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PLANNING STATEMENT

September 2026

CLIENT

Mr Richard Claridge
The Coachouse
Croft Lane
Latton
Wiltshire
SN6 6DP

CSAP

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1. The Site

The application site comprises The Coach House and its associated grounds, situated on Croft Lane in the rural settlement of Latton, Wiltshire. The property is served by an established driveway and includes a small collection of existing outbuildings within its grounds.

The site has a spacious, well-landscaped character, with mature trees and vegetation providing a substantial degree of natural screening. This established planting contributes positively to the rural appearance of the property and limits views into the site from the surrounding area.

The Coach House is not a listed building, and the application site is not considered to form part of the curtilage of a listed building. The site is also located outside a designated conservation area. There is, however, a Grade II listed property nearby, and the relationship between the proposed development and the setting of that heritage asset has been carefully considered.

2. The Proposal

Planning permission is sought for the construction of a single-storey, oak-framed building providing a triple garage and associated gardening storeroom.

The proposed building would be finished with horizontal Larch timber cladding and designed with a simple, restrained form. Its use of oak and Larch cladding would give the building a traditional rural and equestrian character appropriate to its countryside setting and the existing collection of outbuildings within the site.

The building would be positioned off the main driveway, behind a group of mature trees. Access would be provided by a low-impact driveway formed using compacted local Cerney Shingle, thereby avoiding the introduction of an overly formal or urbanising surface.

The vehicular entrance side of the garage would face into the site and away from Croft Lane. This orientation would conceal the garage doors from the street scene and retain a clean and uncluttered rural appearance when the site is viewed from the public realm.

Additional planting is proposed in front of the building. This would supplement the existing mature landscaping, soften the appearance of the structure and help it blend naturally into its surroundings.

3. Design, Landscape and Heritage Considerations

The proposed building has been designed as a low-level and visually subordinate structure. Its single-storey scale and simple form would ensure that it reads as an ancillary outbuilding rather than competing with The Coach House or other nearby buildings.

The proposed natural materials, including the oak frame and horizontal timber cladding, are appropriate to the rural context. The building would have an equestrian and agricultural character consistent with the type of ancillary structure commonly found within countryside properties.

The garage would be constructed on a raft foundation, limiting the required excavation to less than 300mm. This approach would minimise disturbance to the site and reduce the extent of below-ground works.

The proposed building would be set a good distance from both The Coach House and the adjacent Grade II listed property. Its modest height, discreet position, intervening mature trees and proposed supplementary planting would ensure that it would not dominate its surroundings or adversely affect the setting of the nearby listed building.

The structure would sit alongside a small collection of existing outbuildings, providing an appropriate visual and functional relationship with the established development on the site. It would not be visible from the main dwelling and would be substantially screened in wider views.

4. Conclusion

The proposal represents an appropriately designed ancillary building that responds positively to the character of the site and its rural surroundings.

We feel the garage and storeroom would be acceptable for the following reasons:

- It would be a low-level, single-storey structure of modest and subordinate appearance.
- It would be constructed using natural materials that complement the rural setting.
- Its simple oak-framed design would have an appropriate agricultural and equestrian character.
- The raft foundation would limit excavation to less than 300mm and minimise disturbance to the site.
- It is positioned a good distance from The Coach House and the adjacent Grade II listed property.
- Its location behind mature trees, together with the proposed additional planting, would soften and screen the development.
- The garage doors would face away from Croft Lane, helping to preserve the clean rural character of the street scene.
- It would sit logically within a small collection of existing outbuildings.
- It would not be visible from the main dwelling and would have a limited visual impact upon the wider surroundings.

For these reasons, the proposed development would preserve the rural character of the site and the setting of nearby buildings. It is therefore respectfully requested that planning permission be granted.