between 1930 and 1961, but is present on the Ordnance Survey edition published in 1975. The dwelling was therefore constructed between the early 1960s and 1975 and did not form part of the historic church and rectory group to the north-west.
- 2.7. Three designated heritage assets lie to the north-west of the site: the Grade II* listed Church of St Peter, the Grade II listed Old Rectory and Stables, and the Grade II listed Simpkins Monument within the churchyard. Mature woodland and boundary planting provide substantial physical and visual separation between the application site and these assets.

3. Planning Proposal

- 3.1. The proposal is shown on the SJM Planning Location and Block Plans, drawing reference 2026-2769v1-LocBlock, and the Oakwrights proposed floor plans and elevations, drawing reference 24072026 1 Rev A.
- 3.2. The proposed building would measure approximately 9.7 metres in length and 6.3 metres in depth, with a ridge height of approximately 6.2 metres. It would take the form of a traditional pitched-roof outbuilding with accommodation contained within the roof space.
- 3.3. The ground floor would contain a workshop and two garage bays. The first floor would provide a home office accessed internally from the workshop. The office would remain ancillary to Sidbury House and would not contain the facilities necessary to operate as a separate dwelling.
- 3.4. The external materials would comprise clay roof tiles to match the house, planed larch featheredge weatherboarding, an expressed oak frame and natural-coloured timber windows and doors. The use of natural materials and a simple agricultural-influenced form is intended to ensure that the building sits comfortably within its rural domestic setting.
- 3.5. The position has been selected to make practical use of the existing parking and turning arrangement. Although the building would stand forward of the principal elevation of Sidbury House, it would be set to one side of the dwelling and against the mature, landscaped boundaries rather than within an exposed part of the garden.
- 3.6. Surface water from the garage roof would be directed to rainwater butts shown on the proposed elevations, providing a degree of rainwater harvesting for reuse within the garden. Any overflow would be directed to the western front corner of the building, beyond the identified root protection areas, before discharging to a new soakaway located beneath the existing driveway and outside the root protection areas of retained trees.
- 3.7. New utility connections, including electricity and communications/internet services, would also enter the building at the front corner outside the identified root protection areas. The routing of drainage and services would therefore avoid excavation within the RPAs and would not adversely affect the surrounding mature tree cover.
- 3.8. No bathroom or other sanitary accommodation is proposed within the building and no new foul drainage connection would therefore be required.

4. National Planning Policy

National Planning Policy Framework

- 4.1. The National Planning Policy Framework was revised and published on 17 August 2026. The revised Framework replaces the December 2024 version and introduces a structure comprising separate policies for plan-making and national decision-making policies for the determination of planning applications.
- 4.2. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and that the development plan remains the starting point for decision-making.

Achieving Sustainable Development

- 4.3. Policy S3 maintains the presumption in favour of sustainable development and confirms that development proposals which accord with the development plan should be approved without delay.

Achieving Well-Designed Places

- 4.4. Chapter 14 of the Framework addresses the achievement of well-designed places.
- 4.5. Policy DP3 – Key Principles for Well-Designed Places provides the principal national decision-making policy in relation to design. It requires development to respond positively to the history, character and features of its site and setting and to integrate appropriately with its surroundings.
- 4.6. Relevant considerations include the arrangement and form of buildings, scale and massing, architectural treatment, materials, landscaping and the relationship between development and the existing built and natural environment.

Conserving and Enhancing the Natural Environment

- 4.7. Chapter 19 of the Framework addresses the conservation and enhancement of the natural environment.
- 4.8. Policy N2 – Improving the Natural Environment requires development proposals to have appropriate regard to the existing natural characteristics of a site, including landscape character, biodiversity and existing natural features, and to seek opportunities for appropriate environmental enhancement.
- 4.9. Policy N3 – Trees in New Development recognises the contribution made by trees to biodiversity, climate change mitigation and adaptation and to the character and quality of places. The policy supports the integration and long-term retention of trees within development and identifies the importance of obtaining suitable arboricultural advice where necessary.

