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DESIGN, ACCESS & PLANNING STATEMENT

Project:

Proposed Dwelling to

Rowan Tree Cottage, Lagpond Lane, Sutton Mandeville, SP3 5NG

for

Mr. & Mrs. Hoey

October 2026



1. Site and Surroundings

- 1.1. The proposed site is positioned in the village of Sutton Mandeville to the north side of Lagpond Lane, a single track lane which leads to Lower Chicks Grove from Sutton Hill.
- 1.2. Development within Sutton Mandeville, like nearby Chicks Grove, is characterised by dwellings set along single track lanes which consist of a range of building styles in a loose grained development. These range from traditional stone-built structures to modern bradstone buildings, with no particular consistent local vernacular style being present.
- 1.3. The site of the proposal currently forms the western area of Rowan Tree Cottage's garden, which places it up and set back from Lagpond Lane. This therefore bounds the east of the site by Rowan Tree Cottage, arable agricultural land to the north, grazing pasture to the west, and Lagpond Lane directly to the south with agricultural grazing fields beyond.
- 1.4. The building stock in this area of Sutton Mandeville is modern consisting of post war development.
- 1.5. Adjacent Rowan Tree Cottage and adjoined Apple Tree Cottage form a pair of painted brick semi detached dwellings with thatched roof over.



Fig. 1 – Aerial view illustrating the application site (red outline) adjacent Rowan Tree Cottage (yellow outline).

- 1.6 The site is served by an existing vehicular access which was approved under reference S/2002/835 along with a timber garage. This access is separate from a second access that also serves Rowan Tree Cottage from the east.
- 1.7 The site contains timber buildings, greenhouse, remnant masonry walls from an earlier building, along with a shipping container used for storage (Figure. 2). As a result, the front of the site is built up and presents a fairly unattractive roadside setting to Lagpond Lane.



Figure. 2 – Existing outbuildings to the south of the site



Figure. 3 – Mature existing trees to the east boundary

- 1.8 The site is visually separated from Rowan Tree Cottage by established trees and planting along the eastern boundary (Figure.3).

2. Proposal

- 2.1. The applicants, current occupants of Rowan Tree Cottage, are looking to form a modest, detached dwelling within the western most section of Rowan Tree Cottage's garden. This will allow the applicants to remain in the locality within a dwelling which can be adapted/reconfigured to suit their changing mobility needs throughout retirement, such that this will be a lifetime home.
- 2.2. A modest area of garden which extends to the west of Rowan Tree Cottage provides the opportunity to develop into its own plot, to accommodate a new small dwelling.
- 2.3. The proposal will see the removal of a variety of outbuildings and sheds that populate the site (Figure.4).



Figure. 4 - View looking south showing existing buildings.

3. Design and Appearance

- 3.1. Existing site features and context (Figure.5) have informed the building arrangement and position within the proposed plot, with key contributing factors being; pre-existing access, natural site features, available views/site orientation, and development grain. These factors have guided the design development in terms of site position, building massing and site orientation. This process has determined that placing the building mass to the west optimises the available views and natural light into the site, whilst creating a buffer between it and Rowan Tree Cottage. This placement also limits overshadowing from the existing trees to the east (Figure.6).

