

**Our ref:** OT/Williams/Laundry

5 March 2026

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Dear Sir or Madam

**Town and Country Planning Act 1990**  
**Full application (retrospective) for the alteration and change of use of a**  
**former laundry / garden store to 1 no 1-bed dwelling**  
**Wick Farm, Wick Lane, Lacock, SN15 2LU**

We are instructed by the applicant, Mr Mark Williams, to prepare and submit this application seeking **retrospective planning permission** for the alteration and change of use of a former laundry and garden store into one 1-bed dwelling.

Please find enclosed in support of this application:

- The completed planning application form;
- Design, Access and Heritage Statement (this letter);
- The location plan;
- Proposed Block Plan Former Laundry no 134 L 004;
- Proposed Ground Floor Plan and elevations no 134 L 012 A;
- Existing Ground Floor Plan and elevations no 134 L 013;
- CIL Form 1
- The application fee of £673 (application fee - £588.00 and planning portal service fee - £85.00)

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## **Design, Access and Heritage Statement**

### **Introduction**

1. This Statement has been prepared in support of a retrospective planning application for the alteration and change of use of a former laundry and garden store into one 1-bed dwelling at Wick Farm, Lacock.

### **Site Description and Constraints**

2. Wick Farm is situated at the end of a country lane leading from Wick Lane, which runs west from the A350 at Lacock. Set within open countryside, the site is surrounded by agricultural fields. The farmstead comprises a collection of agricultural buildings, some of which are statutorily listed, including a Grade II listed farmhouse (Little Wick including Cheese House and Cyder House), Grade II\* barn (Barn at Wick Farm), and Grade II listed stable building (Stable and Barn range to southwest of Wick Farmhouse).
3. The application site comprises a single-storey detached building, constructed with stonework and timber cladding under a concrete tiled roof. Although the building lies in close proximity to the listed buildings, Cheese House, Cyder House and Little Wick, it is not itself statutorily listed.
4. The site is not located within, nor in close proximity to, any sensitive land-use, landscape, or ecological designations. In accordance with the Environment Agency Flood Map for Planning, the site is not located within Flood Zone 2 or 3.

### **Background**

5. The existing buildings have been the subject of previous planning applications:

N/99/02683/FUL – Construction of laundry / garden store for existing holiday accommodation. A copy of elevations and floor plans are attached at Appendix A.

### **Policy considerations**

6. Under the provision of Section 70(1) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan in respect of this application comprises the Wiltshire Core Strategy (adopted January 2015).
7. The Wiltshire Core Strategy (WCS), Core Policies 1 and 2 are the Settlement and Delivery Strategies for the Wiltshire Area. Outside the defined limits of development, proposals will only be supported in circumstances permitted by other policies in the WCS.

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8. The WCS Core Policy 11: Spatial Strategy for the Corsham Community Area identifies Lacock as a Small Village.
9. The WCS Core Policy 48 states that Conversion and re-use of rural buildings proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:
  - i. *The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
  - ii. *The use would not detract from the character or appearance of landscape or settlement and would not be detrimental to amenities of residential areas.*
  - iii. *The building can be served by adequate access and infrastructure.*
  - iv. *The site has reasonable access to local services.*
  - v. *The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.*

*Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.*

10. The WCS Core Policy 50: Biodiversity and Geodiversity, states that *All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development*
11. The WCS Core Policy 57: Ensuring high quality design and place shaping, states that *Applications for new dwelling must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*

*Point iii - responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*

*Point iv - being sympathetic to and conserving historic buildings and historic landscapes.*

*Point vi - making efficient use of land whilst taking account of characteristics of the site and the local context to deliver an appropriate development*

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*which relates effectively to the immediate setting and to the wider character of the area.*

