

DESIGN AND ACCESS / SUPPORTING STATEMENT

Retrospective Rooflights & Proposed Attic Conversion

Barn 1 (Units 1–3), Ashcott, formerly Fairholme Farm

Dog Trap Lane, Minety, Wiltshire, SN16 9PW

Planning Application Supporting Statement

Prepared in support of a Full Planning Application

Informed by Wiltshire Council Pre-Application Advice (20 November 2025)

Applicant:

Private Client

Site Address:

Barn 1, Ashcott [Plot 3]
Formerly Fairholme Farm
Dog Trap Lane
Minety
Wiltshire
SN16 9PW

Date:

January 2026

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1. INTRODUCTION

1.1

This Design and Access/Supporting Statement accompanies a full planning application for **Barn 1** at *The Ashcott and The Barns, formerly Fairholme Farm, Dog Trap Lane, Minety, Wiltshire*.

1.2

The application seeks planning permission for the following works:

- **Retrospective planning permission for rooflights** serving the three existing dwellings within **Barn 1**, approved under Class Q permitted development rights; and
- **Planning permission for an attic conversion within Unit 3, Barn 1**, providing **additional ancillary accommodation within the dwelling**.

1.3

No works are proposed for Barn 3 or for any other buildings within the site. The application relates **solely** to Barn 1 (Units 1–3).

1.4

The proposals do **not**:

- Increase the number of dwellings;
 - Extend the external dimensions of the building;
 - Alter approved access or parking arrangements; or
 - Change the established residential use of the site.
-

2. PLANNING CONTEXT AND BACKGROUND

2.1

Barn 1 was formerly an agricultural building and was lawfully converted to residential use under **Class Q permitted development rights**, approved under reference **PL/2021/10124** on 9 December 2021, forming **three dwellings (Units 1–3)**.

2.2

The Class Q approval established the acceptability of:

- The principle of residential use;
- The scale and form of the conversion;
- The location and access arrangements; and
- The building's structural capability for residential occupation.

2.3

Following the Class Q conversion, the building is now assessed under the **normal planning framework** for residential development. External alterations such as rooflights, therefore, require express planning permission.

2.4

This application follows **pre-application advice issued by Wiltshire Council (dated 20 November 2025)**, which confirmed that:

- Retention of the rooflights to Barn 1 is **acceptable in principle**, given the modern character of the building and its farmyard context; and
- An attic conversion within Unit 3 can be supported, subject to design, amenity and parking considerations.

2.5 Submitted Drawings and Documents

This application should be read in conjunction with the following submitted drawings and documents, which accurately reflect the scope of development described in this statement:

- Site Location and Block Plan – **Drawing No. M2-205-200**
- Existing Floor Plans and Elevations – Barn 1 (Units 1–3) – **Drawings No. 001 to 007**
- Access for Fire Brigade & Bin Stores – **Drawing No. 008**
- Proposed Floor Plans – Barn 1:
 - Units 1 & 2: **No change**
 - Unit 3: **Attic conversion only** – **Drawing No. 010 and 011**
- BR Completion Certificates
- Pre-application Response (20-11-25)

No drawings show works to **Barn 3** or any other buildings within the site.

3. THE PROPOSALS

3.1 Retrospective Rooflights – Barn 1 (Units 1–3)

3.1.1

Retrospective planning permission is sought for rooflights installed to serve the three dwellings within **Barn 1**.

3.1.2

The rooflights provide essential natural daylight and ventilation to habitable rooms.

3.1.3

The rooflights:

- Are set within the existing roof slopes;
- Do not alter the ridge height or roof pitch;
- Do not increase the external dimensions of the building; and
- Respect the simple form and modern agricultural character of the converted barn.

3.1.4

As acknowledged in the Council's pre-application advice, the building has a **contemporary standing-seam metal roof** within a functional farmyard setting, and the rooflights do not appear incongruous.

3.2 Attic Conversion – Unit 3, Barn 1 (Proposed)

3.2.1

Planning permission is sought for the conversion of the existing attic/roof space within **Unit 3 only**.

3.2.2

The conversion:

- Is entirely contained within the **existing roof envelope**;
- Retains the existing roof structure and external appearance;
- Involves no extensions, dormers, or increase in building height; and
- Does not introduce a separate dwelling or unit.

3.2.3

The attic accommodation will provide **additional ancillary accommodation within the dwelling**, subordinate to the principal residential use.

4. PLANNING ASSESSMENT

4.1 Transport and Highway Impacts

4.1.1

The proposals do not alter access arrangements, parking provision, or the number of dwellings.

4.1.2

Parking provision remains compliant with **Wiltshire Council's adopted residential parking standards**, in accordance with **Core Policy 64 (Demand Management)**.

4.1.3

No material increase in traffic movements is anticipated beyond those associated with lawful residential use.

4.1.4

Occupants also have access to **Wiltshire Connect**, Wiltshire Council's on-demand rural transport service, bookable via the Wiltshire Connect app or by telephone on **01225 712900**, up to seven days in advance.

4.1.5

This service is regularly used and provides a practical alternative for local journeys, supporting demand management objectives.

4.2 Residential Amenity

4.2.1

The proposals do not result in unacceptable overlooking, loss of privacy, or overbearing impacts.

4.2.2

Rooflights are positioned such that views are predominantly above neighbouring properties rather than directly into windows or private amenity spaces.

4.2.3

The proposals ensure a high standard of internal amenity in accordance with **Core Policy 57**.

4.3 Design and Character

4.3.1

The development respects the contemporary agricultural character of Barn 1 and its wider farmyard setting.

4.3.2

The proposals comply with **Core Policy 51 (Landscape)** and the **Wiltshire Design Guide**.

4.4 Flood Risk and Contamination

4.4.1

The site lies within **Flood Zone 1**.

4.4.2

No changes to drainage, ground levels or land use are proposed.

5. ACCESS AND INCLUSIVE DESIGN

5.1

Existing access arrangements are retained.

5.2

Primary living accommodation remains at lower levels, with attic accommodation accessed internally within Unit 3.

6. CONCLUSION

6.1

This application seeks:

- Retrospective planning permission for rooflights serving the three dwellings within **Barn 1**; and
- Planning permission for an attic conversion within **Unit 3**, providing **additional ancillary accommodation within the dwelling**.

6.2

The proposals are modest, contained, and result in no harm in respect of design, amenity, highways, landscape, or sustainability.

6.3

The development accords with Wiltshire Council policy and pre-application advice and should be granted planning permission.