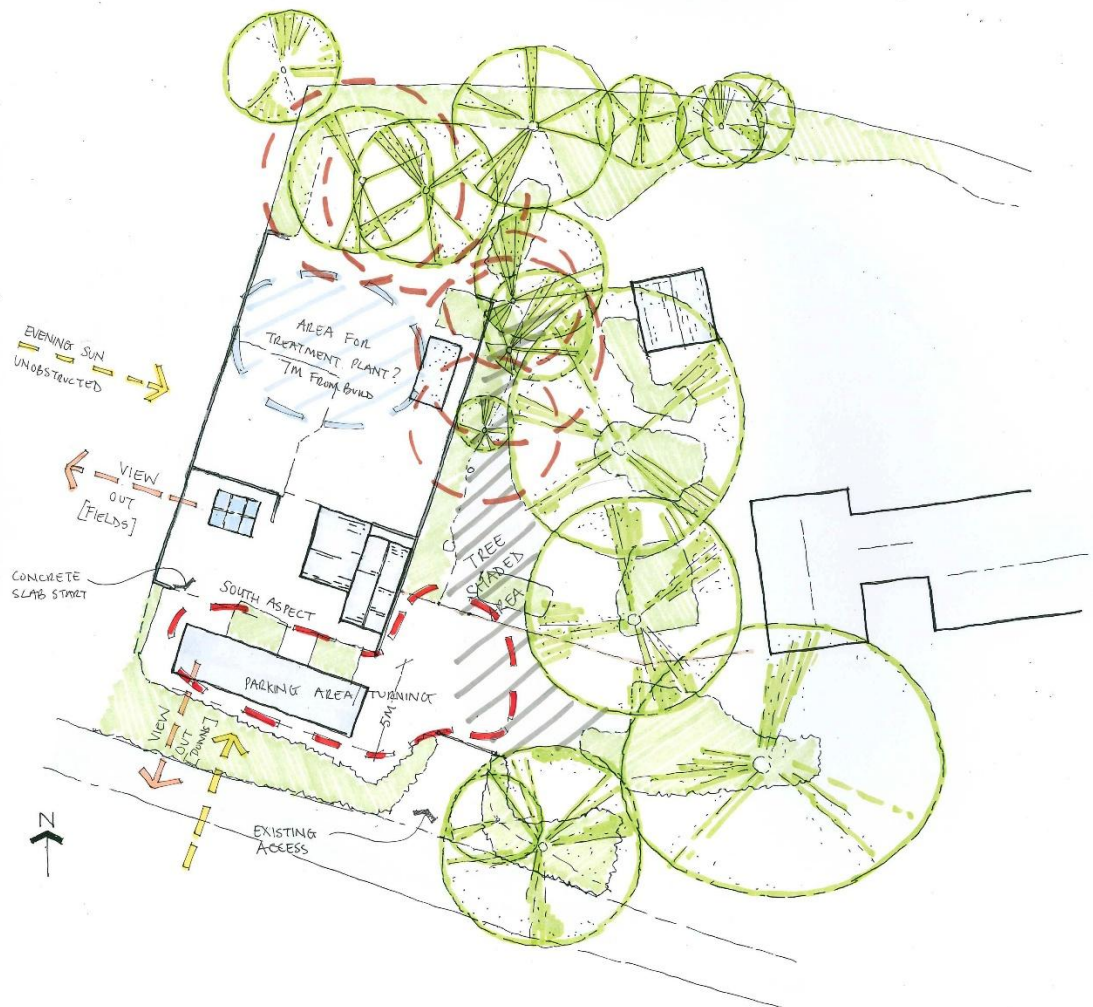


Figure. 5 – Existing site observations



Figure.6 – Existing Trees to east

- 3.2. Arrangement of the accommodation works with the pre-existing site parameters to develop an L-shape plan (Figure. 7-8). This sits within the site to reduce the concentration of building mass and provide natural light into key habitable rooms and views out. Therefore, principal ground floor rooms are located to the southwest and west of the plan, whilst ancillary accommodation and more private rooms are located to the east.



