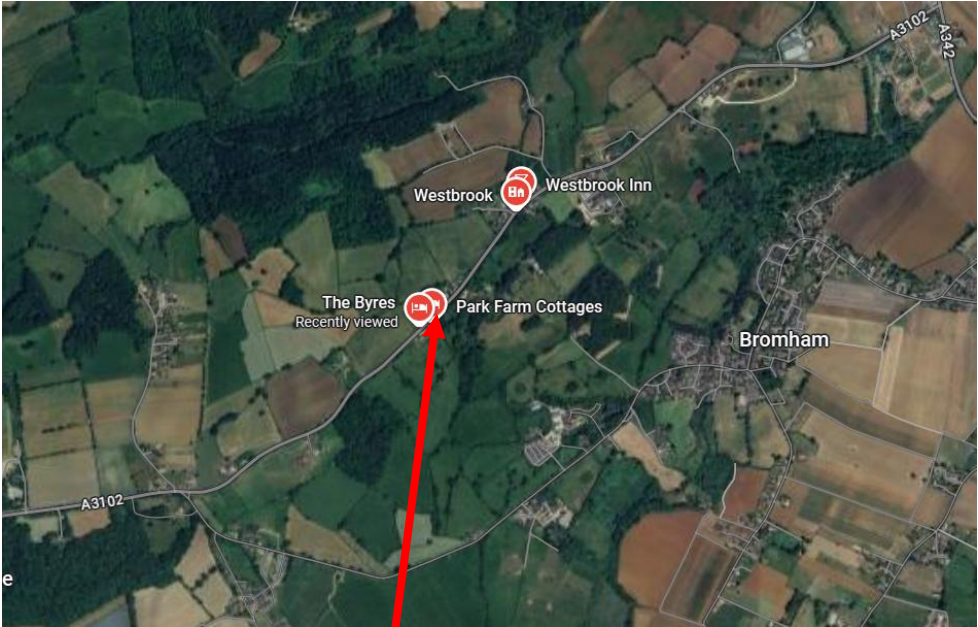


The Byers Cottages, 84 Westbrook, Bromham, Chippenham. SN15 2EE

Design, Access and Planning Statement relating to
a change of use application for the three units known as Byers 1 - 3



PLANNING & LAND



Project:	The Byers
Client:	AF
Issue Date:	October 2025

TheSite



EXECUTIVE SUMMARY

- 1 INTRODUCTION
- 2 CONTEXTUAL APPRAISAL
- 3 PLANNING HISTORY
- 4 PLANNING POLICY CONTEXT
- 5 DESIGN PRINCIPLES
- 6 ACCESS PRINCIPLES/PARKING POLICY
- 7 PLANNING JUSTIFICATION
- 8 CONCLUSION
- 9 PLANS



The Byers, holiday cottages Mead View Cottage



This statement has been drafted to support a planning application to apply for planning permission for a change of use of the three cottages known as the Byers

The access to the main carriageway already exists serving the three units and therefore no changes are required.

No external alterations are planned or needed.

The cottages are nestled between residential units, and the change of use will regularise all uses on site into residential.

All of the existing and proposed dwellings are shown with parking and amenity space.

- **There are no tree issues on site**
- **There are no highways or parking issues**
- **This is an opportunity for additional buildings (3 houses) to be created via a change of use**
- **This is an excellent windfall site opportunity**
- **The LPA 5YHLS is at 2.42 years**

1.1 This Design, Access & Planning Statement has been drafted to accompany a planning application for permission for a change of planning use and to convert existing holiday cottages into 3 dwellings (houses)



1.2 This Statement has been structured to accord with the advice set out in Circular 01/2006 and the CABE guidance "Design and access statements: How to write, read and use them". It comprises the following sections:

1.3 **Contextual Appraisal:** This section comprises an appraisal of the context which informed the design including the site, its surroundings and planning policy.

details the proposed design in terms of:

1. Use
2. Amount
3. Layout
4. Scale
5. Landscaping
6. Appearance

1.5 **Access Principles:** This section comprises information relating to vehicular and transport links as well as inclusive access.

1.6 **Planning Justification:** This section examines the proposal against the statutory Development Plan and other material considerations.



- 2.1 The application site is located on the A3102 which connects to the A342 and is virtually equidistant to Melksham and Devizes.
- 2.2 The site and its buildings have been in existence for many many years, and the Byers buildings in particular were originally a barn connected to the wider use of the site. Back in the 80's this barn was given permission to be turned into four holiday units. It is these holiday units that are now the subject of this application.
- 2.3 The land was a farm formerly and had additional commercial buildings covering much of the site fronting the road. The site is now predominantly residential.
- 2.4 The buildings whether original or converted create a pleasant courtyard setting; not easily read from the road, this will not change
- 2.5 Please see photograph



Westbrook Farmhouse

Mead View Cottage

The Byers, holiday cottages



3.1 A search has been undertaken for relevant planning history that is held by the LPA. We have previously mentioned the 1980's approval for the Byers change of use from a barn to four holiday cottages.

Two certificate of lawful use applications **GRANTED** that relate to Mead Cottage and The Flat.

An application CLU currently being determined by the LPA relating to the agreement that three holiday cottages were built within the barn known as the Byers and that given the passing of time these are now lawful.

