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Our ref. MW/Ellis

24th September 2026

Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Ms Minting,

Town and Country Planning Act 1990
Land at New Buildings, Chute Cadley, Andover, SP11 9ED
Application ref. PL/2026/02960

1. Thank you for your email of 18th September with reference to the above application.

2. There certainly seems to be a degree of confusion here regarding the building and what we are applying for. To be clear, we seek to retain the building as it stands, certainly in terms of the roof heights (the northern section of the building is somewhat lower than previously approved) but certain existing feature are to be/have been removed from the application. Turning to the bullet points in your email, please note;

- A rear lean-to extension; There was a small temporary lean-to structure at the rear of the building, but this was not intended to be retained, and we are not seeking to retain it. It has now been removed and does not form part of this application.

- A flue; A flue was installed which was to be used for a woodburner, for drying horseblankets, etc., but the woodburner was never installed. The flue has now been removed (see the attached photograph, below). We are not seeking permission for a flue.

- Rear patio door openings/fenestration at both ground and first floor level; These have been removed and the rear elevation will be/is being boarded to match the rest of the building - as the submitted plan JE-JH-03/B.

- Evidence of an internal first-floor level. There is no first floor as such. The loft area above the southern part of the building only has been part-boarded for storage purposes - not an uncommon situation in many buildings. There is no internal staircase; access is by way of a ladder as and when required.

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3. Please find attached the updated site plan number JE-JH-02/A showing the extent of the hardcore yard, aligned with the end of the extended building, as requested. As there is no 'first floor', merely a loft space for storage, I do not consider that a floor plan or section is required.

4. Please find attached herewith an extract from the conveyance and the conveyance plan for the land, with the details of the owners right to access the land.

5. Please find attached a brief Flood Risk Assessment, as requested.

6. We note that the Parish Council has reversed its previous 'no objection' to an objection, making much of the recent change to the NPPF and the issue of development taking place without planning permission having been granted. Whilst we accept that this is now a material consideration, the policy needs to be applied reasonably, having regard to the policies of the NPPF and the development plan, and in particular with regard to the planning history of the site.

7. What is most significant is that planning permission was granted for an equestrian building here by the Council in 2021, (under ref. PL/2021/05396). The development was found by the Council to accord with the policies of the development plan and acceptable in terms of landscape impact and residential amenity. All this application seeks to to regularise a modest extension to the building and the hardstanding and a different, (in part) lower, roofscape. The equestrian use remains the same, and there is no significant impact on the character and appearance of the countryside, or residential amenity. It is clear that there are no reasonable grounds to refuse planning permission for this very modest development, which fully accords with both national and local planning policies.

8. It is clearly not the intention of Government, as expressed in DM8 paragraph 2, that all retrospective applications should be rejected. In this case, the applicants had planning permission to erect the building. The decision to lower the roof over part of the building was not considered by the applicants to be at all controversial or unreasonable. The applicants later extended the building, believing (mistakenly) that such a small side extension would be 'permitted development'. This was not, by any reasonable interpretation, a deliberate intention to flout the law and it would be wholly unreasonable of the LPA to conclude that planning permission should not be granted on this basis alone.

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9. I hope this is clear. As requested, I agree to extend the statutory period for a period of six week, to 5th November 2026. However, if you are able to determine this application before that date, we would be very grateful.

Yours faithfully,

[redacted]

Marc D. Willis BTP MRTPI FASAg