

APPLICATION FOR ANNEXED ACCOMODATION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08907
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Manor Farm, Sandridge Common, Melksham, SN12 7QT
DEVELOPMENT DESCRIPTION:	Change of use and conversion of barn from agricultural to residential annexe for family members.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

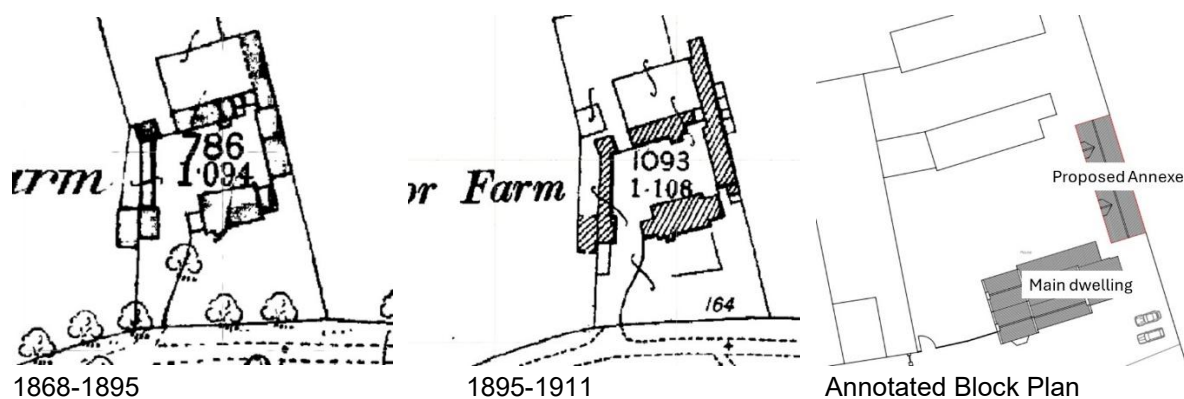
The proposal seeks planning permission for the change of use of an existing barn into annexed residential accommodation. The existing barn is of two-storey form and the submitted plans show that this is to be converted into 2-bed accommodation, with en-suite bedrooms and kitchen at ground floor level.

Although the application form states that there is a gain in the number of residential dwellings, the description of development is clear that the basis of the submitted application is to convert the building into annexed accommodation for family members; the application has been considered on this basis. A revised Site Location Plan was accepted during the course of determination, reducing the area to encompass only the residential curtilage.

SITE DESCRIPTION/CONTEXT

The subject building is located immediately adjacent to the existing dwelling, set in a perpendicular arrangement to the north. The main dwelling and the building the subject of this application are located within a collection of farmstead buildings, some of which have since been converted to other uses; collectively these are sited in the open countryside with no immediate neighbours, with access taken from the A3102 to the immediate south.

The building is a characterful barn of some age and is considered to possess some heritage value. The dwelling of Manor Farm itself is not listed, but historic maps reveal that the two buildings have been on the site since at least 1868-189, as shown below:



The images below show the character of the barn, with stone and red-brick elevations set under a corrugated roof; it also demonstrates the proximity of the main residential dwelling to the south:



The application site is not subject to any particular planning policy constraints: there are no listed buildings within proximity of the site; it is not within any designated landscape or crossed by any Public Rights of Way; and it falls entirely within flood zone 1.

PLANNING HISTORY

Proposal / Summary
PL/2025/05303 - Full planning permission – Change of use of agricultural field to a camping site.
W/07/00252/FUL - Full planning permission – Change of use of out buildings and new entrance
W/07/00690/FUL - Full planning permission – Change of use of out buildings and new entrance to type B1 light industrial
W/07/01170/FUL - Full planning permission Decision - Refused Date: 25/7/2007 – Change of use of farm outbuildings to B1 light industrial and new entrance
W/07/02984/FUL - Full planning permission Decision - Approve with Conditions Date: 19/12/2007 – Change of use of farm outbuildings to type 1 light industrial with modification to entrance
W/75/00136/HIS - Historic apps 1974 to 1983 Decision - Approved Date: 1/4/1975 – Demolition of existing wc and conservatory. Erection of conservatory washroom and office

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Joint Melksham Neighbourhood Plan 2 2020-2038 (Made August 2025)

- No policies of direct relevance

Wiltshire Design Guide

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Melksham Without Parish Council: No comment

WC Highways Officer: No objection

WC Drainage Officer: No comment / no objection

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of Development

Policy Context

When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling.