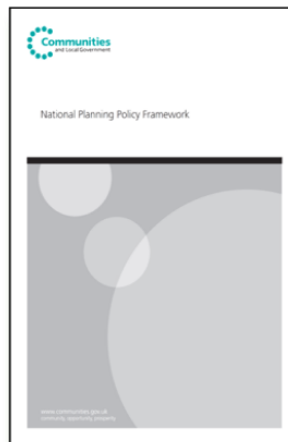


Wiltshire Council



- 4.1 In considering applications for development the Local Planning Authority has a statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

A material consideration in this case is that Wiltshire Council cannot prove their 5 year housing land supply and this was confirmed by the policy officers recently at 2.42 years



National Planning Policy Framework

- 4.2 This Framework has been published and is intended to underpin and shape planning the planning decisions which need to be made about future development.

Indeed the NPPF states that.... *To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby*

- 4.3 It is important to the strategy that planning decisions should **use buildings to create attractive places to live, work and visit** and **optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities.**

- 4.4 The Framework also focuses on ensuring the vitality of town centre and surrounding areas. This goes on to state how **an allocation of a range of suitable sites are needed to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centre and surrounding areas.**

Wiltshire Local Plan

- 4.5 The Wiltshire Local Plan is nearing the end of its life, and a new Local Plan is in the latter stages of examination.
- 4.6 Therefore little reliance can be given to the previous local plan, especially in light of the housing shortage over many years within Wiltshire.
- 4.7 The WLP is currently being worked on and in the meantime the former, outdated, WLP remains. It is with this in mind and also that Wiltshire cannot prove their 5-year housing land supply that we must fall back onto the general NPPF policies.



Use

5.1 Barn converted to 3 s/c holiday cottages

Amount

5.2 3 houses

Layout

5.3 As detailed on attached plans

Architectural Style

5.4 Conversion of barn into 3 dwellings utilising the same form as existing

Scale and Bulk

5.7 Single storey with a pitched roof.

Amenity

5.8 All have external amenity space

Landscaping

5.9 Mainly laid to lawn

Vehicular and pedestrian access

6.1 Under the current proposal both pedestrian and vehicular access will remain identical to the existing lawful arrangement, which serve the same amount of units.

Inclusive access

6.3 Access does not change and all the ground is fairly level.

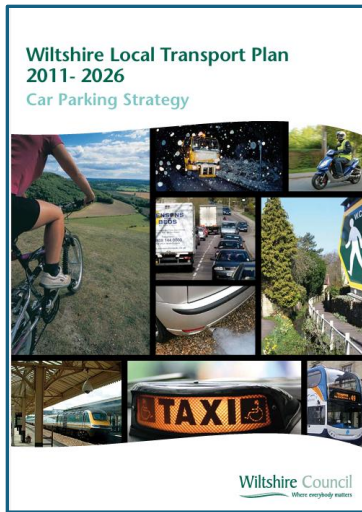
Accessibility

6.5 The location is between Melksham and Devizes



6.6 Parking is shown as three allocated spaces and a flexible space.

6.7 The standards published by Wiltshire council LTP 2011-2026 are shown. Therefore, this proposal fully complies with the standards set by the LPA.



Minimum residential parking standards

- 7.3** In the past, there has been a trend for local authorities to either have maximum parking standards for new residential developments or to have no such standards at all. In view of the points made in chapter 3 and the subsequent change to PPG13 'Transport' by the coalition government, the council believes it to be appropriate to implement a set of minimum parking standards for residential development across Wiltshire. These standards should ensure that sufficient parking is provided in new developments to cater for demand, while Policy PS6 provides the flexibility to allow for lower a level of provision where specific circumstances can be demonstrated.
- 7.4** The following minimum parking standards (see Table 7.1 below), which are uniform across the four spatial bands, are proposed, based on allocated parking (that is, parking allocated to individual dwellings).

Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)



- 7.1 This is a change of use from self contained cottages in holiday use to individual dwellings
- 7.2 The proposed houses use the same form and footprint with no external changes.
- 7.3 The existing access is utilised, and parking is provided at a rate of between one and two spaces per unit.
- 7.4 Each proposed dwelling has amenity space.
- 7.5 No physical enlargement of the barn is proposed.
- 7.6 Using thought and good architecture all rooms have natural light and a good outlook.
- 7.7 No overlooking is created



8.1 It is firmly considered that the change of use of this barn currently containing three holiday cottages is well conceived, well designed and appropriate to its setting.

8.2 This proposal does not introduce any undue adverse impacts on the character or appearance of the area nor the amenities of surrounding residential occupiers.

8.3 It is firmly considered that the change of use of this barn will add to the housing stock of the area, of which the LPA has confirmed in writing that it cannot prove its 5 year housing land supply figure. Currently the LPA are stating that their figure is 2.42 years which falls well short of the 5 year supply and even further short of the reasonable buffer.

Given the LPA has been running on special measures at 4 years for a number of years, this latest figure of 2.42 years is material and should not be ignored when any chance of additional housing stock is being considered.

8.4 Overall the proposal will make a positive contribution to neighbouring cluster of residential buildings.

8.5 There are no ecology or biodiversity issues.

8.6 There are no Tree issues, none are on the land to be developed and therefore none are affected.

8.7 Adding a few (3) residential houses in this location will bolster and improve the immediate local businesses and settlements

8.8 With working from home now commonplace the proposed houses will all have access to Wi-Fi and therefore provide a very pleasant outlook for occupants.

8.9 The LPA is asked to support this change of use scheme within this former holiday cottage barn.

