



Annexe at Greenfields, Blue Vein, Box, Corsham, SN13 8DQ

**Change of Use Application for existing annexe to become mixed use
(Ancillary and Short-Term Holiday Let)**

The Application

Planning permission is sought for a change of use to the existing annexe at Greenfields, Blue Vein, Box, Corsham to become mixed use as a holiday let, as well as for ancillary purposes.

Planning history

A certificate of lawful use or development (PL/221/03787) was granted on 26 July 2021 for the creation of an additional building in the garden of an existing dwelling house for use by the dwelling house occupiers.

Setting and location

Greenfields is a detached property, set within very generous grounds, located in the hamlet of Blue Vein in Box, Corsham.

Corsham is defined as a Market Town and Box is defined as a Large Village within the Settlement Strategy for Wiltshire.

Access to Greenfields is from the Blue Vein stretch of the Fiveways – Bathford road. The existing annexe is set back from the main dwelling, with its own access to the parking area and drive. The annexe is located a considerable distance from the two neighbouring properties - in excess of 15 metres from their boundaries - and significantly further (e.g. > 35 metres) from the neighbouring houses themselves.

Greenfields has access to three local bus routes, the closest of which has stops within 300 metres of the property.

Background

The annexe originally was used to provide ancillary recreational areas for the present owners. Over time the annexe also became used for occasional ancillary accommodation (parents & friends). In December 2024 the annexe started

to be used for occasional Airbnb bookings. This was stopped in summer 2025 when the owners were made aware that a change of use was required. Currently, the annexe provides ancillary accommodation and recreational areas for the present owners (the applicants). The annexe is a single storey building with two rooms that can function as bedrooms, an open-plan living area (with kitchenette), a shower room & utility room. The annexe is located a significant distance from neighbouring properties, with substantial hedging, trees & planting resulting in it being largely obscured from view.

Proposal

The proposal seeks to change the use to mixed use, allowing short-term holiday letting in addition to existing ancillary usage. This proposal requires no external or internal alternations. Greenfields has significant off-road parking space and is accessed via its own private entrances. The parking areas are completely hidden from neighbouring properties.

The applicants have no intention to sever the ownership of the annexe from the title of Greenfields. The annexe is reliant on Greenfields for services. The change of use to mixed use will allow the owners to continue to use the annexe as ancillary accommodation and additionally for short-term lets. The owners will control the letting and it will be used for short-term lets up to a maximum of 28 days.

The applicants suggest a planning condition could be applied to ensure the annexe and Greenfields remain permanently linked so that the annexe may not be sold or used as a separate dwelling.

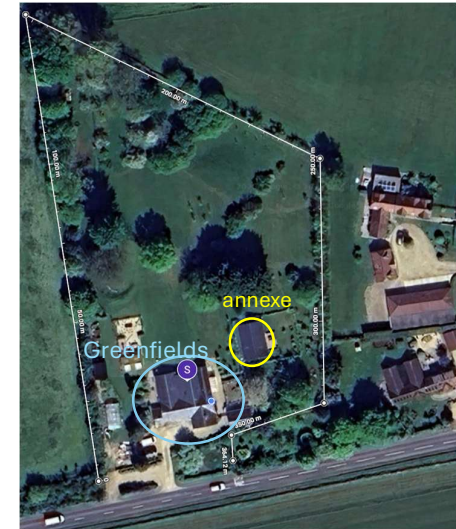


Figure 1- Google Maps view of property (with approximate boundary markings) & road access



Figure 2 - Closer aerial photo of annexe & main house



Figure 3 - Location Plan

Supporting Policies

Research shows that local planning authorities are required to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise (see Section 38(6) of the Planning and Compulsory Purchase Act dated 2004 and Section 70(2) of the Town and Country Planning Act dated 1990).

The Wiltshire Council Core Strategy Development Plan (adopted in 2015) is relevant to this application as it is part of the Development Plan for Wiltshire.

National policy documents such as the National Planning Policy Framework 2021 are also relevant and apply in this case.

Wiltshire Core Strategy

The key points of relevance from the Wiltshire Core Strategy Development Plan are:

a. **Policy CP1.** This covers the Wiltshire Spatial Strategy. It allows for limited forms of development in Large Villages to help retain the vitality of these communities, and also allows for carefully managed development outside of settlement boundaries, specifically including new tourist accommodation. As mentioned earlier, Box is defined as a Large Village for the purposes of the Wiltshire Core Strategy.

b. **Policy CP39.** This advises that in, or near to, Large Villages such as Box, tourist development including accommodation will be supported and where practicable will be located within existing buildings.

c. **CP40.** This points out that there is a 'lack of both budget and high-quality leisure accommodation within parts of Wiltshire'. CP40 supports visitor accommodation provision within Large Villages such as Box 'where proposals are

of the appropriate scale and character within the context of the immediate surroundings and the settlement as a whole'.

d. **CP64 and LTP3.** CP64 covers demand management and LTP3 covers the Car Parking Strategy which was adopted by Wiltshire Council in 2011. It includes the minimum standards for car parking. This application exceeds the minimum standards.

