

TOWN & COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

**PROPOSED REPLACEMENT GARAGE AND
CONVERSION OF OUTBUILDING TO STUDIO**

**SPRING COTTAGE, 205 CONKWELL,
WINSLEY, WILTSHIRE, BA15 2JF**

Prepared by

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Our Reference: MJ.LPC.6140

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to support the submission of a planning application seeking full planning permission for an extension to the existing garage, and conversion of an outbuilding to a studio, at Spring Cottage, 205 Conkwell, Winsley, Wiltshire, BA15 2JF.
- 1.2 The application follows a pre-application enquiry submitted on the 25th of February 2025 for the proposed developments. The application has been tailored to address the pre-application feedback and this statement will describe the location of the site and will set out what is proposed by the planning application. The statement will then provide an overview of the planning policy context and an assessment of the key material planning considerations, demonstrating the proposal's acceptability.
- 1.3 The planning application is supported by the following documents and existing and proposed plans:-
- Document. Planning Application Form
 - Document. Community Infrastructure Levy Form
 - Drawing ref. EX 100. Title. Location Plan
 - Drawing ref. EX 01. Site Plan Existing
 - Drawing ref. PR 01. Site Plan Proposed
 - Drawing ref. EX 02. Existing Garage
 - Drawing ref. EX 03. Existing Pigsty
 - Drawing ref. PR 02. Proposed Garage
 - Drawing ref. PR 03. Proposed Pigsty

2.0 SITE DESCRIPTION & PLANNING HISTORY

2.1 The application site comprises land and buildings within the residential curtilage of Spring Cottage, 205 Conkwell, Winsley.



Location Plan

2.2 The pre-application enquiry described the site as follows; “The host dwelling consists of an L-shaped plan and occupies a large plot accessed via a single-track road and consists of the main dwelling with a number of outbuildings located within the private residential rear garden to the south of the host dwelling. The host dwelling consists of rubble stone walls and render elevations under a clay tiled roof. To the east of the application site lies a detached dwelling 206 Conkwell which overlooks the rear garden of the host dwelling with a single access track and Public Right of Way traversing between the two properties”.

2.3 The residential property has previously been extended and adapted in line with the following planning applications:-

- **Planning Application 15/09093/FUL:** Erection of two storey extension and associated works – Granted 06 November 2015
- **Planning Application W/95/00297/FUL:** Erection of Conservatory – Granted 13 April 1995
- **Planning Application W/78/01101/HIS:** Addition of bedroom and rear lobby – Granted 24 November 1978