Where the proposed accommodation does not demonstrate a clear physical or functional relationship with the host dwelling, it may constitute a new dwelling and therefore not in accordance with the terms of what has been applied for i.e., ancillary accommodation.

Assessment

The proposed annexe building is sited within very close proximity of the main dwelling and has an intimate relationship with that building, sharing the rear curtilage / garden area. There appears to be very limited scope for separate parking for the annexe, and physical separation would be problematic given the close physical relationship. Whilst the dwelling is not distinctly subordinate in size to the main dwelling, it is constrained in this regard by the fact that it is an existing building.

The use of the annexe is intended for use by family members, as the occupants of the main dwelling approach retirement years. Thus, whilst the facilities proposed do indicate potential for independent living and occupation, the physical relationship of the two buildings would severely hinder such a use.

Conclusion

Overall, the proposal is considered to represent an annexe building the use of which would be ancillary to the main dwelling and, particularly given the spatial relationship and intimacy of the two buildings, would be unlikely to be capable of independent occupation.

Design and Impact upon the upon the character and context of the area

Policy Context

Core Policy 57 – Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Assessment and Conclusion

The existing building displays some character and is certainly worthy of retention. The proposal drawings show limited impact on the existing elevations, with the existing openings retained and new proposed openings limited to roof openings (wall-dormers) on the east elevation which faces out onto agricultural land. As such there is no conflict with Core Policy 57 arising.

Amenity

Policy Context

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects. As the use of the building will be for ancillary purposes, and it is an existing building which is not located within close proximity of any immediate neighbours, there are not considered to be any amenity issues arising.

Highways Impact

Policy Context

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Assessment and Conclusion

The two buildings would be served by the same existing vehicular access and would utilise the same parking area, which given the context of the wider site is of sufficient capacity for any additional vehicles. There are no concerns raised regarding traffic impact or highway safety such as to conflict with Core Policies 60 and 61 (WCS).

Heritage Impact

Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk. The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Assessment and Conclusion

The building is not within any designated conservation area and the main dwelling is not listed so the subject building does not benefit from any curtilage listed status. However, as outlined above, the building does have some heritage value and is clearly worthy of retention and ensuring an ongoing viable use. As such, this adds some moderate weight to the planning balance in terms of accepting the principle of annexed residential use of the building.

In terms of detailing, the application form notes that the existing corrugated roof is to be replaced with concrete tiles to match the house, and uPVC casement windows and doors are to be installed. Whilst these are clearly not typical on a building, it is on balance considered that as the building is neither listed nor within any conservation area, the insistence on more traditional materials would not be sufficiently warranted in this instance.

Other issues

Matter of ecology (including BNG), landscape impact, drainage and flood risk are not considered to be directly relevant to this application proposal, given that it is for the re-use of an existing building. No other matters have been raised by third parties.

CONCLUSION

The use of the existing building as ancillary accommodation is considered to be acceptable based on the considerations regarding the spatial arrangement of the buildings and the degree of inter-relationship of the curtilage and parking areas, which would restrict an independent use of the subject building. The building is an existing building which has a degree of historic interest and its retention and active use is thus generally supported in Core Policies 57 and 58 (WCS).

There are no other unacceptable impacts, particularly in terms of amenity (CP57), ecology (CP50), and highways (CP60 and CP61), and as the building is an existing one there is no landscape impact arising (CP51). The application is therefore recommended for approval accordingly.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location Plan (BuyAPlan, #00950380-7C3E6D) (received 12/12/2025)
 - 2129-1: Existing and Proposed Elevations
 - 2129-2: Existing Floor Plans
 - 2129-3: Proposed Floor Plans(received 10/11/2025 unless otherwise specified)

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The ancillary accommodation hereby permitted shall not be occupied at any time as an independent residential unit or for purposes other than those which are ancillary or incidental to the residential use and occupation of the main dwelling, known as Manor Farm. The accommodation shall remain within the same planning unit as the main dwelling as a single dwellinghouse (C3).

REASON: The additional accommodation would be unsuitable for occupation as a wholly separate dwelling having regard to the reasonable standards of residential amenity, parking and access and planning policies pertaining to the location of new residential development.