Figure.7 – Proposed building mass model within the site viewed from the west



Figure.8 – Proposed building mass model within the site viewed from the east

- 3.3. Flexibility in the future plan arrangement of the dwelling is factored into the ground floor arrangement, to allow single level living if required in the future for the applicants.
- 3.4. The proposed exterior aesthetic has been developed from a traditional double fronted cottage arrangement, akin to the detached cottages found within the local surrounding villages. This aesthetic utilises associated traditional features, including a low eaves and gablets, to maintain a modest overall building height and aesthetic, whilst achieving the contemporary living space standards required in day-to-day living.
- 3.5. Principle habitable rooms are placed to the south/western side of the proposal to utilise views and natural light, whilst an L-Shape plan form reduces the building mass and achieves dual aspect rooms.
- 3.6. Natural Chilmark stone is proposed to the south 'principal elevation' with a brick header arrangement over openings, which uses local natural materials in a traditional arrangement. Plain tiles are proposed to the roofs to provide a traditional and vernacular material which is high-quality material and will ensure material longevity. Off white render to the side and rear elevations provide a low maintenance modest material to complement the Chilmark stone and cottage aesthetic.
- 3.7. Stained black timber is proposed to exposed timber, including fascia boards and porch posts.

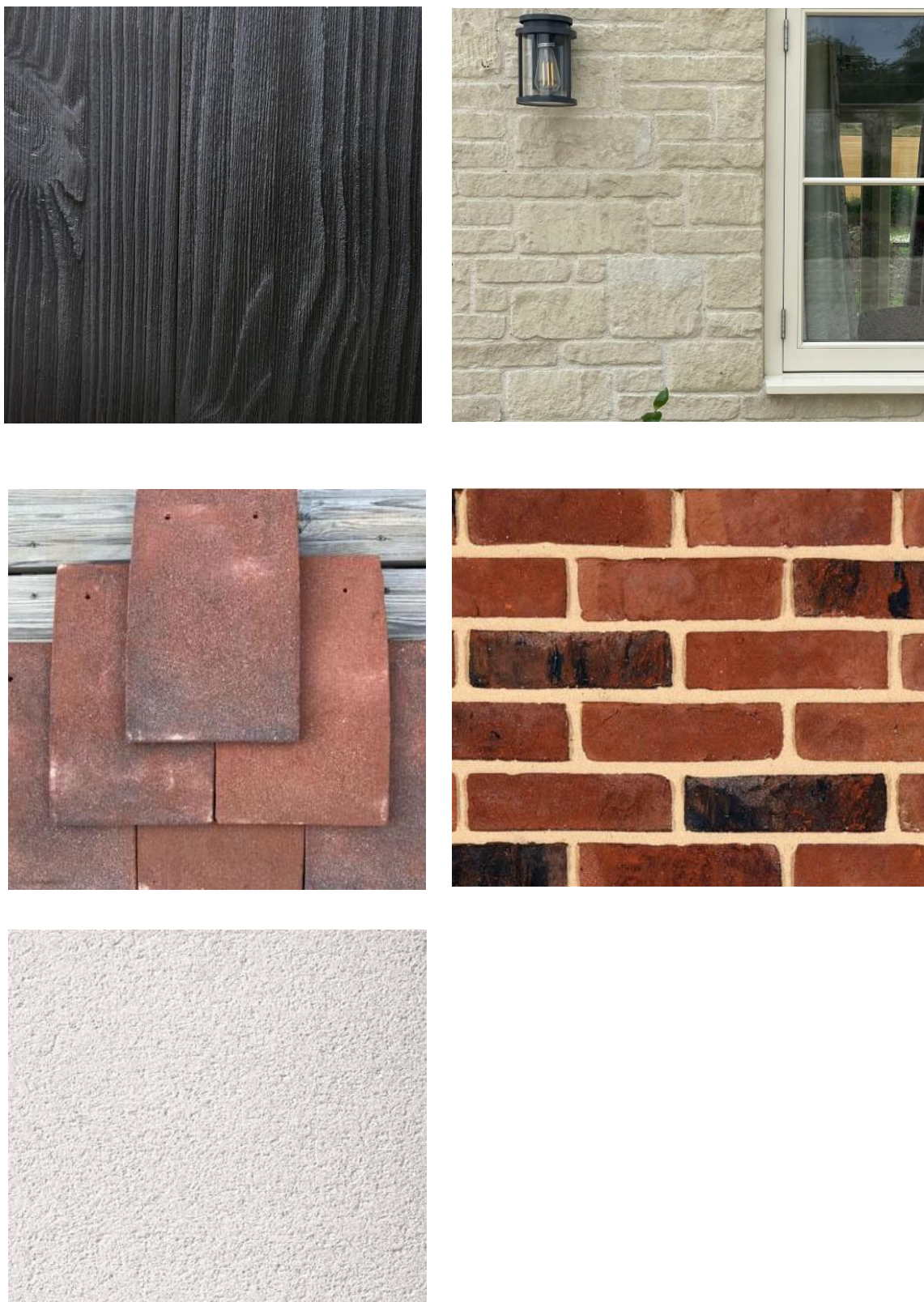


Figure. 9 – Proposed material palette (Stained timber *top left*, Chilmark stone *top right*, Plain Tile *middle left*, Brick *middle right*, Render *bottom left*)

4. Sustainable Construction and Low Carbon Technology

- 4.1. In line with Core Policy 41, the proposal will be constructed to a high standard of insulation and air-tightness standards to limit the buildings energy consumption requirements and heat loss through the building envelope.
- 4.2. Overheating through solar gain will be minimised in the dwelling through the modest glazed openings proposed to the east, south and west elevations. This will work in tandem with the masonry external wall construction, which will provide thermal mass to absorb heat throughout the day and maintain a low internal space temperature.
- 4.3. The materials proposed to the exterior building envelope are high quality, durable and of low maintenance, which will ensure that minimal resources and energy consumption is required in the future to maintain the dwelling.
- 4.4. Heating of the property is proposed through an air source heat pump, which will provide low-carbon energy to the dwelling.