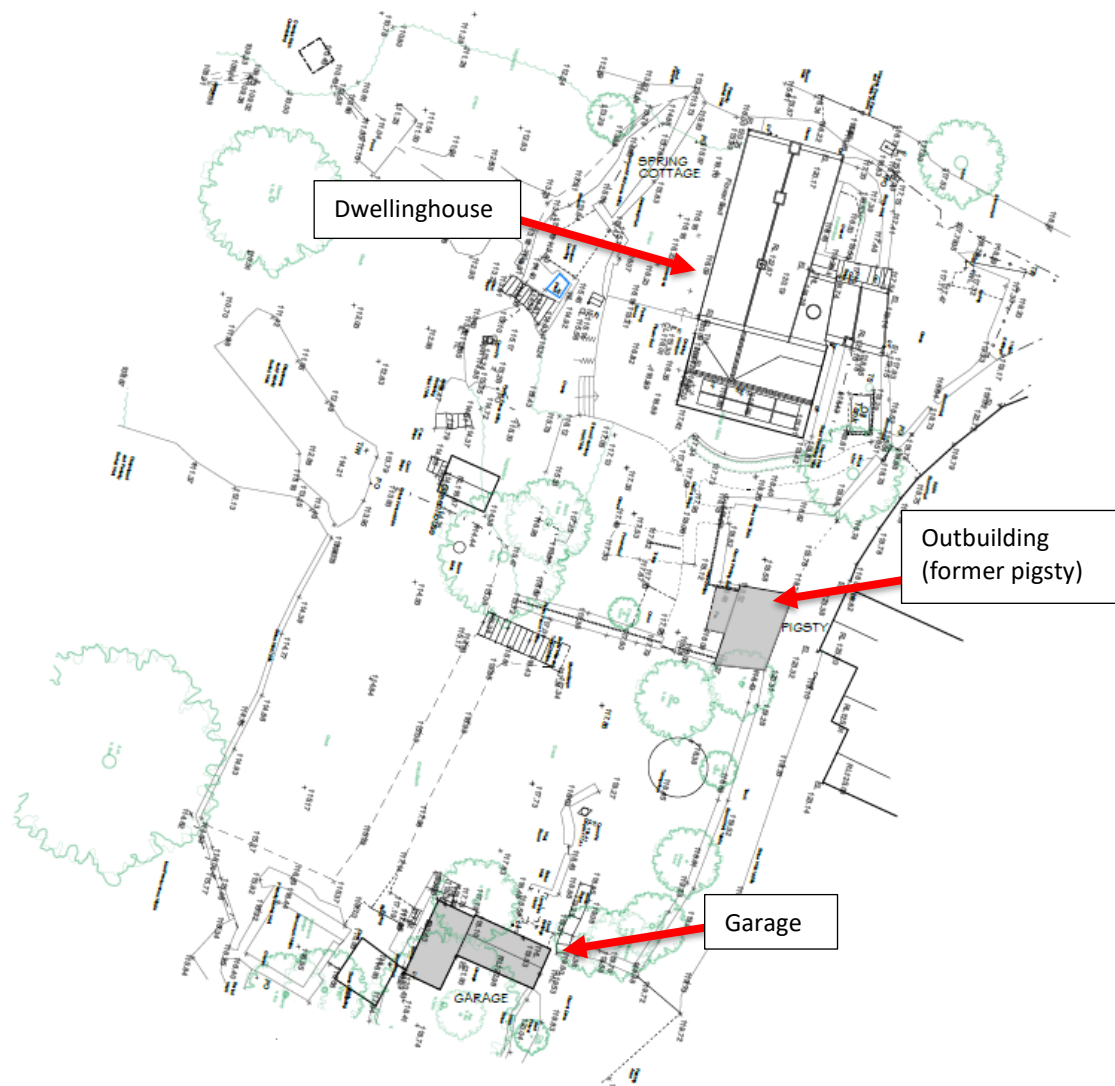
2.4 The application itself relates to two buildings within the residential curtilage of the property both to the south of the dwelling opposite Public Right of Way ref. WINS22, the first a former pigsty and second a modern single garage which are as follows:-

- Building 1: The former pigsty building consists of a small-scale outbuilding located to the south of the host dwelling with the rear elevation incorporated into the boundary wall facing the private access road and PROW. The building consists of rubble stone walls with a monopitch roof with access afforded from the front west facing elevation.



- Building 2: The single garage is constructed of blockwork and has a pitched roof. It has a rectangular footprint and is accessed via the private lane which follows the route of the PROW. The garage is built on sloping ground and has a timber outbuilding attached to the rear elevation.

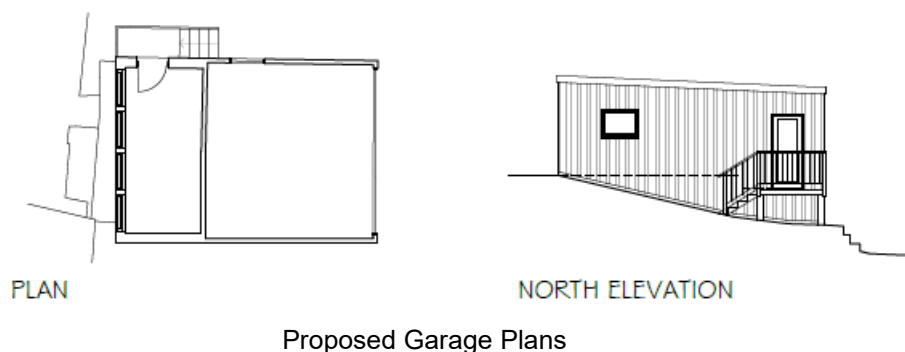
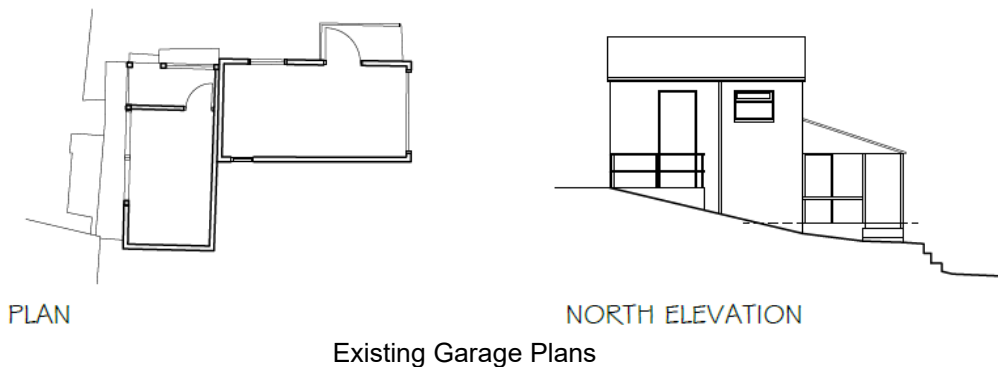