Conserving and Enhancing the Historic Environment

- 4.10. Chapter 20 of the Framework addresses the conservation and enhancement of the historic environment.
- 4.11. Policy HE4 – Securing the Conservation and Enhancement of Heritage Assets establishes the general approach to the conservation of designated and non-designated heritage assets. Development should appropriately conserve heritage significance and avoid or minimise harmful effects.
- 4.12. Policy HE5 – Assessing Effects on Heritage Assets requires the significance of heritage assets potentially affected by development to be understood and the effect of the proposal upon that significance to be assessed. The Framework identifies potential effects in terms including positive effect, no effect, harm, substantial harm or total loss.
- 4.13. Policy HE6 – Proposals Affecting Designated Heritage Assets requires substantial weight to be given to the conservation of designated heritage assets, with greater weight applying to assets of greater significance.

5. Local Planning Policy

The Development Plan

- 5.1. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan is the starting point for decision-making. The principal adopted policy document relevant to this application is the Wiltshire Core Strategy, adopted in January 2015, together with any applicable saved policies and made neighbourhood planning policies.

Wiltshire Core Strategy

Core Policy 51 – Landscape

- 5.2. Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. Development should protect important landscape features and demonstrate that the proposal has been informed by and responds to the character of the site and its surroundings.

Core Policy 57 – Ensuring High Quality Design and Place Shaping

- 5.3. Core Policy 57 requires a high standard of design which responds positively to the existing townscape and landscape context. Relevant considerations include the compatibility of the development with the scale, height, massing, materials and character of adjoining buildings and the wider area; the retention and enhancement of important landscape features; and the avoidance of unacceptable effects on neighbouring amenity.

Core Policy 50 – Biodiversity and Geodiversity

- 5.4. Core Policy 50 seeks to protect features of biodiversity value and requires development to avoid adverse effects on habitats and species, with mitigation provided where necessary. Although the statutory biodiversity net gain requirement does not apply to a householder application, the proposal must still appropriately protect existing trees and other ecological features.

Core Policy 58 – Ensuring the Conservation of the Historic Environment

- 5.5. Core Policy 58 requires development to protect, conserve and, where possible, enhance the historic environment. Proposals should conserve designated heritage assets and their settings and should be sensitive to their significance, character and historic context. This policy is relevant because the Church of St Peter, the Old Rectory and Stables and the Simpkins Monument are located to the north-west of the application site.

Core Policies 60 and 61 – Sustainable Transport and Transport and New Development

- 5.6. Core Policies 60 and 61 seek to ensure that development is served by safe and suitable access arrangements and does not have an unacceptable effect on highway safety. The proposal would use the established residential access and parking arrangement and would not materially intensify vehicle movements.

Other Material Considerations

- 5.7. Other material considerations include the Wiltshire Design Guide, relevant national Planning Practice Guidance, the National Heritage List for England entries for the nearby designated assets, and the mapped environmental constraints identified through Natural England's MAGIC system. The proposal has also been considered in the context of the established character of the property, the mature frontage planting and the existing access and parking arrangements.

6. Planning Assessment

Principle of Development

- 6.1. The proposal is for an ancillary domestic building within the established residential garden of Sidbury House. It would support the existing residential use by providing covered vehicle parking, workshop space and a home office associated with the occupation of the dwelling.
- 6.2. The development would not create a new dwelling, separate planning unit or commercial premises. It would remain physically and functionally associated with Sidbury House. The principle of an appropriately designed domestic outbuilding within the established residential curtilage is therefore acceptable, subject to its detailed effects on character and design, landscape, trees and biodiversity, the historic environment, residential amenity and highway safety.

Design, Scale and Relationship with Sidbury House

- 6.3. The building has been designed as a traditional oak framed outbuilding. The pitched roof, expressed timber structure, larch weatherboarding, clay tiles and natural-coloured joinery provide a coherent rural material palette and avoid the utilitarian appearance of a standard prefabricated garage.
- 6.4. At approximately 9.7 metres by 6.3 metres and 6.2 metres to the ridge, the proposal is a substantial domestic outbuilding. Its scale reflects its three-bay arrangement and the provision of a home office within the roof. However, the simple rectangular footprint, low eaves and steeply pitched roof break down its apparent mass and give it the proportions of a traditional barn or coach-house building.
- 6.5. The garage would stand perpendicular to Sidbury House and forward of its principal elevation. This positioning is nevertheless logical in functional and design terms because the doors would address the established parking and turning area, while the building would be set to one side of the dwelling rather than directly across its principal frontage. Sidbury House would remain the dominant building within the plot.
- 6.6. The proposed materials would relate positively to the rural setting and the clay tiles would provide a visual connection with the existing dwelling. The proposal would therefore represent a high-quality and contextually appropriate addition which responds positively to the character and features of its site and setting, in accordance with Core Policy 57 of the Wiltshire Core Strategy and Policy DP3 of the National Planning Policy Framework.