5. Town Planning

5.1. Planning Policies

NPPF

Policy S4 Principle of Development with settlements
Policy CC2 Mitigation of Climate Change
Policy CC3 Adaption to Climate Change
Policy H05 Meeting the needs of different groups.

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy
Core Policy 27 Spatial Strategy for Tisbury
Core Policy 41 Sustainable Construction and Low Carbon Energy
Core Policy 45 Meeting Wiltshires Housing Needs
Core Policy 51 Landscape
Core Policy 57 Ensuring High Quality Design and Place Shaping

Planning Considerations

Principle of Development
Design
Landscape

Principle of Development

- 5.2 CP1 sets out a settlement strategy identifying those settlements where sustainable development will take place. These are divided into four categories from Principal Settlements to Large and Small Villages. These are identified within area strategies where Sutton Mandeville is identified under CP27 as lying within

- the Tisbury Community Area, with Tisbury being a Local Service Centre and Sutton Mandeville as a small village.
- 5.3 The application site is part of the village of Sutton Mandeville. The village is quite dispersed and lies adjacent and feeds into Fovant, itself identified as a Larger Village.
- 5.4 Fovant has a shop, post office, youth club and pub. The other adjacent villages of Swallowcliffe and Chicks Grove also have pubs. The identification of the villages is a Small Village and with the adjacent larger Village of Fovant, this location is demonstrably a sustainable location.
- 5.5 NPPF Policy S3 states that Policy S4 should be applied when considering development proposals within settlements.
- 5.6 NPPF Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.
- 5.7 The proposal seeks to provide a lifetime home for the applicants who are existing residents, and will enable them to remain in the village through their old age and contribute to the social objective of sustainable development.
- 5.8 The dwelling will be built to a high standard and incorporate low carbon technologies in a well-insulated house ensuring it has a low carbon footprint and contribute to the environmental objective of sustainable development.
- 5.9 During the build, this will contribute to the economic objective and, as a self-build, the applicant will be using local tradesman and thus support the local economy.
- 5.10 The proposal will therefore be in accordance with the NPPF and Wiltshire Core Strategy.
- 5.11 Notwithstanding, the current published housing land supply for Wiltshire lies at under 5 years, which lends further weight to the presumption in favour of sustainable development.