Site Plan Existing - Drawing ref. EX 01.

3.0 PROPOSED DEVELOPMENT

- 3.1 This current application seeks full planning permission to convert the former pigsty into an artist studio and to extend the existing single garage to create a double garage and playroom.
- 3.2 The former pigsty has previously been adapted and strengthened with modern blockwork added internally and a timber frame structure attached to the front elevation. The proposed conversion will however retain the existing traditional stone build walls but will include a small extension at the front which will be built of stonework to match the existing. A new roof will be required, however the overall works will retain the character and appearance of the building.
- 3.3 The existing garage will be extended to the south in order to create a double garage. The existing pitched roof will be removed and a mono-pitched roof constructed over the new structure. The garage will be finished with timer cladding.



4.0 PLANNING POLICY CONTEXT

National Planning Policy

4.1 The National Planning Policy Framework (NPPF), and associated Planning Practice Guidance, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development:-

- Chapter 4 – Achieving Sustainable Development
- Chapter 13 – Protecting Green Belt Land
- Chapter 14 – Achieving Well-designed Places
- Chapter 19 – Conserving and Enhancing the Natural Environment

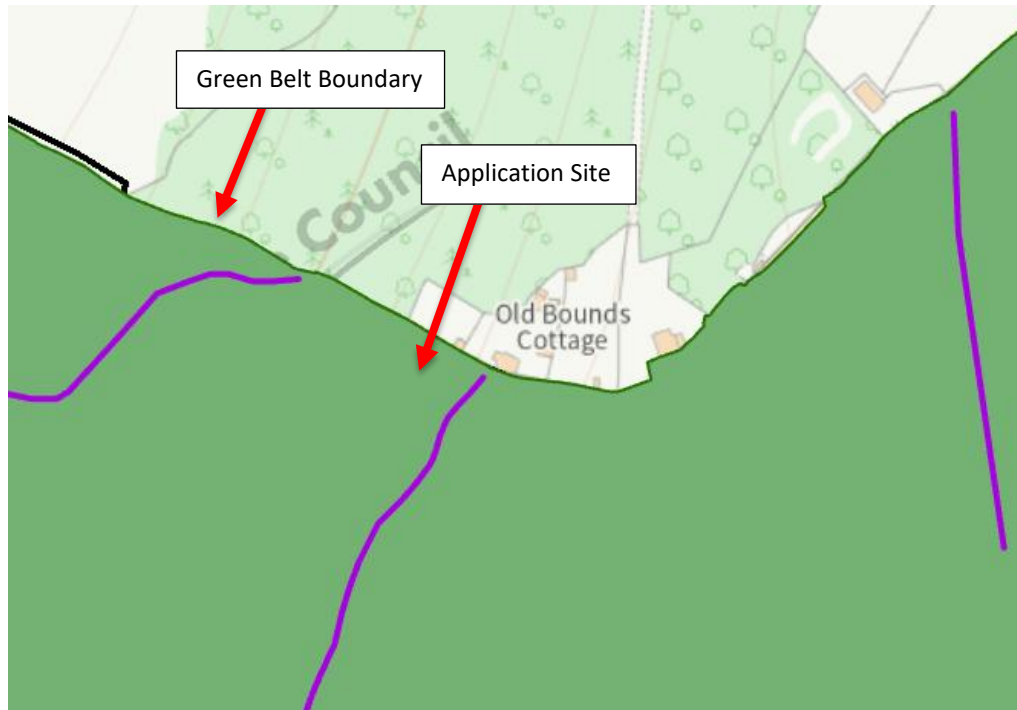
4.2 The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Local Planning Policy – The Local Plan