*Point vii – having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).*

12. The WCS Core Policy 58: Ensuring the conservation of the historic environment, states that *Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance,*
13. The WCS Core Policy 61: Transport and new development, states that *new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport.*
14. The WCS Core Policy 64: Demand Management states that *demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives. These measures include: (d) residential parking standards – the provision of car parking associated with well designed new residential development will be based on minimum parking standards.*
15. The WCS Core Policy 67: Flood Risk, states that; *All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.*

## Planning Considerations

### Location

16. The site is located within the open countryside near Lacock and was previously used as a laundry / garden store associated with nearby holiday-let accommodation. Although the site itself has not been directly marketed for employment purposes, a marketing exercise was undertaken for adjacent buildings, known as Arthur Gifford Buildings, offering employment units to let. The lack of any successful rental interest suggests that this location is unlikely to be commercially attractive for employment uses, although it is acknowledged that other influencing factors may also have contributed to the limited demand.
17. In addition, the building is located in close proximity to existing residential properties and is accessed via a long driveway that runs alongside the private

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gardens of these dwellings. In our view, vehicle movements associated with an employment use, even given the modest scale of this building, would have the potential to affect the living conditions of the occupiers of the neighbouring residential properties, due to the noise and disturbance likely to be generated by such activities.

18. In terms of cultural or community uses, Lacock Village Hall and the adjoining Manor Room<sup>1</sup>, both of which are available for hire private and commercial bookings. Their locations are more accessible by modes of sustainable transport than the application site.
19. Tourism uses were also considered, however, there are already a good amount of tourist accommodation within the village. Furthermore, visitors to the village are more likely to stay within the village itself, given its established tourist attractions, including the nearby National Trust property. As a result, it is unlikely that converting the application buildings into additional tourist accommodation would be financially viable.

### *Loss of existing facilities*

20. The proposal would result in the loss of a facility that previously served the adjacent properties. It is acknowledged that careful consideration must be given to whether the removal of this facility would give rise to any material harm.
21. The building is currently vacant and is not required to support the continued occupation or proper functioning of the nearby properties.
22. The garden store element is ancillary in nature and limited in scale. Alternative storage provision can be made within their respective garden areas. The loss of this detached structure would therefore not undermine the established use of the site.
23. In addition, the proposal would not prejudice the wider agricultural activities taking place on the holding. The proposal would not result in the loss of an essential operational facility, nor would it compromise the functionality of the existing uses.
24. Accordingly, the development does not conflict with policies that seek to support rural tourism or safeguard existing agricultural operation. As such, it is our opinion that the proposal would not give rise to material harm in this regard.

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<sup>1</sup> Source – advertised in Lacock Parish Council

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### Heritage

#### (i) Listed buildings

25. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the preservation of listed buildings and their settings.
26. The application buildings are not statutorily listed in accordance with Historic England, nevertheless, the site is situated within the setting of nearby listed buildings – Little Wick Wick Farmhouse (Grade II Listed farmhouse), Barn at Wick Farm (Grade II\* Listed Barn) and Stable and Barn Range to south west of Wick Farmhouse (Grade II Listed building).
27. The official list entry for these buildings, as shown on the Historic England website, are detailed below:

#### Little Wick, Wick Farmhouse, Grade II, first listed on 20 December 1960

*Farmhouse, C19 rebuilding of C16 or earlier house, C18 rear wing. Rubble stone with stone slate roofs. Front range has coped gables and end stacks, the right stack C16 or earlier, partially corbelled out. Two-storey, 3-window C19 front with raised quoins, band and eaves band, windows in plain raised surrounds and centre door with hood on brackets. Rear wing (Little Wick) has cyma-moulded 2-light recessed mullion windows and some casements, 3-window range to inner court and 2 gabled dormers. Attached, enclosing court, is 2-storey early C19 dairy, cheese room and cider house of squared rubble stone with end stacks and cambered brick heads to openings. First floor triple casement and 6-pane window, ground floor door, triple casement, door, door and 6-pane window. Said to be dated 1816 on beam in cider-press room. Wick is recorded as a manor held by Croke family in C13 and later by the Bonham family.*

