

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Sir/Madam

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

This application is submitted following pre-application advice issued by Wiltshire Council in response to an enquiry received on 14 July 2025.

The proposal seeks:

- Retrospective planning permission for rooflights serving the three existing dwellings within **Barn 1**, approved under Class Q (PL/2021/10124); and
- Planning permission for an attic conversion within **Unit 3 of Barn 1 only**, providing additional **ancillary accommodation within the dwelling**.

The scope of the application has been carefully defined to reflect the officer's advice received. No works are proposed for Barn 3 or any other buildings within the site, and the proposals do not result in additional dwellings, extensions, or changes of use.

The submitted Design and Access Statement demonstrates that the proposals:

- Are acceptable in principle, given the lawful residential use of Barn 1;
- Preserve the character and appearance of the converted barn and surrounding farmyard setting, in accordance with Core Policies 51 and 57 and the Wiltshire Design Guide;
- Do not result in unacceptable overlooking or harm to residential amenity;
- Maintain adequate parking provision in accordance with Core Policy 64;
- Do not give rise to highway, flood risk, contamination, or noise concerns.

The application is submitted as a **single full planning application** covering all three units within Barn 1, as recommended in the pre-application response. It is considered that the proposal fully addresses the matters raised by officers and is acceptable.

Yours sincerely

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