4.3 The development plan relevant to the application include the Wiltshire Core Strategy (WCS) (adopted January 2015) (which includes saved West Wiltshire Local Plan policies). The property lies within the Designated Area of the Winsley Neighbourhood Plan however a plan has yet to be produced. The key policies relevant to the assessment of the proposed development are considered to be:-

- **WCS** Core Policy 50: Biodiversity and Geodiversity
- **WCS** Core Policy 51: Landscape
- **WCS** Core Policy 57: Ensuring High Quality Design
- **WCS** Core Policy 61: Transport & New Development
- **WCS** Core Policy 64: Demand Management

- 4.4 The adopted Local Plan is accompanied by the Policies Maps, which provides a spatial representation of the Local Plan policies. The site falls within the Cotswolds National Landscape and is on the edge of the West Wiltshire Green Belt. The site also falls within the Bath and Bradford on Avon Bat Special Area of Conservation (SAC) core area.



Local Plan Policies Map - WCS

- 4.5 The following Supplementary Planning Documents and Management Plan area also relevant in the determination of this application:
- Wiltshire Council Design Guide (2024)
 - Wiltshire Council Car Parking Strategy (2015)
 - Cotswold National Landscape Management Plan

5.0 KEY ISSUES AND PLANNING ASSESSMENT

5.1 In light of the context of the site and relevant national and local planning policies the key material planning considerations are considered to be:-

- i) Design & Impact on Landscape Character
- ii) Impact on the Openness of the Green Belt
- iii) Impact on Highway and Pedestrian Safety
- iv) Ecological Impact

Design & Impact on Landscape Character

5.2 The NPPF explains that good design is a key aspect of sustainable development (paragraph 126) and planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (paragraph 174). The application site lies within the Cotswolds National Landscape and therefore regard must be had to the purpose of conserving and enhancing natural beauty of the landscape as required by the Countryside and Rights of Way Act (2000), and confirmed within the NPPF which advises that great weight should be given to conserving and enhancing its landscape and scenic beauty.

5.3 The objectives outlined above are reflected within Core Policies 51 'Landscape' and 57 'Securing High Quality Design' of the WCS which seek to secure high quality design in all development and ensure there is no harm to landscape character. The Local Plan also designates the landscape as a Special Landscape Area therefore all new development must ensure no harm to landscape character.

5.4 The proposed developments will result in the sensitive conversion, alteration and extension of the residential outbuildings and will have no impact on wider landscape character. The application property is surrounded by woodland and is enclosed, as shown on the aerial

photograph below, but is visible from ground along the route of PROW WINS22. The proposed extension and alteration of the existing garage will however improve its overall design and appearance. The site photograph shown below along the route of the public footpath shows a timber garage in the background erected at 208 Conkwell under planning permission W/10/03301/FUL. The adaption and extension of the garage within this current application will result in a building of a higher quality design and more in-keeping with the established built environment.



Aerial Photograph (Source: Google Earth Pro 29.04.25)



Site Photograph (Source: Google Street View 29.04.25)

- 5.5 The proposed developments will not result in a change of use and there is no potential to have an adverse impact on the amenities of the occupiers of neighbouring properties. It is considered the proposed development would enhance the appearance of the built-environment and would have no impact on the character of the local landscape or the special qualities of the wider National Landscape.