#### Barn at Wick Farm, Grade II\*, first listed on 20 December 1960

*Barn, C15, rubble stone with Bridgwater tile roof. Central projecting gabled cart-entries each side, north entry with plain weatherboarded gable, south gable in stone with coping. Chamfered jambs and timber lintels. Buttress to wall each side of cart-entries. Heavy corner stones, one with 2 scratch-dials inscribed. South cart entry has chamfered Tudor-arched timber lintel to side door. Five-bay interior with 2-purlin roof and 2 tiers of curved windbraces. Three raised cruck trusses with arch-braced cambered collars and, against end walls, 2 tie-beam-and-collar trusses.*

#### Stable and Barn Range to south west of Wick Farmhouse, Grade II, first listed on 7 January 1987

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*Stable and barn range, C18 rubble stone under continuous stone slate roof. Flush quoins. Barn section has plain double doors each side. Stable range, to right has 2 doors with timber lintels and central upper loading door. Six-bay tie-beam-and-collar truss roof, double purlin with straight windbraces.*

28. Collectively, these buildings are of significance heritage value due to their architectural interest, historic and agricultural associations with Wick Farm, and their contribution to the rural character and setting of the surrounding countryside.
29. Their significance is therefore derived from the survival of traditional agricultural and domestic building forms, the evidential value they provide in illustrating the historic development of the farmstead, and their collective contribution to the character and appearance of the rural landscape. Together, the listed buildings form a coherent historic group that reflects the agricultural origins and rural use of the site.

### *(ii) Heritage Setting and Impact Assessment*

30. The existing building is not curtilage listed, however it lies within the wider setting of the Grade II listed farmhouse (including Cheese House and Cyder House). The significance of these listed assets derives from their architectural interest, historic and agricultural with Wick Farm, and their contribution to the rural character and appearance of the surrounding countryside.
31. The proposal seeks the alteration and change of use of an existing single-storey building. The works proposed are modest in scale, and the building would remain as a single-storey structure. Whilst some boundary treatments or limited domestic paraphernalia may be introduced as part of the development, the building's physical separation and functional independence from the nearby listed assets ensure that the proposal would not give rise to any demonstrable harm to their significance.
32. On this basis, it is our view that the development would conserve the significance of the designated heritage assets in accordance with the heritage objectives of the Framework. The proposal therefore represents an appropriate and policy compliant form of development within the heritage setting.

### *Character and Appearance*

33. The existing building is located to the north of Cheese House and Cyder House. Compared with the previously approved scheme for a laundry / garden store, the proposed fenestration differs in some respects. Nevertheless, the overall scale, form and design of the building are not materially different. The proposal continues to respect the rural character of the site and the wider farmstead.

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34. The north elevation of the building is adjacent to open agricultural fields. A post-and-rail fence runs along the rear boundary, with timber fencing along the side boundary, both of which are to be retained. We consider that the proposal would preserve the established rural character of the site and its visual relationship with the surrounding countryside. In our view, the proposal would not give rise to any material harm to the character, appearance or visual amenity of the rural setting.

### *Highway safety*

35. The dwellings would be accessed via the existing country lane, as at present. In terms of parking provision, the existing driveway provides adequate parking spaces for the occupiers of the proposed dwelling to accord with the parking requirement stated in Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy March 2015.

### *Drainage and Flood Risk*

36. The site is not located within Flood Zone 2 or Flood Zone 3. Surface water is discharged via a soakaway, which was designed and installed in accordance with the relevant Building Regulations.
37. In respect of foul drainage, a package treatment plant is proposed to serve the entire site, including the farmstead. The system is currently being designed by a suitably qualified engineer, and full technical details can be provided in due course. These details can also be secured by way of a planning condition to ensure an appropriate and satisfactory drainage solution.

