

APPLICATION FOR ANNEXED ACCOMODATION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09886
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Swallows Rest, Little Somerford, Chippenham, SN15 5BJ
DEVELOPMENT DESCRIPTION:	Conversion of existing outbuildings into ancillary accommodation and home office, erection of new car port
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of existing outbuildings into ancillary accommodation and home office, erection of new car port.

Plans show the existing studio/homeworking space and storage building converted internally into a home office, bedroom and kitchen / living space. To the side of the home office a new build timber carport and store is proposed.

SITE DESCRIPTION/CONTEXT

The application site is a two-storey limestone rubble farmhouse, with gabled tile roof and brick chimney stacks. The front elevation faces southwards onto the highway, and is characterised by a roughly symmetrical three window front. The front of the host dwelling is enclosed by a, partly, Flemish-bond brick boundary wall running adjacent to the highway.

To the rear of the property is a courtyard surrounded by attached outbuildings currently utilised as 3No stores (in the northernmost span of buildings) and a studio / homeworking space attached to the main dwelling to the east. The site is surrounded by Firs Farm which is under separate ownership and has extensive planning history.

The site is accessed directly from the B4042 (subject to 40mph speed limit) via an access recently relocated from land to the west close to Eagle House. The site lies in open countryside approx. 800m south of Lea. The Swindon and Wilts HER records the farmstead as a feature of heritage interest (MWI66412). There is a Grade II listed milestone opposite the site. The site is not subject to any other sensitive or special land-use designations.

PLANNING HISTORY

Proposal / Summary
16/03206/FUL - Full planning permission Decision - Refused Date: 28/6/2016 – Demolition of Existing Outbuilding to be Replaced with 4no. Tourist Accommodation Units with Associated Parking APPROVED ON APPEAL (not implemented)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Wiltshire Design Guide

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish/Town Council: No objection

Highways Officer: No objection

'I refer to the above planning application dated 24/12/2025 seeking permission for the conversion of existing outbuildings into ancillary accommodation and home office, erection of new car port.

The site has existing frontage onto the B4042 Swindon Road, a classified section of public highway subject to a speed limit of 50mph. There are no proposals to alter the existing access with the public highway.

The proposals include conversion of existing outbuildings used as storage and a home office, to ancillary accommodation with one bedroom and relocation of the home office to part of the existing storage. There is a proposal to also provide a double car port and attached storage space within the existing courtyard area.

Vehicle parking is also indicated within the courtyard, and I believe that there would be sufficient space for at least 4 vehicles to park and turn when considering the courtyard and car port provisions. It is therefore considered that no highway objection be raised with regard to the proposals.'

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

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 buildings to be converted fall clearly within the curtilage of the property which are currently utilised as storage, a studio and homeworking space. The eastern section of outbuilding is attached to the rear elevation of the main dwelling albeit there is no internal connection. No fencing, gates or walls would separate the annex from the main dwelling and parking and circulation areas to the rear are shared.

It is noted that a kitchenette is proposed however it is understood that the use is to be ancillary to the main house, utilised as additional living space for adult family members and / or guests.

The space is already used for ancillary accommodation and storage and there are to be no external alterations to facilitate this, the buildings will remain subordinate in size and use to the main dwelling.

Taking the above into account, it is considered that the use of the buildings as ancillary accommodation as described in the submission has a clear physical and functional relationship with the main dwelling.

It is relevant however that the development is located in the open countryside for the purposes of the local plan, where residential development is not supported. Therefore a condition requiring the accommodation remain ancillary is considered reasonable, relevant and proportional to the development.

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

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.

As discussed above no external physical alterations are proposed to the outbuildings. Furthermore, their use as ancillary accommodation would not change with the buildings being utilised by members of the same household.

A new carport is proposed and whilst no materials were specified on the submission, the agent has confirmed (email dated 12.02.26) that the carport is to be timber framed with timber cladding and have clay tiles to match the existing. The pitched roof structure, consisting of 2 open bays and an enclosed store is to be positioned in north-west corner of the site. To the immediate west of the site are multiple commercial storage buildings in separate ownership.

The proposed carport will be rear against the backdrop of these commercial buildings and existing outbuildings and will not appear out of keeping with the character of the locality. Furthermore, the choice of materials is considered acceptable in this setting.

Amenity

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.

In this instance the proposed garage is within the existing residential curtilage to the property, is and will not result in additional overlooking or overshadowing to the detriment of neighbouring properties.

Highways Impact

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.

The ancillary accommodation and main dwelling are one and the same planning unit and as such due to the quantum of development a minimum of 4 parking spaces are required in accordance with the Councils adopted standards. In this instance 2No spaces are provided in the car port and there are 4+ spaces available for parking in the rear courtyard.

The proposal therefore complies with the above policies in this regard with no objection raised by the Councils' Highways Officer.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

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 and documents:

EM-JH-01

EM-JH-02

Site Plan

Location Plan

Design and access statement

Received 18.12.25

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

3) The ancillary accommodation and carport 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 Swallows Rest. 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.