Impact on Openness of the Green Belt

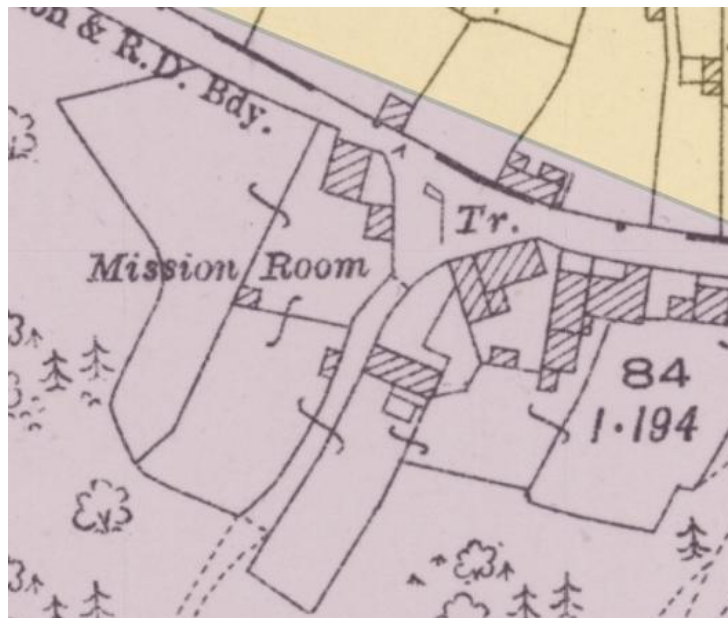
- 5.6 The application site also lies within the West Wiltshire Green Belt. The NPPF specifies that the Government attaches great importance to Green Belts and advises that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. One exception however is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 5.7 The WCS advises that applications for development within the Green Belt will be determined in accordance with national planning policy and the pre-application feedback explains that because it does not quantify what 'disproportionate' constitutes and the Council does not prescribe a volumetric/percentage maximum, a planning judgement must be made in each case and be assessed on its own individual merits.
- 5.8 The Council noted as part of the pre-application feedback that based on the information presented "the proposed additional built form would be deemed small scale and proportionate to the existing built form on site and would not be considered inappropriate development in the green belt, contrary to the guidance of the NPPF". However, it was advised that this would need to be qualified within a formal submission.
- 5.9 The evolution of the property is therefore important for Green Belt planning policy purposes along with identifying the 'original dwelling'. The Town and Country Planning (General Permitted Development) Order 2015 (as amended) outlines that for planning purposes and within the Order "original" means—

- a. *in relation to a building, other than a building which is Crown land, existing on 1st July 1948, as existing on that date;*
- b. *in relation to a building, other than a building which is Crown land, built on or after 1st July 1948, as so built;*

5.10 The historic maps shown below show the rough footprint of the dwelling pre-1948 and outbuildings within the curtilage of the property.



Historic Map 1844 - 1888



Historic Map 1898 - 1939

5.11 The 'original dwelling' as it existing in 1948 has been extended and adapted in line with the planning permissions listed above. The most

recent being a two storey extension in line with planning application reference 15/09093/FUL granted 06 November 2015. The Delegated Report provided the following introduction to the dwelling and proposed development:-

“The application site is thought to have originally been two semi-detached dwellings and wash house which are constructed of bath stone rubble and early cast stone under clay pantiles. These dwellings have been incorporated into a single dwelling which has been extended on the south side with a single storey room and conservatory. These will be demolished and replaced with a two storey extension.”

5.12 The Delegated Report went on to consider the impact of the proposed extension on the openness of the Green Belt noting that based on the figures listed below the proposal “equates to an approximate increase in the dwelling of 32% which would be considered a proportionate increase to an existing dwelling within the Greenbelt”;

- Original building is approximately 650 cubic metres
- Extensions approximately 77 cubic metres
- Proposed extension 214 cubic metres

5.13 The planning history of the property confirms that the ‘original dwelling’ has not been disproportionately extended within the context of Green Belt policy. The outbuildings the subject of this current application will be adapted and extended, however the overall increase in volume will be insignificant if considered in combination with the volume of the dwelling. It is also important to note that the former pigsty proposed to be converted existed pre-1948 and if combined with the volume of the dwelling would reduce the 32% increased noted above.

5.14 The garage will be extended by doubling its footprint, however the pitched roof will be replaced with a sloping roof thus reducing the volume of the existing building.