Landscape Character and Visual Impact

- 6.7. The position of the building within the front garden requires consideration because it would be forward of the main elevation of the house. In this instance, however, the property is set well back from the public highway and is enclosed by significant mature trees and vegetation along the frontage and side boundaries.
- 6.8. Views from the A342 and the entrance are strongly filtered by this established vegetation. The proposed building would sit against the wooded edge of the plot and would not be experienced as an exposed structure within the wider countryside. Its traditional form and natural materials would further reduce its visual prominence.
- 6.9. Within the property, the building would be read in conjunction with the existing dwelling, driveway and parking area. It would consolidate domestic development around the established residential use rather than extending built form into an unrelated or exposed part of the land.
- 6.10. The submitted Arboricultural Impact Assessment confirms that no trees require removal to accommodate the development and identifies measures by which the significant surrounding tree cover can be retained and protected throughout construction. The proposal would therefore conserve the established landscape character and wooded setting of the site and would not cause unacceptable visual harm. It would accord with Core Policies 51 and 57 of the Wiltshire Core Strategy and Policies N2 and N3 of the National Planning Policy Framework.

Historic Environment and Setting of Listed Buildings

- 6.11. Sidbury House is not listed and the application site is not within a conservation area. However, three designated heritage assets are located to the north-west: the Grade II* listed Church of St Peter, the Grade II listed Old Rectory and Stables, and the Grade II listed Simpkins Monument within the churchyard.
- 6.12. The Church of St Peter is an early nineteenth-century Gothic church dating from 1813. The Old Rectory and Stables date from approximately 1810–15 and retain a close historic and functional relationship with the church. The Simpkins Monument derives significance from its commemorative interest and its position within the churchyard. Together, the assets form an established historic group whose significance is principally embodied in their architectural and historic interest and in the relationship between the church, churchyard and rectory.
- 6.13. Historic mapping demonstrates that Sidbury House is a later twentieth-century addition. It is absent from the 1901 mapping, the 1947 aerial photograph and mapping revised between 1930 and 1961, but is shown on the 1975 Ordnance Survey edition. It did not therefore form part of the original church and rectory group. Sidbury House and its residential curtilage were nevertheless already established when the Old Rectory and Stables and the Simpkins Monument were designated, and have consequently formed part of the modern surroundings in which those two assets have been experienced since their listing.
- 6.14. The proposal would introduce an ancillary domestic building within this established modern residential curtilage. It would not encroach into the churchyard or former rectory grounds, alter the historic relationship between the listed assets or interrupt any identified important view of, from or between them.
- 6.15. There is substantial mature woodland and boundary planting between the proposed garage and the designated assets. This provides strong physical and visual separation and substantially limits intervisibility. The building would also use a traditional oak frame, larch weatherboarding, natural timber joinery and clay roof tiles, giving it the appearance of a high-quality rural outbuilding rather than an overtly suburban or discordant form of development.
- 6.16. The proposed garage would therefore be experienced as part of the established domestic grouping around Sidbury House. It would not affect those elements of setting which contribute to the significance of the Church of St Peter, the Old Rectory and Stables or the Simpkins Monument, including their architectural and historic interest, the relationship between the church, churchyard and former rectory grounds, or the ability to appreciate those assets from publicly accessible viewpoints.
- 6.17. Having regard to the terminology of Policy HE5 of the National Planning Policy Framework, the proposal would result in no effect upon the significance of the designated heritage assets, including through development within their settings. No heritage harm therefore arises and the proposal accords with Core Policy 58 of the Wiltshire Core Strategy and Policies HE4, HE5 and HE6 of the National Planning Policy Framework.

Trees and Arboricultural Considerations

- 6.18. An Arboricultural Impact Assessment, Tree Survey, Tree Protection Plan and Arboricultural Method Statement have been prepared by SJ Stephens Associates in accordance with BS5837:2012. The assessment considers all trees and vegetation within influencing distance of the proposed development and identifies the measures necessary to allow the building to be constructed whilst retaining the important surrounding tree cover.
- 6.19. The survey confirms that no trees require removal to accommodate the development. The retained trees include several mature specimens of significant landscape value, including mature beech and oak trees and the adjoining wooded area. These trees provide an important landscape framework around Sidbury House and contribute significantly to the screening and containment of the proposed building.

