

PLANNING STATEMENT

**OUTBUILDING AT WHITEHILL FARMHOUSE, WHITE
HILL, PITTON, SALISBURY SP5 1DY**

ON BEHALF OF MR & MRS HERBERTSON



TOWN & COUNTRY PLANNING ACT 1990

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APPENDIX 1: SITE PHOTOGRAPHS

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a retrospective planning application for the conversion of an existing outbuilding at Whitehill Farmhouse, Pitton, Salisbury, to provide a residential annex for ancillary and occasional use in association with the main dwellinghouse.
- 1.2 The application seeks to regularise a limited element of residential use which goes beyond what is permitted development, while confirming that the outbuilding remains functionally and physically subordinate to Whitehill Farmhouse and does not constitute a separate planning unit.
- 1.3 The Statement describes the site and planning history, sets out the development proposals, and provides an assessment against the relevant development plan and national planning policy.
- 1.4 The Statement should be read in association with the following plans:
- Location Plan and Existing Block Plan, dwg no: 25-1097-100-C
 - Existing Plans, dwg no: 25-1097-101-A
 - Existing Elevations, dwg no: 25-1097-102-A

2. THE APPLICATION SITE

- 2.1 Whitehill Farmhouse is a detached residential dwelling located within the village of Pitton, to the east of Salisbury. Whitehill Farmhouse is located on the southern edge of Pitton as depicted in Image 1 below.



Image 1: Location of the application site

- 2.2 The site is clearly residential in character and comprises the main farmhouse together with domestic outbuildings within a well-defined residential curtilage.
- 2.3 The outbuilding subject of this application lies within the established curtilage of the dwelling and has historically been used for purposes incidental to the enjoyment of the farmhouse, including storage, garaging and other domestic ancillary uses. This can be seen in Image 2 overleaf.



Image 2: The Annex in connection with the host dwelling

- 2.4 The building is modest in scale, subservient to the host dwelling, and visually reads as a domestic outbuilding rather than an independent unit. It is not capable of functioning as a standalone dwelling without further significant alterations, which are not proposed.

Planning History

- 2.5 The planning history of Whitehill Farmhouse demonstrates a long-established pattern of domestic use and incremental, well-controlled development. Relevant permissions include:

- **S/1993/0360** Temporary siting of mobile home – *approved*
- **S/2001/0167** – Extension to provide additional rooms in two-storey timber-framed building and landscaping/earthworks – *approved*
- **S/2002/1387** – Ground floor rear hall and toilet – *approved*

- **S/2010/1707** – Demolition of existing four-bay open barn; retention of carport; construction of replacement building to provide garage, garden store and games room – *approved*

2.6 The outbuilding the subject of this application was constructed pursuant to planning permission **S/2010/1707** and was expressly approved for purposes ancillary to the enjoyment of the dwellinghouse.

2.7 Following the subsequent purchase of the property, the applicant made efficient use of the space for purposes ancillary to the enjoyment of the dwellinghouse and in addition, a kitchen and bedroom were introduced. While the internal works themselves did not require planning permission, the inclusion of sleeping accommodation goes beyond what is normally regarded as permitted development and has therefore triggered the need for retrospective consent.

3. THE APPLICATION PROPOSALS

- 3.1 The application seeks retrospective planning permission to regularise the use of the outbuilding as a residential annex for occasional use, remaining strictly ancillary to Whitehill Farmhouse.
- 3.2 No subdivision of the planning unit has occurred or is proposed. The annex:
- Remains within the same planning unit and ownership as the host dwelling
 - Is physically and visually subordinate to the farmhouse
 - Has no independent curtilage
 - Will not be sold, let or occupied separately
- 3.3 The proposal does not seek permission for a separate dwellinghouse (Use Class C3). The accommodation is incidental to the enjoyment of the main dwellinghouse and is intended for occasional use by family members and guests.
- 3.4 Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows the erection and use of outbuildings for purposes incidental to the enjoyment of a dwellinghouse. While uses such as storage, a home office, gym or games room clearly fall within this definition, the inclusion of sleeping accommodation capable of independent occupation generally requires express planning permission. This application seeks to regularise that limited element while retaining full planning control.