Design

- 5.12 The approach to design is set out above in the new dwelling will be of a traditional character echoing features of other local cottages. It is modest in size (150sq.m.) and its principal elevations will be clad in natural stone with render on secondary elevations as is common, under a clay plain tile roof. The overall appearance will therefore be characteristic of the area and provide an attractive road side view.
- 5.13 More particularly, the first floor is contained partly within the roof, so this reduces its overall ridge height from that of a normal two storey dwelling.

Landscape

- 5.14 The garden and immediate vicinity has a number of established trees which provide a sylvan setting that helps provide a good deal of screening to the site with woodland to north, east and west preventing views of the site. Near views are largely obscured by the road side hedgerow and trees.
- 5.15 The landscape is relatively flat to the south, but where there are no vantage points, other than from the Wardour Escarpment which is at a distance, where the site cannot be distinguished in the landscape.

- 5.16 Views from the A30 are across open fields but here the views are filtered by hedgerows, trees and other buildings where, because of the distance the site is hidden from view.
- 5.17 The proposal is sited so as to ensure retention of all trees, in particular the large oak, beech and ash trees along the north and sides of the site. The provide a large green backdrop and screen to the proposal including a small.
- 5.18 The proposal does not introduce any isolated sources of light being adjacent to other dwellings. The design of the proposal ensures there are no roof windows, and any outdoor lights required for security and safety can be controlled by condition.
- 5.19 On this basis, it can be demonstrated that the local landscape character is conserved in accordance with CP51.

6. **Other Matters**

Access

- 6.1. Existing access is available to the site via the access approved under application S/2002/835.
- 6.2. Parking and turning provisions are achieved on site via the proposed area of hard standing.

Ecology

- 6.3. The proposed plot measures below 0.2 hectares, which does not trigger the need for statutory BNG.
- 6.4. The existing plot consists of a well maintained domestic garden with a variety of domestic plant species present within it.
- 6.5. A consultant ecologist has been appointed to carry out an assessment of the plot as per the appended report. This concludes that "There are no major ecological implications associated with the proposals as the buildings have no bat roosting value and the trees and hedgerow can be retained" and where opportunities for enhancement are identified for bat and nesting boxes on the dwelling.

Nutrient Neutrality

- 6.6 The site lies within the River Avon SAC catchment where any development needs to avoid discharging any phosphates into the river, or where this not possible full mitigation for any discharges are in place.
- 6.7 Appropriate calculations are appended to this application along with a SHRA which show that most of the increase in phosphate nutrients can be mitigated through provision of a new package treatment plant. The balance will be subject to the purchase of credits under an approved scheme.

Arboricultural

- 6.8 An Arboricultural Consultant has been appointed to carry out a tree survey and prepare an arboricultural impact assessment for the site in question, as the appended report. In summary the proposed building does not affect the existing trees. By utilising the existing access, it is only the gravel driveway works in association with the proposed building, that will require mitigation measures to

be put in place, along with protective fencing during construction as stated within the accompanying arboricultural method statement.

7. Summary

- 7.1. The applicant's aspirations to maintain residence within the locality, has driven the proposal within the site and the design of a modest dwelling, which is adaptive to provide flexibility and accommodation security into later life.
- 7.2. The modest dwelling has been designed to the existing characteristics of the site to develop a modest vernacular dwelling, which sits comfortably within its site and wider setting. This ensures that it is cohesive with the existing building stock and development grain, which will enhance the local area by adding a high quality bespoke designed house.
- 7.3. The proposal is in accordance with the Wiltshire Core Strategy and supported by the newly published NPPF.
- 7.4. The existing buildings to be demolished do not provide bat habitat and there is potential for enhancement measures on site.
- 7.5. Harm arising from an increase in phosphate discharges can be adequately mitigated.
- 7.6. There is no expected harm to existing trees where protective measures can be put in place.

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