- 6.20. The proposed garage does extend into the calculated root protection areas of trees T1, T2 and T4, with the most significant relationship being with the mature beech identified as T2. SJ Stephens have therefore designed a specific no-dig construction methodology for the building base.
- 6.21. The Arboricultural Impact Assessment calculates that the new building would occupy approximately 15.3% of the currently unsurfaced part of the root protection area of T2. This remains below the 20% maximum identified in BS5837:2012 for new hard surfacing within a root protection area. SJ Stephens consequently conclude that the encroachment can be satisfactorily accommodated provided the specified construction methodology is followed.
- 6.22. The garage would be constructed on a concrete slab formed above existing ground levels without conventional excavation within the affected root protection areas. The methodology incorporates a cellular confinement system filled with clean angular stone to maintain gaseous and moisture exchange with the underlying rooting environment. Where structural support is required, pile positions would be established using hand-dug trial holes and adjusted where necessary to avoid significant roots, with sleeved piles or screw piles used to minimise disturbance.
- 6.23. Only limited removal of turf or organic material, to a maximum depth of 50mm and less where roots are encountered closer to the surface, would be undertaken within the no-dig area. Construction traffic would be excluded unless appropriate ground protection or the permanent no-dig surfacing had first been installed.
- 6.24. Tree protection fencing and ground protection would be installed in accordance with the submitted Tree Protection Plan before construction commences and retained for the duration of the works. Excavation, storage of materials, construction traffic and the routing of underground services would be excluded from root protection areas except where expressly allowed for within the Arboricultural Method Statement.
- 6.25. The no-dig construction would result in a modest increase in finished ground levels. The Arboricultural Impact Assessment confirms that there is sufficient space in front of the garage to achieve an appropriate vehicle gradient and that the necessary level adjustment would occur over the existing impermeable driveway. It would therefore not materially alter the rooting environment of T2.
- 6.26. Roof water would be collected by the rainwater butts shown on the proposed elevations. Any overflow would be directed to the western front corner of the building, outside the identified root protection areas, before discharging to a new soakaway beneath the existing driveway. New electricity and communications services would likewise enter the building at this front corner, with all associated trenching and underground service runs kept outside the RPAs of retained trees.
- 6.27. Arboricultural supervision would be provided during construction, including a pre-commencement meeting with the contractor and inspection of the tree protection fencing and ground protection before works begin. This would ensure that the Arboricultural Method Statement is understood and implemented throughout the development.
- 6.28. SJ Stephens Associates conclude that, provided the measures contained within the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan are followed, the arboricultural impact of the development upon the existing tree cover would be acceptable. The proposal therefore demonstrates that the garage can be accommodated without the loss of the significant mature trees which contribute to the character, screening and biodiversity value of the site. It would accord with Core Policies 50, 51 and 57 of the Wiltshire Core Strategy and Policies N2 and N3 of the National Planning Policy Framework.

Residential Amenity

- 6.29. The proposed building would be situated within a spacious residential plot and would be separated from neighbouring dwellings by distance, boundary vegetation and the established layout of the surrounding properties. Its windows would principally serve the ancillary home office and would not give rise to harmful overlooking or loss of privacy.

- 6.30. The use of the building would remain domestic and ancillary. It would not introduce a level of activity, noise or disturbance materially different from the established residential use of the property. No unacceptable effect on neighbouring living conditions would therefore arise.

Highways, Access and Parking

- 6.31. The proposal would use the existing vehicular access serving Sidbury House and would not create a new access onto the A342. The garage doors would face the existing parking and turning area, allowing vehicles to enter and leave the site using the established arrangements.
- 6.32. The development would provide additional covered parking and workshop space and would not generate a material increase in traffic. There would be no adverse effect on the safety or operation of the public highway.
- 6.33. The application red line extends along the private access to the public highway. The applicant will confirm the ownership of the access and, where any part is owned by a third party, the appropriate ownership notice will be served.

