

Our Ref: MP/150523
Planning Portal Ref: PP-14549506



27th January 2026

Wiltshire Council
Development Management
Economic Development and Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Change of use of garage into 1 no. residential dwelling with associated access, parking, landscaping and private amenity space.

At: The Well Cottage, Church Road, Ham, SN8 3RB

Fowler Architecture & Planning Ltd have been instructed by Ms. J Lamb & Mr. M Fowler to submit a Full Planning Application to Wiltshire Council for the above development at The Well Cottage, Ham.

The application has been submitted via the Planning Portal and comprises:

- Completed Application Form (incl. Ownership Certificates);
- Completed Validation Checklist;
- Completed CIL Form 1;
- Location Plan;
- Topographical Surey;
- Existing/Proposed Garage Conversion Plan;
- Site Plan; and,
- Application Fee (£588).

Planning, Design & Access Statement

Site and Surroundings

The site is situated in the centre of the Village of Ham, set within the North Wessex Downs National Landscape. The garage, which takes its access north from Church Road sits within the site of Well Cottage, a Grade II listed building described in the listing as:

GV II Cottage. C17. Timber framed with colourwashed brick infill. Thatched roof. Single-storey and attic. Three bays, extended in brick to left and rear 2-bay wing to centre bay. Frame 3 panels high with corner braces. Entrance lateral to centre bay, part glazed C20 door under thatched canopy. Timber casement windows. Stack between centre and right bay and stack in gable of extended left bay. Queen strut truss exposed in right gable. (list entry: 1034061)

The site sits within Ham Conservation Area and sits adjacent to a public right of way that runs along the western boundary. The site is not subject to any other known constraints.

Planning History

There is no adverse planning history associated with the site, and the Council have already approved the residential conversion of the subject building under previous **Application No. 19/02151/FUL**. This permission is now extant because work has commenced on the conversion.

Proposed Development

Planning permission is sought for the ‘*Change of use of garage into 1 no. residential dwelling with associated access, parking, landscaping and private amenity space*’.

The Applicants are seeking full planning permission to use the existing garage as a separate dwellinghouse. The proposed dwelling will comprise kitchen/dining/living/cloaks/hall at ground floor, and associated 2 no. bedrooms and communal shower room at first floor.

The scheme is the same as that approved under the aforementioned application, but just with a larger private amenity area, and the use being as a private dwelling as opposed to holiday/ancillary accommodation.

The three new dormers on the western elevation were installed in 2021, and hence there is no works proposed to the existing roof.

The dwelling will have adequate private amenity space, along with the retention of sufficient amenity space to serve The Well Cottage.

There will be two car parking spaces for the dwelling with the existing car parking arrangement being modified so as to create three spaces.

The existing trees and vegetation will remain unaffected by the proposed development, with the exception of a relocated beech hedge and a new opening off of Church Road.

The proposed dwelling extends to approximately 78.32sqm (GIA).

Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that *“If regard is to be had to the development plan for the purpose 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”*.

The development plan includes the **Wiltshire Core Strategy** (CS) adopted in January 2015.

The Government’s policies are within the **National Planning Policy Framework** (the Framework) revised December 2024, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. Section 16 of the Framework gives specific advice in favour of conserving and enhancing the historic environment.

Core Strategy Policies that are considered relevant to the consideration of this application are as follows:

- **Core Policy 1 (Settlement Strategy)** – this policy allows for infill development at the Small Villages, comprising not more than a ‘few dwellings, generally only one dwelling’. Whilst not infill development, the proposed development is consistent with the level of development envisaged to come forward on sites within the built-up area of Ham. Indeed, the WCS is effectively silent on the matter of converting buildings within the built-up area of small villages;
- **Core Policy 18 (Pewsey Community Area)** – this policy confirms that Ham falls within the Pewsey Community Area, where there is a requirement to provide 600 homes to the end of the Plan period (to 2026);
- **Core Policy 48 (Supporting Rural Life)** – this policy is not considered relevant to the determination of this application, as it relates to development in the countryside. Indeed, the Application Site is within the built-up area of Ham, where countryside policies should not apply. The proceed text notes that “Core Policy 48 explains the approach that will be taken to support rural communities..... outside the existing built-up areas of Small Villages”;
- **Core Policy 51 (Landscape)** – this policy states that development protect, conserve and where possible enhance landscape character and must not have a harmful impact on landscape character;
- **Core Policy 57 (Ensuring High Quality Design and Place Shaping)** – this policy requires a high standard of design in all new developments, creating a strong sense of place through drawing on the local context and being complementary to the locality by meeting 14 principles; and,

- **Core Policy 58 (Ensuring the Conservation of the Historic Environment)** – this policy requires development to protect, conserve and here possible enhance the historic environment.

Planning Assessment

The proposed development, as noted above, is considered acceptable from a planning point of view.

The site is not isolated, and is considered to be part of the built-up area of Ham.

Whilst the CS is silent on the matter of conversion schemes in built up areas, the proposed development is considered to be consistent with the amount of development envisaged to come forward in the Pewsey Community Area over the plan period.

Support for the re-use of buildings and utilising previously developed land for housing is encouraged at a National Level. As noted above, there are no significant external changes to the existing building.

It is considered to be an acceptable form of development, which can be achieved without having an adverse effect on the significance of The Well Cottage, existing amenity, highways safety or the surrounding landscape.

The proposed change of use is of an appropriate scale to allow the Applicants to meet their current and future needs. The proposal would have no adverse impact upon the local character.

The means of access to serve the new dwelling will remain the same and three parking spaces will be provided in accordance with the Wiltshire Local Transport Plan and CS Policy 64. The Well Cottage will be provided with three car parking spaces.

In regards to heritage, the site is located within the Ham Conservation Area. As the scheme proposes external changes to the existing building that were approved previously by the Council, it is not considered that the proposed development will cause any adverse impacts upon the Conservation Area.

The application site is large enough to accommodate the proposed dwelling, allowing continued use of the private amenity space for the occupiers. There will be no over-looking or loss of privacy for the immediate neighbours.

Design Statement

USE

The subject building is currently an existing garage, so is already in residential use. Furthermore, the Council have previously approved the conversion of the subject building to a more intense residential use, and what is proposed now is very similar in terms of its impact.

AMOUNT

The proposed scheme will not involve an increase in the footprint of the existing building.

The resultant dwelling will benefit from an appropriate level of parking and turning space, as well as a generous private amenity space.

SCALE

The scale of the subject building will not change as a result of this proposal.

LAYOUT

The internal layout of the subject building is shown on the submitted plans. Two parking spaces are proposed for the dwelling, in line with the minimum residential parking standards.

The garden area to the proposed dwelling will be located to the north and east.

APPEARANCE

The appearance of the subject building is identical to what the Council approved on the site back in 2019.

LANDSCAPING

The site will remain as existing in regards to landscaping. New hedgerows are proposed, enabling a suitable residential curtilage for the proposed dwelling.

Conclusion

The proposed development represents an enhancement to residential amenity at the site, and there are no material impacts that would indicate permission should be refused. Nor does this proposal conflict with the development plan. We look forward to planning permission being granted for a single dwelling at a time when the Council cannot demonstrate a five year housing land supply.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Mark Pettitt BA(Hons) MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Applicants