National Planning Policy Framework 2021

The NPPF provides policy support to this application:

a. Paragraph 10 states that '*so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development*'.

b. Paragraph 11 outlines how the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, is to be implemented. For decision-taking this means '*approving development proposals which accord with an up-to-date Development Plan without delay*'. This proposal accords with the Development Plan for Wiltshire.

c. Paragraph 38 states that Local Planning Authorities (LPA) should '*approach decision-making on proposed development in a positive and creative way... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.*'

d. Paragraph 84 states that planning policies and decisions should enable '*sustainable rural*

tourism and leisure development which respect character of the countryside.'

e. Paragraph 85 states that to meet the local business needs in rural areas, sites may need to be located adjacent to or beyond settlements, and in locations that are not well served by public transport. It states that '*the use of previously developed land, and sites that are well-related to existing settlements should be encouraged where suitable opportunities exist.*'

Additional policy documents supporting this application

The Wiltshire and Swindon Visitor Accommodation Futures Report 2014 provides most comprehensive research on tourist accommodation. It was prepared for Visit Wiltshire and the Swindon and Wiltshire Local Enterprise Partnership (LEP). The report states: '*there are frequent shortages of all forms of visitor accommodation... there is clear potential for future growth... Wiltshire is lagging behind other destinations in the development of... B&B and self-catering accommodation.*'

The Wiltshire and Swindon Destination Management and Development Plan 2015-2020 states that '*existing small providers should be supported to expand and upgrade their provision.*'

Topic Paper 7 of the Wiltshire Core Strategy evidence base highlights that tourism is worth £779M a year to Wiltshire. It recommends '*Wiltshire should promote potential economic growth sectors such as tourism... supporting sustainable rural tourism and leisure developments.*'

Case for Granting Approval

The application does not require any alterations to the existing property or to the landscape. The principle of additional holiday let use for the annexe finds support in the Wiltshire Development Plan and the National Planning Policy Framework.

It does not seek to sever the annexe from Greenfields. It will be jointly used for ancillary accommodation and for short-term holiday lets e.g. through Airbnb, although the applicants anticipate an increase in its ancillary use over time as both their parents & children grow older and likely make more use of the annexe.

The impact on local character is nil. There is no appreciable impact on the character of the surrounding area as a result of this application.

The Core Strategy overtly supports the use of existing buildings for tourist accommodation. This applies to buildings in Large Villages such as Box, and for those just outside Large Village settlement boundaries. CP39 states *‘visitor facilities should be located in or close to local service centres or large and small villages and, where practicable, be located in existing or replacement buildings’*. The application site is situated approximately one mile from the centre of Box, and only three miles or so from Corsham.

There is significant room in the market for tourist accommodation. Greenfields is close to attractions such as Castle Combe, Lacock, Bradford on Avon & Bath, and further afield, Longleat, Dyrham Park, Badminton, Westonbirt Arboretum, etc.

There is very low impact to residential amenities. The existing annexe is well suited to holiday

letting and has all of the features required. The annexe shares the access point and driveway to Greenfields. The annexe has its own parking area, entrance and outdoor seating area which will protect the privacy of the occupiers, with immediate landscaping further adding to that privacy. The expected typical occupancy of the annexe is between two & four guests, likely meaning one or two cars. Any comings and goings associated with the holiday letting would be very similar to its current use as ancillary accommodation.

The route into and out of the annexe is not overlooked by neighbouring properties. The only slight impact to privacy would affect the occupants of Greenfields but as they would be fully in control of any letting, they can limit them as they see fit. Therefore, the application would not lead to any harmful impacts to the residential amenity of the existing or future occupiers either through the loss of privacy, noise, or any other nuisance. It is worth noting that applicants have four young children and so they have a particular interest in ensuring any guests are quiet & respectful of their surroundings.

8.0 Access statement

8.1 Greenfields has a well-established double entrance driveway off Blue Vein road. Whilst this road is a National speed limit (60mph) road, the traffic volume on the road is relatively light, and the road is very straight so very good visibility is afforded both ways from either entrance. The parking areas can easily accommodate six or more vehicles. The applicants routinely use two car parking spaces leaving plenty of spare capacity meaning the parking provision exceeds the minimum standard as outlined in the Wiltshire Local Transport Plan 2011-2028.

Finally, the proposal would not significantly alter the number of movements into and out of the property.

9.0 Conclusion

9.1 This application does not harm the living conditions of neighbours, nor does it impact on the visual amenity of the local area. Off street parking is provided and is compliant with extant policy. Section 38(6) of the Planning and Compulsory Purchase Act states that *‘if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.’*

There are no material considerations that relate to this application and so we believe this should be approved as it aligns with the Wiltshire Core Strategy Development Plan of 2015. Furthermore, the presumption in favour of sustainable development (contained within the National Planning Policy Framework of 2021) applies in this case and there are no identified areas of policy conflict or harm which would be capable of significantly and demonstrably outweighing the benefits of the application.

9.2 The Council are therefore respectfully asked to approve this application with the suggested caveat that the annexe is not to be severed from the title of Greenfields.