

APPLICATION FOR ANNEXED ACCOMODATION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/10005
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Parkhouse Farm, Cricklade Road, Purton, Swindon, SN5 4HS
DEVELOPMENT DESCRIPTION:	Proposed extensions to the main house and to the existing annexe.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal and replacement of both front and rear, single storey projections on the main host dwelling and their replacement with more substantial structures. The proposal also includes the enlargement of the existing garage structure and its first floor accommodation with additional built form to the north to provide for additional annexe space and two open carports.

In terms of the proposed development to the main dwelling, the extension to the southern elevation would replace an existing conservatory with a more substantial garden room with a hipped roof and dwarf stone walls supporting large, glazed openings with render between each section. The roof would be covered in slate tiles. The footprint would be marginally larger than the existing structure at approximately 4.25m wide and 3.5m deep. The top of the slate roof would be approximately 3.35m high.

On the northern elevation of the dwelling, an existing glazed, lean-to lobby and gable end utility room would be removed to provide for a pair of gable end projections with an infill section set back in between and an open, covered entrance porch roof spanning the width between the two gable end structures. This structure would have an overall depth and height of approximately 5m and 4.2m respectively, be parallel with the western side elevation of the host dwelling and have an overall width of 13m. This projection would provide for additional habitable accommodation to the main dwelling.

In terms of the existing double garage, one internal parking bay would be removed for the benefit of internal accommodation and on the northern side elevation a new structure measuring approximately 13m long would be erected with its ridge roof set below that of the main garage ridge. Featheredge timber detailing is proposed to the gable ends; a slate roof would match the roof of the existing garage, and other elevations would be rendered to match.

Internally this structure would provide for an additional two bedrooms at first floor level, and small kitchen and living room on the ground floor. The northern end of this projection would provide for two open parking spaces, a garden store and bike store.

SITE DESCRIPTION/CONTEXT

The site lies on the eastern side of Cricklade Road, a main thoroughfare and classified road leading between Purton and Cricklade. There are additional un-associated residential dwellings to the east of the main dwelling and small commercial units to the western side of

the highway and to the north-west of the site. The area is set outside of any settlement boundary and therefore in the open countryside for the purposes of planning. There are sporadic properties within the wider area and with the main settlement of Purton to the south.

The property does not represent a heritage asset, and the site does not fall within a designated Conservation Area.

PLANNING HISTORY

Proposal / Summary

There is very limited planning history on the site or its environs which are considered to impact upon the determination of the current proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Purton Neighbourhood Plan. Made November 2018

Wiltshire Design Guide

Appendix D: Design Guidance for Housholder Extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish Council: No Objection

Wiltshire Council Highways: No Objection

It is considered that the garage, carport and large courtyard would provide for sufficient turning and parking within the curtilage of the site and cater for the required parking demands of the

main dwelling and annexe. The proposal would not be considered detrimental to the surrounding highway network.

REPRESENTATIONS

No comments were received in relation to the proposed development

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.

It is noted that the dwelling already benefits from additional accommodation above the double garage which has been in situ in its current form for in excess of 10 years. Whilst the additional accommodation in this detached unit could support a separate unit of accommodation, a clear statement of need has been provided by the applicants with regard to their particular requirements and which has been accepted by the Council. Although physically separate from the host dwelling, the main vehicle and pedestrian entrance, courtyard and garage/parking arrangements would ensure that there is a functional relationship between this structure and

the host dwelling. The annexe is located firmly within the residential curtilage of the host dwelling and is therefore considered to have a physical integration in the site.

In terms of subservience and scale, whilst the existing garage structure would be significantly elongated to the north, it would provide for three parking spaces with two open parking bays, which are considered to lighten the visual bulk. It is also on the opposing side from the dwelling and would be seen in a reductive hierarchical form, stepping down from the tall dwelling, garage building and then the proposed extension.

As a result of the matters discussed above, and the accepted statement of need, it is considered that the proposed development meets the criteria for ancillary accommodation and can be supported in this instance. Conditions for the retention of the garage and carport bays is considered appropriate and necessary as a condition to retain the annexe accommodation as one planning unit with the host dwelling.

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.

The site is already characterised by the large dwelling, the two storey garage building and other, small ancillary outbuildings. The proposed works to the dwelling would largely replace the existing projections in the north and south elevations and are considered acceptable and to enhance the character of this large, former farmhouse. It is considered that the architectural detailing and the proposed materials would also help assimilate the extensions into the character and appearance of the site and the appeal of the property from the public realm.

The proposed extension to the garage, as previously opined, albeit a large extension, is considered to respect the reductive hierarchy of the existing built form on the site and would not visually compete with either the existing garage or the much taller dwelling. Conditions to ensure that the proposed development is carried out in accordance with the submitted plans and materials are considered appropriate and necessary and can be appended to any grant of permissions.

As previously advised, it is considered appropriate that the carport bays are retained as proposed with the open fronted bays facing into the courtyard area and towards the public realm and passing highway. This would help to visually lighten the end of that structure and retain a sense of subservience and architectural hierarchy, the more distant the development is located from the dwelling. A suitably worded condition is considered appropriate and necessary, to meet the six tests for such conditions and can be appended to any grant of permission. It would also allow the Local Planning Authority the opportunity assess any potential future changes.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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.

Albeit there are un-associated residential units to the east of the site, the proposed extensions to both the dwelling and the garage are not considered to result in an increase in overlooking, loss of privacy or outlook, over that which can already be undertaken. The main consideration is the addition of the extension to the garage. However, the low ridge line sloping away from the common boundary with the adjacent property is not considered to overly impact upon the amenity of occupiers of The Granary to the east. The garage building already has a first floor window facing towards the garden of that site and no further windows are proposed. The proposal also meets National Space standards for 4 persons in a 3-bed dwelling over two floors.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 proposed development would result in the loss of one internal garage space, an overall increase of two bedrooms within the proposed annexe accommodation but balanced by two additional carports. Therefore, the Council's Highway Team were consulted.

Their response states that the proposed extensions to the garage for additional annexe accommodation would allow for two spaces within the carport and there would be one garage space retained. There is a large courtyard between the main dwelling and the annexe, with space for vehicle parking and turning, which would provide further vehicle parking space within the curtilage of the site. It is also considered that this space and the garages would fully cater for the required parking demands of the main dwelling and annexe, there would also be space to turn, enabling access and egress with the public highway in a

forward gear. The proposals would not be considered of detriment to the surrounding highway network and therefore no highway objection was raised.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Assessment

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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:

Application Form. Received on 24 December 2025

Design and Access Statement. Received on 24 December 2025

25083-100 Location and Block Plan. Received on 24 December 2025

25083-106-A Existing and Proposed Site Plans. Received on 24 December 2025

25083-107 Existing Elevations and Floor Plans. Received on 08 January 2026

25083-108-A Proposed Elevations and Floor Plans. Received on 08 January 2026

Park_House_Topo_001. Topographical Survey. Received on 24 December 2025

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the documentation and plans hereby approved.

REASON: Character and Appearance

4. WJ3A The extensions and ancillary accommodation 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 Parkhouse Farm, Cricklade Road, Purton. SN5 4HS. The accommodation shall remain within the same planning unit as the main dwelling as a single dwellinghouse (C3).

REASON: The additional annexe 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.

5. WE3 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), there shall be no additions or external alterations to the detached annexe building, as shown on Drawing Ref: 25083-108-A, and forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.