4. RELEVANT PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration that attracts significant weight. This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:

- National Planning Policy Framework (NPPF)
- The Development Plan

National Planning Policy Framework (NPPF)

4.2 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.3 Paragraph 11 sets out a presumption in favour of sustainable development and states that for decision making this means approving development proposals that accord with an up-to-date development plan without delay (sub-section(c)).

4.4 Section 12 is entitled "Achieving well-designed places". Paragraph 126 explains that good design is a key aspect of sustainable development. Paragraph 130 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

The Development Plan

4.5 The Statutory Development Plan covering the application site comprises the Wiltshire Core Strategy (2015). The most relevant policies in the consideration of this application are:

4.6 Core Policy 1 (Settlement Strategy) establishes the overarching settlement hierarchy for Wiltshire and directs development to the most sustainable locations. The policy supports development within defined settlements where it relates appropriately to their scale, function and character, while allowing for development outside settlement boundaries where it is consistent with other policies of the plan and does not result in unsustainable or isolated development.

- 4.7 The proposal relates to existing residential development within an established village and does not involve the creation of a new dwelling or the introduction of isolated residential development in the countryside. As such, it does not conflict with the settlement strategy set out in Core Policy 1.
- 4.8 Core Policy 2 (Delivery Strategy) provides further detail on how development will be delivered in accordance with the settlement strategy. It supports development that makes effective and efficient use of land within settlements and within the curtilage of existing buildings, provided that proposals are of an appropriate scale and do not result in harm to the character of the area or the sustainability objectives of the plan.
- 4.9 Core Policy 57 (Ensuring high quality design and place shaping) sets out 14 criteria which all new developments must meet, including alterations to existing buildings.

5. PLANNING ASSESSMENT

Principle of Development

- 5.1 The principle of providing ancillary residential accommodation within the curtilage of an existing dwellinghouse is well established, provided that it does not result in the creation of a separate planning unit or an independent dwelling.
- 5.2 The use of an existing outbuilding within a residential curtilage for ancillary accommodation represents an efficient use of existing built form and infrastructure, without extending development into the countryside or creating additional residential units. The proposal therefore accords with the principles of Core Policy 2.
- 5.3 In this case, the annex remains clearly subordinate to the host dwelling, is used in connection with it, and does not undermine the settlement strategy or lead to isolated residential development. The proposal therefore accords with Core Policies 1 and 2 of the Wiltshire Core Strategy.

Design and Impact on Character

- 5.4 The development has not involved any materially harmful external alterations. The outbuilding retains its domestic outbuilding character and remains visually subservient to Whitehill Farmhouse.
- 5.5 The scale, form and appearance of the building are appropriate to its setting within the residential curtilage and do not result in harm to local character or distinctiveness.
- 5.6 The proposal therefore complies with Core Policy 57 and the design objectives of the NPPF.

Residential Amenity

- 5.7 The annex is for occasional use only and remains ancillary to the main dwelling. Its use does not result in a material intensification of activity beyond that reasonably associated with a single dwellinghouse.
- 5.8 There is no unacceptable impact on neighbouring occupiers in terms of overlooking, noise, disturbance or loss of privacy. The proposal therefore accords with Core Policy 57 and relevant guidance within the NPPF.

Ecology and Biodiversity

- 5.9 No dedicated ecological survey has been undertaken. This is considered proportionate given that the works are predominantly internal, the building has been in continuous domestic use, and no demolition or significant external alterations are proposed.

Nutrient Neutrality – River Test Catchment

- 5.10 The site lies within the River Test catchment. However, the proposal does not create a new dwelling, a new planning unit or an additional household.
- 5.11 As the annex remains ancillary to the existing dwellinghouse, there is no net increase in residential occupation and no additional wastewater or nutrient loading arising from the development.
- 5.12 On this basis, the proposal does not trigger the requirement for nutrient neutrality mitigation.

6. SUMMARY AND CONCLUSION

- 6.1 This application seeks to regularise a modest and contained form of development which makes efficient use of an existing building within a residential curtilage.
- 6.2 The annex remains clearly ancillary to Whitehill Farmhouse, causes no harm to residential amenity, character, ecology or planning policy objectives, and does not result in the creation of a separate dwelling.
- 6.3 The proposal accords with the Development Plan and national planning policy and should be granted planning permission, subject to an appropriately worded condition restricting the use of the annex to purposes ancillary to the main dwellinghouse.

APPENDIX 1: SITE PHOTOGRAPHS





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