

76 BOREHAM ROAD, WARMINSTER, BA12 9JN CHANGE OF USE FROM RESIDENTIAL INSTITUTION TO A DWELLINGHOUSE

Introduction

This Planning Statement has been prepared by Alder King Planning Consultants on behalf of Mrs Maryanna Cole in connection with an application seeking planning permission for the change of use of 76 Boreham Road, Warminster from a residential institution (Class C2) to a dwellinghouse (Class C3). No external works to the building or curtilage are proposed.

The property has been subject to a number of applications for a change of use from residential institutions and care homes into a private dwelling. The property was formerly a private dwelling but was brought into use as a residential institution following the grant of planning permission (Ref: W/11/03230/FUL) for a change of use in January 2012. This planning application seeks permission to revert to its previous use as a dwellinghouse.

The site was previously used by Bishopstrow College as a boarding house for pupils. In June 2025, the college's parent company went into administration, forcing the closure of the school, and consequently, the property has been vacant since August 2025.

Site Description

The application site is located within Warminster, in the district of Wiltshire. The property is accessed off Boreham Road (B3414) and comprises a three-storey semi-detached property with a sizable driveway.

The property has been subject to some minor internal adaptations to support the use as a residential institution and will be internally reconfigured to make it suitable for use as a family dwelling, although these works do not require planning consent. Details of the proposed internal works are submitted for context.

The property is located within an established residential area characterised by a mixture of housing types. The application site is located within the Warminster Conservation Area. The centre of Warminster lies approximately 750m from the site to the west and has a wide range of shopping, and commercial amenities.

The property was in use by Bishopstrow College as a boarding house from 2012 until its closure last year, and prior to that it was in use as a family dwelling.

The site is located within Flood Zone 1.

Application Proposal

As noted above, the application seeks planning permission for a change of use of the site from a residential institution (Class C2) to a dwellinghouse (Class C3). No external alterations to the building or its grounds are proposed.

Relevant Planning History

The following planning history is available for this property:

- W/11/03230/FUL- Change of use from private residential dwelling back to residential institution. Approved 03/01/12.
- W/07/00154/FUL- A replacement conservatory and replacement garage. Approved 03/14/07.
- W/06/02592/FUL- Change of use application to return care home back to residential use as single dwelling. Approved 10/05/06.
- W/90/00121/FUL- Extension to residential home. Approved 22/05/90.
- W/86/01082/FUL- Change of use from guest house to class XIV hostel for alcoholics and drug addicts in recovery. Refused 14/10/86.
- W/86/01337/FUL- Change of use to registered home for persons in need of personal care by reason of past or present mental disorder. Refused 12/09/86.
- W/82/00793/HIS- Outline dwelling for elderly parents. Refused 14/09/82.
- W/80/00732/HIS- Garage. Approved 08/05/80.
- W/74/00909/HIS- Change of use from guest house to private dwelling. Approved 28/10/74.

Relevant Planning Policy

The relevant planning policies here are set out within the Wiltshire Core Strategy, adopted January 2015, Warminster Neighbourhood Plan, made November 2016 and the National Planning Policy Framework (NPPF).

Relevant Core Strategy policies are:

- Core Policy 1: Settlement Strategy;
- Core Policy 57: Ensuring high quality design and place shaping; and
- Core Policy 58: Ensuring the conservation of the historic environment.

Relevant Neighbourhood Plan policies are:

- Policy L1: Design

The NPPF states at paragraph 48 that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible.

Paragraph 124 states that planning decisions should promote an effective use of land in meeting the need for homes and paragraph 125 states that planning decisions should:

‘give substantial weight to the value of using suitable brownfield land within settlements for homes...proposals for which should be approved unless substantial harm would be caused...’ and,

‘support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.’

Planning Assessment

This section of the statement provides an assessment of the key planning considerations relating to the principle of the proposed use, heritage, access and parking, any impact upon the amenity of neighbouring properties and design.

Principle of Use

The proposed use of the application site is clearly acceptable in principle for use as a dwelling as the property has previously existed as a private dwelling. The property has also been in use as a guest house and residential institution. The property was most recently in use as a private dwelling between 2006- 2012.

The site is located within the settlement boundary of Warminster, where there is a presumption in favour of sustainable development, and within a long-established residential area, to accord with CP1. The proposal is for the reversion to the property’s original use.

Furthermore, the NPPF requires planning decisions to both give substantial weight to the value of using suitable brownfield land within settlements for homes, and to supporting the development of under-utilised buildings to meet identified housing needs.

No external works are proposed as part of the application and the use of the property as a dwellinghouse accords with both national and local planning policies, particularly Policy which focuses on protecting the quality of the built environment. Notably, policies states that housing should be of a high quality and achieve good living standards, of which this proposal also accords with.

Heritage

As previously highlighted, no external works are proposed as part of the application. The use of the property as a dwellinghouse will have no adverse impacts on the Conservation Area and will ensure that the current vacant building is put into use. This proposal therefore accords with the relevant aspects of CP58.

Transport & Access

The proposal will not affect existing access or parking arrangements.

The proposed change of use is likely to result in fewer vehicle trips to and from the site, and the parking spaces retained are sufficient for the proposed use.

Residential Amenity

The proposed change of use will not give rise to any adverse impacts on existing site neighbours. Indeed, the proposed use, when compared with the boarding house use, is likely to generate less activity at the application site to the benefit of neighbours. Furthermore, the property was previously a dwelling, in any case.

With regard to proposed residents of the dwelling, the property is substantial and will provide appropriate levels of both internal and external space.

Design

As no external works are proposed, the design of the building will remain unchanged and the proposal will be in accordance with Policies CP57 and L1.

Summary & Conclusion

This Planning Statement has been prepared in connection with an application seeking planning permission for the change of use of 76 Boreham Road, Warminster from a residential institution (Class C2) to a dwellinghouse (Class C3). No external works to the building or its curtilage are proposed.

The application site was formerly a private dwelling but was brought into use as a residential institution in 2012, following planning permission (Ref: W/11/03230/FUL) being granted for a change of use. This planning application only seeks permission to revert to the previous use of the property.

When assessed against relevant planning policy provisions in the development plan and NPPF, it is clear that the application proposals are acceptable for the following reasons:

- The principle of the proposed use is acceptable, being an existing building within the built-up area and a sustainable location,
- The proposed use will not give rise to any adverse impacts on the amenities of site neighbours, and will provide an appropriate level of amenity for future occupiers, and
- There are no adverse transport and movement considerations arising.

In light of the above, we trust that planning permission will be granted for this policy compliant proposal.