Ancillary Home Office Use

- 6.34. The first-floor accommodation is expressly identified as a home office. It would be used by the occupants of Sidbury House in connection with their domestic occupation of the property and would not operate as an independent commercial planning unit.
- 6.35. The building would not contain a kitchen, bathroom or other facilities necessary for independent residential occupation. No foul drainage connection is proposed. Its internal access, position within the garden and functional relationship with the garage and workshop would reinforce its ancillary status.

Ecology, Priority Habitat and River Avon SAC

- 6.36. The site is not within a statutory nature conservation designation. MAGIC mapping identifies nearby Priority Habitat Inventory deciduous woodland and confirms that the site lies within a SSSI Impact Risk Zone and the River Avon Special Area of Conservation nutrient neutrality catchment.
- 6.37. The proposed building would not involve the removal of any trees or mapped woodland. The submitted Arboricultural Impact Assessment confirms that the surrounding mature trees can be retained through the use of no-dig construction, tree protection fencing, ground protection and arboricultural supervision. The proposal would therefore retain the existing wooded character and ecological connectivity around the site.
- 6.38. The proposal would not create an additional dwelling, independent residential unit or overnight accommodation and would not generate any additional residential occupancy. No bathroom is proposed and the garage/home office would not require a new foul drainage connection. The development would therefore not generate additional residential wastewater or materially increase nutrient loading within the River Avon SAC catchment.
- 6.39. The retention and protection of the existing woodland edge and mature vegetation is consistent with Core Policy 50 of the Wiltshire Core Strategy and Policy N2 of the National Planning Policy Framework

Biodiversity Net Gain

- 6.40. The application is a householder application and is therefore exempt from the statutory biodiversity net gain requirement. The exemption does not remove the need to protect existing ecological features, and the mature trees, nearby priority woodland and boundary vegetation will be retained and protected in accordance with the arboricultural recommendations. The proposal remains capable of delivering proportionate incidental biodiversity enhancements if required.

7. Conclusion

- 7.1. The application proposes a high-quality oak framed three-bay garage with an ancillary home office above within the established residential garden of Sidbury House.
- 7.2. The siting responds logically to the existing driveway, parking and turning arrangement. Although positioned forward of the principal elevation, the building would be set to one side of the house, against mature landscaped boundaries and within a plot that is strongly screened from the public highway. Sidbury House would remain the dominant building within the site and the proposal would not appear as exposed development within the wider countryside.
- 7.3. The traditional oak-framed form and natural material palette would respond positively to the rural character of the site. The garage, workshop and home office would remain ancillary to Sidbury House and would not create a separate residential or commercial planning unit.
- 7.4. The submitted arboricultural assessment demonstrates that no trees require removal and that the limited encroachment into identified root protection areas can be satisfactorily accommodated through the specified no-dig construction methodology, tree protection measures and arboricultural supervision. Surface water drainage and new utility connections would be routed outside the identified root protection areas. The significant mature tree and woodland cover which provides landscape and visual containment to the site would therefore be retained.
- 7.5. The proposal would not affect those elements of setting which contribute to the significance of the nearby Grade II* and Grade II listed heritage assets and, in the terminology of Policy HE5 of the National Planning Policy Framework, would result in no effect upon their significance.
- 7.6. The development would not create additional residential occupancy or require a new foul drainage connection and would not materially increase nutrient loading within the River Avon SAC catchment. There would also be no unacceptable effect upon neighbouring residential amenity or highway safety.
- 7.7. Overall, the proposal represents a high-quality and contextually appropriate ancillary addition to Sidbury House. It accords with Wiltshire Core Strategy Core Policies 50, 51, 57, 58, 60 and 61 and the relevant national decision-making policies of the National Planning Policy Framework, including Policies DP3, N2, N3, HE4, HE5 and HE6. Planning permission should therefore be granted.

8. Use of Artificial Intelligence

- 8.1. This Planning Statement has been prepared having regard to the Planning Inspectorate's guidance on the transparent use of artificial intelligence in planning submissions and the Royal Town Planning Institute's professional advice on the responsible use of AI.
- 8.2. Artificial intelligence tools were used solely to assist with formatting and the clarity of written expression. All planning assessment, policy interpretation, professional judgement and conclusions have been undertaken by an experienced planning professional. The author has reviewed the document in full and accepts responsibility for the accuracy, content and professional opinions expressed.