

BRIMBLE LEA

Chartered Planning Consultants & Architects
Unit 3 Kingsmead Business Park, Shaftesbury Road, Gillingham, Dorset SP8 5FB
Tel: 01747 823 232
blp@brimblelea.com www.brimblelea.com

Wiltshire Council
Planning - Development Management
The Council Offices
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our Ref: 26093
Your Ref:

1st October 2026

Dear Sir/ Madam,

RE: 60 EAST HATCH, TISBURY, WILTSHIRE, SP3 6PH

Please find enclosed a householder planning application relating to the erection of a new domestic outbuilding (garden office and private art studio) at **60 East Hatch, Tisbury, Wiltshire, SP3 6PH**, sent on behalf of our client **Ms C. Bond**.

The following documents are provided to support this planning application:

- Householder Planning Application Form
- Covering Letter & Planning Statement (26093)
- 26093-1 - Existing Site Plan
- 26093-2 - Proposed Site Plan
- 26093-3 - Location Plan
- Proposed Elevations
- Proposed North West Elevation
- Proposed Floor Plan
- The requisite application fee of £272, plus £99 Planning Portal processing fee

PLANNING STATEMENT

1.0 SITE PHOTOGRAPHS:



Above: Entrance into the application site



Above: Application site from road junction (very well screened)



Above: Area for the new outbuilding and existing garage beyond



Above: Area for new outbuilding and existing shed beyond

2.0 RELEVANT PLANNING HISTORY

- **S/2000/1784** - Demolish existing conservatory and construct new conservatory – Approved 20/11/2000
- **S/1994/0766** – Two storey extension – Approved 05/07/1994
- **S/1988/0912** – Erection of conservatory – Approved 14/06/1988

- **S/82/0838** - Extension to form first floor study and bathroom – Approved 09/11/1982
- **S/1982/0588** - Extension to form first floor study and bathroom – Approved 23/08/1982
- **S/1981/0495** - Extension to form first floor studio – Approved 05/05/1981
- **S/1977/0944** – Erection of garage and workshop – Approved 26/10/1977

3.0 POLICY CONTEXT

3.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 (as amended) require Local Planning Authorities to determine Planning Applications in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 The following documents make up the Development Plan for Wiltshire:

- The Core Strategy adopted in January 2015 and the Site Allocations Plan adopted in February 2020. The following development plan policies are considered relevant to this application:
 - Core Policy 1 (Settlement Strategy)
 - Core Policy 2 (Delivery Strategy)
 - Core Policy 23 (Southern Wiltshire Community Area Strategy)
 - Core Policy 50 (Biodiversity and Geo-Diversity)
 - Core Policy 57 (Ensuring High-Quality Design and Place Shaping)
 - Core Policy 62 (Development Impacts on the Transport Network)
 - Core Policy 67 (Flood Risk)

- National Planning Policy Framework (Revised August 2026) and the following NDMP's (National Decision-Making Policies):
 - DM1 (Preparing Development Proposals)
 - DM2 (Information Requirements)
 - DM3 (Determining Development Proposals)
 - DM4 (Emerging Development Plan Proposals)
 - DM6 (Use of Planning Conditions and Obligations)
 - DM7 (Relationship with Other Regulatory Regimes)
 - S3 (Presumption in Favour of Sustainable Development)
 - S4 (Principle of Development Within Settlements)
 - CC2 (Mitigation of Climate Change)
 - CC3 (Adaptation to Climate Change)
 - DP3 (Key Principles for Well-Designed Places)
 - DP4 (The Design Process)
 - TR3 (Locating Development in Sustainable Locations)
 - TR4 (Street Design, Access and Parking)
 - TR6 (Assessing Transport Impacts)
 - P3 (Living Conditions and Pollution)
 - P4 (Impact of Development on Existing Activities)
 - F4 (Assessing Flood Risk for Decision-Making)
 - F7 (Ensuring Development is Safe from Flooding)
 - N2 (Improving the Natural Environment)
 - N3 (Trees in New Development)
 - N6 (Areas of Particular Importance for Biodiversity and Geodiversity)

3.3 **Other Material Planning Considerations**

- Planning Practice Guidance

4.0 ANALYSIS OF RELEVANT PLANNING CONSIDERATIONS

Principle of Development

- 4.1 The proposal seeks to provide additional ancillary accommodation to serve the existing property through the erection of a new detached outbuilding, which will accommodate an office and art studio (private use only).
- 4.2 The principle of the development is therefore considered to be acceptable.

Character & Appearance

- 4.3 The site is not located within a conservation area and the building itself is not a listed building. The site is also not part of any National Landscape designations.
- 4.4 The proposed outbuilding has been sensitively designed to respect the character and appearance of the existing property and the wider area, without causing any adverse visual harm.

Historic Environment

- 4.5 The site is not a designated or non-designated heritage asset and does not contribute towards the setting or significance of any such assets. The historic environment will therefore be conserved.

Residential Amenity

- 4.6 Given the siting, design and layout of the development proposed and the separation distances to the nearest neighbours, it is considered that the development will not create any adverse harm to the residential amenities of neighbours.

Highway Safety

- 4.7 The proposal does not include any alterations to parking, access or turning arrangements.

Biodiversity

- 4.8 The development is exempt from having to demonstrate BNG (*Biodiversity Net Gain*), as it is proposed under a householder planning application. The development will not harm protected species.

Flood Risk

- 4.9 The application site is not located within an area at risk of flooding and surface water run-off from the development has been suitably accounted for within the detailed design of the development.

5.0 CONCLUSION

- 5.1 The proposal fully complies with the development plan, and the Council is therefore respectfully requested to grant planning permission.
- 5.2 Should you wish to discuss this proposal further, please do not hesitate to contact me. Otherwise, I would be extremely grateful if you could provide me with some feedback following the expiry of the publicity period, and before a recommendation/ decision is made, please.

Many thanks.

Yours faithfully,

J. U'Dell

James U'Dell BSc (Hons) MSc RTPI

Planning Consultant

BRIMBLE LEA