### *Residential Amenity*

38. The block plan and elevation drawings demonstrate that the proposed dwelling would be positioned at reasonable separation distance of approximately 19 metres from the neighbouring residential properties. The placement of new windows has been carefully considered to ensure that the residential amenity of both future occupiers of the proposed dwelling and the adjoining properties is appropriately safeguarded. A small private garden is also proposed, providing adequate outdoor space for future residents. Accordingly, the proposal would ensure that the living conditions of both future occupiers and neighbouring residents are appropriately protected.

### *Ecology and Biodiversity*

39. Given that the site is currently comprised of hard-standing area and the proposal involves the rebuilding and conversion of former agricultural barns, biodiversity Net Gain (BNG) therefore would not be required.

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### Arboricultural Matters

40. The site is not subject to any Tree Preservation Orders (TPOs). Notwithstanding this, the proposal would not affect any existing trees, and there is no intention to fell any trees on the site.

### Planning Balance

41. We understand that the Framework is relevant to new proposals and that the Framework expects local planning authorities (LPAs) to plan positively for sustainable development. The three objectives to sustainability are economic, social and environmental, these are reflected in the policies of the Framework as well as local policies.
42. Paragraph 10 advises 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.
43. Paragraph 11 of the Framework sets out (inter alia); Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
44. Footnote 8, in relation to paragraph 11(d) of the Framework, states; This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
45. Paragraph 39 states that "*Local Planning Authorities (LPA) should approach decision-making on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible*".

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46. Paragraph 61 makes clear that *"to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed"* the overall aim should be to meet an area's identified housing need.
47. Paragraph 73 emphasises that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly..."* Local Planning Authorities should *"identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirements on sites no larger than one hectare..."*
48. The Council is currently unable to demonstrate a five-year housing land supply and has acknowledged that, as of April 2024, it has 2.42 years of housing land supply. Whilst this figure may be subject to change, there is an indication that it has since been reduced to 2.06 years, according to a recent Strategic Committee Report of planning application reference: PL/2024/06897). A copy of the report is provided at appendix B.
49. The proposal involves the change of use of an underused laundry / garden store to a small 1-bed residential accommodation. Due to its modest scale, finished with traditional building materials, the scheme respects the scale, form, and materials of the existing buildings, preserve the historic character of the farmstead, and retaining the rural setting of the surrounding countryside. The design also carefully balances residential amenity with the conservation of heritage assets.
50. Although the provision of one dwelling is modest in scale, the development represents a sustainable and efficient use of previously developed land, minimises encroachment into the wider countryside, and contributes positively to the character and appearance of the farmstead. In addition, it makes a contribution to the overall housing supply in the area.
51. In summary, it is our view that these benefits can reasonably be afforded modest weight in the consideration of the application. Therefore, the Council is respectfully invited to consider the scheme favourably.

### **Suggested Planning Conditions**

52. Given that it is a retrospective planning application, it is not considered necessary to impose a time limit condition for the implementation of the scheme. For a similar reason, pre-commencement conditions would not be considered appropriate.
53. Nevertheless, the following conditions may be considered more appropriate:

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- (i) The development hereby permitted shall be carried out in accordance with the following plans:
  - The location plan;
  - Proposed Block Plan Former Laundry no 134 L 004; and
  - Proposed Ground Floor Plan and elevations no 134 L 012 A.
- (ii) Within three months of the decision of the application, details of the disposal of foul sewerage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the proposed dwelling hereby approved.

**Community Infrastructure Levy (CIL)**

54. The applicant understands that the proposal may be liable for CIL, unless a relevant exemption can be demonstrated.

**Conclusion**

55. We trust that you have all the necessary information that you require to validate and determine this application for this retrospective planning application. If the officer does require any information or clarification on any element of the proposal, we welcome a discussion during the planning application process.

Yours faithfully,

Olivia Tresise, MSc, MA, MRTPI  
Principal Planner

Appendix A – N/99/02683/FUL – Elevations and Floor Plans  
Appendix B – PL/2024/06897 – Strategic Committee Report