

PLANNING, DESIGN & ACCESS STATEMENT

IN RELATION TO A

**CHANGE OF USE OF A FORMER POLICE HOUSE INTO
RESIDENTIAL ACCOMMODATION**

AT:

10 MARKET PLACE, PEWSEY, WILTSHIRE SN9 5AD

APPLICANTS: MESSRS MORTLOCK

PREPARED BY:

**WEBBPATON, THE DAIRY, HOOK,
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Regulated by the RICS



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1.0 INTRODUCTION

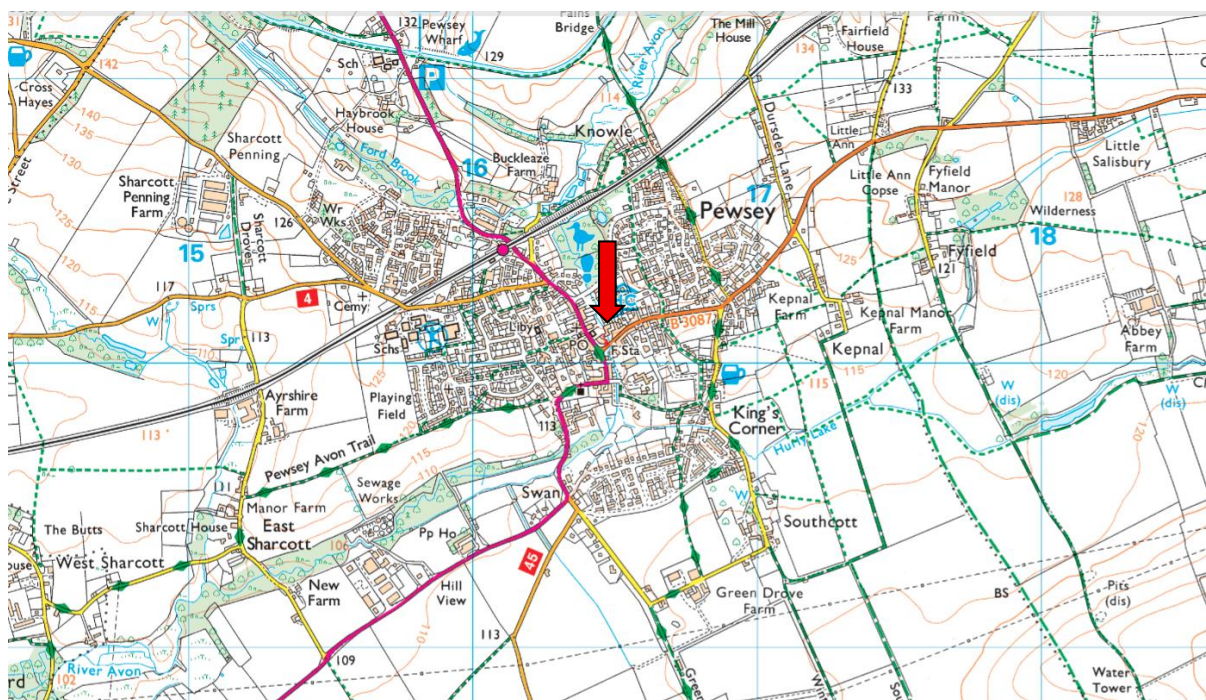
Webbpaton have been instructed to prepare a planning application for the change of use of a former police house into residential accommodation (Use Class C3) on behalf of the applicants Messrs Mortlock.

This document should be read in conjunction with the following:

- Location Plan
- Block Plan
- Existing and Proposed Elevational Drawings
- Flood Risk Assessment

2.0 BACKGROUND

10 Market place is situated in the centre of Pewsey in Wiltshire. The property was a former police house and has more recently been used as offices. The property can be seen identified on the map below with a red arrow.



The property comprises a two storey detached brick building under a pitched slate roof with single storey extension to the rear. The property benefits a lawned garden to the front and rear.

There are no outstanding planning applications according to the Wiltshire Council Planning portal and no applications have recently been determined.

The property is situated within the following designations:

- North Wessex Downs National Landscape
- Pewsey Conservation Area

3.0 PROPOSAL

The proposal is for the change of use of a former police house into residential accommodation (Use Class C3).

The building has been used as a former police house and more recently has been used as an office. The building has now been vacant for a number of years and is in a poor condition throughout. Internally the building still resembles the original police house and thus the applicants would like to once again utilise it as a residential dwelling.

4.0 POLICY

4.1 National Policy

The National Planning Policy Framework (NPPF) was updated in December 2024.

Paragraph 11 of the NPPF sets out the ‘presumption in favour of sustainable development’ as the key theme running through the document.

Paragraph 83 specifically states that “housing should be located where it will enhance or maintain the vitality of communities”. The proposed change of use of this building would meet this criteria as facilities are within walking distance.

Paragraph 88 specifically refers to “supporting a prosperous rural economy” and advises that policies should support the sustainable growth and expansion through the conversion of existing buildings.

Paragraph 93 (f) states that policies ‘should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate site’.

4.2 Local Policy

The Wiltshire Core Strategy was adopted in January 2015. The document is out of date however relevant policies have been considered.

Policies considered are:

- CP45: Meeting Wiltshire housing needs – the change of use of this property will help to meet the 5 year housing supply for Wiltshire. The property is located within close proximity to shops, bus stops and a train station.
- CP51: Landscape – There will be no impact on the landscape due to the existing property having existing lawned gardens. There are no external alterations.
- CP48: Supporting Rural Life – conversion and re-use of the rural buildings. The proposal will meet this requirement. The building is structurally capable of conversion and will not have a negative impact on the landscape.
- CP57: Ensuring high quality Design and Space Shaping

- CP61: Transport and New Development

4.3 Neighbourhood Plan

Pewsey's Neighbourhood Development Plan (NDP) 2025-2038 identifies the requirements of more housing, although this proposal will only provide one residential dwelling it will be helping towards this deficit and will be utilising an existing building which may otherwise fall into disrepair.

The proposal is not considered to impact on the Conservation area as the building is already existing. The removal of any signage to the front of the building will in fact enhance the building.

5.0 USE

Residential (Use Class C3).

6.0 AMOUNT

The site extends to approximately 300sq.m and can be identified outlined in red on the attached plan.

7.0 LAYOUT

There will be no change to the layout of the site.

8.0 LANDSCAPING

There will be no change of the property, and the existing gardens will be retained.

9.0 APPEARANCE

The building is constructed of brick elevations under a pitched slate roof. The appearance of the property will not be changed although the windows are most likely to be upgraded once the property is internally renovated.

10.0 ACCESS

The property is accessed from the public highway.

11.0 BNG

The proposal involves the change of use of an existing building and therefore the site is considered to have no habitats and there will be no loss of habitats due to it being an existing building. The site is considered to be exempt.

12.0 FLOODING

The property is situated within Flood zone 3. The applicant has confirmed that since they have owned the property, approximately 40 years, the property has never flooded. Nonetheless, a Flood Risk Assessment accompanies the application.

12.0 CONCLUSION

The application is for the change of use of a former police house to a residential dwelling (Use Class C3).

The NPPF supports development and change of use. Due to the location of the building, we consider that the change of use of the building will enhance the area and will not impact the conservation area or National Landscape. We consider this application should be supported by the Local Authority.