- 5.15 In light of the above, it is evidence that the proposed development will only result in a small increase in volume to the existing outbuildings which would not have an unacceptable impact on the openness of the Green Belt when considered in isolation, or in combination with the previous extensions to the original dwelling.
- 5.16 The WCS explains that the purpose of the Green Belt is to check the expansion of towns in the area, principally Bristol and Bath, and to safeguard surrounding countryside, and its particular objectives are to:
- *maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon*
 - *prevent the coalescence of Bradford on Avon with Trowbridge or the villages to the east of Bath*
 - *limit the spread of development along the A4 between Batheaston and Corsham*
 - *protect the setting and historic character of Bradford on Avon.*
- 5.17 The proposed householder developments will clearly not conflict with the purposes of the Green Belt designation, and the modest extensions to the outbuildings respect the proportions and appearance of the buildings and therefore there will be no adverse effect on the openness of the Green Belt.

Impact on Highway & Pedestrian Safety

- 5.18 Core Policy 60 ‘Sustainable Transport and Core Policy 61 ‘Transport and New Development’ seek to ensure that new development is as sustainable as possible in terms of its location and design and is capable of being served by safe access to the highway network. Furthermore, Core Policy 64 ‘Demand Management’ requires new developments to comply with the Council’s car parking standards.
- 5.19 The pre-application feedback acknowledge the benefit of providing additional secure off-road parking with the addition of the extended garage and indicated it would be supported in principle. The proposed

development will not result in any alterations to the access arrangements and will not result in an intensification of use. The existing parking arrangements at the property near the garage is shown in the photograph below and will be enhanced by the proposed development. There is however a further parking area closer to the property which can accommodate two cars which means there are sample spaces in excess of the minimum required (3 spaces) by the Council's Car Parking Strategy.



Site Photograph: existing garage and parking area

- 5.20 The pre-application feedback advised that “The extension to the existing garage building is not considered to unduly alter the existing arrangement of the off-road parking area set back from the Public Right of Way to the west. However, the full impacts of the proposal on the Public Right of Way would be appraised within any formal submission once full existing and proposed site plans have been submitted”. The need to ensure the PROW is not impacted during the construction or operational stages of the development is understood, however the development itself will not encroach onto the PROW which will be undisturbed by the proposed development.

Impact on Ecology

- 5.21 The NPPF advises that new developments should protect and enhance biodiversity and geodiversity (paragraph 185) and Core 50 ‘Biodiversity and Geodiversity of the WCS outlines that development proposals must demonstrate how they protect features of nature conservation and

geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

- 5.22 The pre-application feedback highlights that the site is located within several consultation zones for bats associated with the Bath & Bradford on Avon Special Area of Conservation (SAC) and is enveloped by Conkwell Wood, a deciduous woodland, that is likely to support roosting bats. As such, despite the small scale householder type and nature of the proposed developments the recommendation for any future application to be supported by an appropriate Ecological / Bat Survey is understood.
- 5.23 The application is therefore supported by a Preliminary Ecological Appraisal by Herdwick Ecology. The report explains that the garage is considered to offer negligible potential for roosting bats but the pigsty is confirmed as a low status lesser horseshoe bat day roost. As such, a mitigation strategy is proposed to ensure the favourable conservation status of protected species is protected.
- 5.24 In terms of the requirement to secure Biodiversity Net Gain (BNG), it has become mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The requirement is to deliver 10% BNG, however there are exemptions which include 'householder applications' and developments that impact less than 25 square metres of on site habitat. These exemptions apply therefore there is no BNG requirement.

6.0 CONCLUSION

- 6.1 The application seeks full planning permission for the convert a former pigsty within the residential curtilage of Spring Cottage, 205 Conkwell, Winsley, Wiltshire, BA15 2JF to a studio, and the extension and adaption of the existing garage at the property.
- 6.2 The householder developments will be limited to the conversion, alteration and extension of the existing residential outbuildings and will result in an enhancement to the established built environment. The development will not have an unacceptable impact on the openness or the Green Belt and will have no adverse impacts on landscape character, visual amenity, pedestrian safety, or the amenities of the occupiers of neighbouring properties.
- 6.3 The proposed developments are considered to align with both national and local planning policies and therefore it is respectfully requested that full planning permission be granted.