

PLANNING STATEMENT

Kingsbury Cottage, Birdbush, Ludwell, Wiltshire, SP7 9HH

Demolition of an existing derelict cottage and associated outbuildings and erection of a replacement detached dwelling and double garage with study above

1. Introduction

This statement accompanies an application for the demolition of the existing uninhabitable cottage and associated outbuildings at Kingsbury Cottage and the construction of a replacement detached house and double garage with a study above. The proposal seeks to secure the long-term residential use of the site through a traditionally designed, energy-efficient home.

The applicant works directly across the road and wishes to remain in the area. Living close to their place of work would support this established local connection and reduce routine commuting.

2. Existing Site and Buildings

The site is located at Birdbush, Ludwell, in a rural setting. The existing cottage remains standing but is in a deteriorated, uninhabitable condition. Associated outbuildings also occupy the site. The existing cottage has a ground-floor footprint of approximately 102 m². The existing vehicular access is established and will be retained. The scheme provides an opportunity to improve the appearance and use of the site through the replacement of the deteriorated buildings.



3. Proposed Development and Siting

The proposal comprises demolition of the existing cottage and outbuildings, construction of a new detached cottage-style house, and construction of a detached double garage with an ancillary study above. The study is intended for use in connection with the main dwelling, not as a separate residential unit.

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The new house will occupy a similar position to the existing cottage, although not precisely the same footprint. This adjustment accommodates a practical arrangement of the house, garage, driveway and outdoor space while keeping the replacement dwelling closely associated with the established residential position on the site.

The proposed ground-floor footprint is approximately 150 m², compared with 102 m² for the existing cottage: an increase of 48 m², or approximately 47%. This is a footprint comparison only, not a calculation of total floorspace or building volume. The additional area is intended to provide accommodation suited to modern family living. The acceptability of the increase will also depend on the overall height, massing, visual effect and relevant replacement-dwelling policies, to be assessed alongside the application drawings.

4. Design and Materials

The proposed dwelling is designed as a traditional rural cottage, using familiar forms and a restrained palette of materials appropriate to its setting. Its principal external materials will include salvaged green sandstone beneath a slate roof, with complementary areas of render and cement fibre cladding.

Reclaimed stone will provide a visual connection with local building traditions while reducing demand for newly extracted material. The garage will be rendered beneath a slate roof, giving it a simple appearance complementary to the house. The final elevations and dimensions are shown on the submitted architectural drawings.

5. Access and Parking

The existing vehicular access will be retained. A new driveway will run to the north of the proposed cottage to serve the double garage and associated parking area. The detailed arrangement of vehicle parking, manoeuvring and access will be shown on the proposed site layout plan.

6. Sustainability

6.1 Reuse of materials and waste

The proposed use of salvaged green sandstone supports resource efficiency and reduces the need for newly quarried stone. Materials arising from demolition will be assessed for reuse or recycling where practicable, with waste managed responsibly.

6.2 Low-carbon heating and renewable electricity

A ground source heat pump will provide space heating and domestic hot water.

Photovoltaic panels on the garage roof will generate renewable electricity on site, helping offset household electricity demand, including electricity used by the heat pump. Actual energy and carbon savings will depend on the detailed system specification and operation.

6.3 Building fabric and longevity

The new dwelling will be constructed to meet applicable Building Regulations requirements, with attention to insulation, glazing, airtightness, thermal bridging, ventilation



and efficient heating controls. Durable external materials are proposed to support a long service life and limit maintenance and replacement needs.

6.4 Travel and local sustainability

Because the applicant works directly across the road, occupation of the dwelling would allow routine journeys to work to be made without a car. This provides a practical opportunity to reduce commuting-related transport emissions and maintain ties to the local community.

7. Ecology and Biodiversity

An ecology report has been undertaken and the bat survey findings were negative. The report should accompany the application, and its exact conclusions, scope, validity and any recommended precautions should be followed. A negative bat finding does not remove the need to comply with wildlife protection legislation or consider other protected species where relevant.

New native hedgerows are proposed along the southern and western boundaries. A mixture of locally appropriate species, potentially including hawthorn, blackthorn, hazel and field maple, would provide habitat and foraging opportunities and strengthen ecological connectivity. Any applicable biodiversity net gain requirements will be addressed separately as required.

8. Landscape and Rural Character

The design aims to sit comfortably within the rural landscape through traditional cottage proportions, salvaged sandstone, slate roofs and restrained ancillary materials. The garage is conceived as a complementary outbuilding rather than an independent dwelling. A native hedgerow will be planted along the south and west boundaries to soften views of the development, reinforce the rural character of the site and provide lasting ecological benefits. The retained access and new driveway north of the cottage are intended to create a practical and coherent site arrangement. The detailed planting scheme and any boundary treatments will be set out in the landscape proposals.

9. Residential Amenity

The proposal is intended to provide a suitable standard of accommodation, private outdoor space and on-site parking. The relationship with neighbouring properties, including privacy, daylight and potential overlooking, should be assessed by reference to the submitted plans. The garage study will remain ancillary to the main house.

10. Planning Considerations

The proposal concerns replacement of a standing but uninhabitable cottage, rather than the introduction of a house on a wholly vacant site. Nevertheless, the lawful residential status of the existing building and the applicability of the relevant development-plan policies for replacement dwellings must be confirmed.

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The principal considerations include the scale and volume of the replacement house relative to the existing building, the adjusted siting, the garage and study, rural landscape character, access, residential amenity, ecology and sustainability. The scheme should be assessed against the adopted Wiltshire development plan, the National Planning Policy Framework and any relevant landscape or heritage designations. No conclusion on compliance with a specific policy is asserted without a site-specific policy review.

11. Conclusion

The application proposes the replacement of a standing but uninhabitable cottage and associated outbuildings with a traditionally designed detached dwelling and double garage with ancillary study above. The new house will remain in broadly the same part of the site, with an increased ground-floor footprint to meet modern accommodation needs. Salvaged green sandstone, slate roofs, renewable energy technologies, a ground source heat pump and new native hedgerows are integral to the scheme. The applicant's employment immediately opposite provides a further practical sustainability benefit. Subject to the detailed planning-policy assessment and supporting drawings and reports, the proposal seeks to deliver an attractive and durable home while improving the condition and landscape setting of the site.

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