

Wiltshire Council
Development Management
PO Box 2281
Salisbury
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BPA ref: 3292

18 March 2026

Submission of Full Planning Application for Change of Use of Existing Detached Double Garage to Dual Ancillary Residential Use and Short-Term Holiday Let, Including Associated Works

Land at Mulberry Cottage, 42 Perry Green, Charlton, Malmesbury, Wiltshire, SN16 9DP

Dear Sir/Madam

This covering letter accompanies the above planning application submitted via the Planning Portal under reference **PP-14733770**.

The following drawings and documents have been submitted to accompany the application:

- Site Location Plan (ref. 3292-001)
- Block Plan (ref. 3292-002)
- Existing Floor Plans and Elevations (ref. 3292-100)
- Proposed Floor Plans and Elevations (ref. 3292-200)
- CIL Form 1
- Supporting Letter (this document)

SITE

The property comprises a double garage at ground floor, with office/studio space above, accessed via an external staircase. The garage is set in the grounds of the host dwelling – Mulberry Cottage.

PROPOSAL

The development sought is the *“Change of use of existing detached double garage to dual ancillary residential use and short-term holiday let, including associated works”*.

The existing access will be used, with associated parking to the front of the property. To facilitate the change of use, the existing external stairs will be removed and reused within the property. The door at the top of the existing external stairs will be replaced with a glass window, and the existing wooden double garage doors at ground floor level, will be replaced with sliding doors. Adjacent to these sliding doors will be a small patio to accommodate a small table for two people.

It is envisaged that the holiday let use would host short term occupants from a few days to likely two weeks maximum.

The ancillary accommodation would accommodate visiting family and friends.

PLANNING DESIGNATIONS & CONSTRAINTS

The site does not have any particular planning constraints save for its location within the Charlton Conservation Area. It is adjacent to a Water Source Protection Zone, and a Public Right of Way (CHAR5) runs to the south of the site.

PLANNING HISTORY

The Site has the following planning history:

- N/08/01334/FUL – Single Storey Rear Extension – Approved
- N/11/00728/FUL – Double Garage with Studio Over – Approved
- 14/04027/FUL – New Garage with Office Over – Withdrawn
- 15/01273/FUL – Erection of New Garage (Resubmission of 14/04027/FUL) – Refused
- 16/06959/FUL – Proposed Double Garage with Studio Over – Approved

There are several recent precedents within Wiltshire Local Planning Authority (LPA) allowing the change of use of residential outbuildings to holiday let. Relevant application references are:

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- PL/2025/04519
- PL/2025/01654
- PL/2025/03507
- PL/2025/05532

PLANNING POLICY CONTEXT & CONSIDERATIONS

The relevant Development Plan for the area consists of the Wiltshire Core Strategy (adopted January 2015). Wiltshire Council submitted the Wiltshire Local Plan for Examination on 28 November 2024. The first stage of hearings was held in June 2025, with the second stage commencing on 11 November 2025. The NPPF (adopted December 2024) is also a material consideration.

Principle of Development

Charlton is defined as a 'Small Village' in the Wiltshire Core Strategy (Core Policy 13). Core Policy 1 states that, *"development at...Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities"*.

Core Policy 39 – Tourist Development – sets out that, *"outside the Principle Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings...In exceptional cases development may be supported away from...Small Villages where it can be demonstrated that all of the following criteria are met:*

1. *There is evidence that the facilities are in conjunction with a particular countryside attraction.*
2. *No suitable alternative existing buildings or sites exist which are available for re-use.*
3. *The scale, design, and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the*

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landscape or settlement and would not be detrimental to the amenities of residential areas.

4. *The building is served by adequate access and infrastructure.*
5. *The site has reasonable access to local services and a local employment base."*

Core Policy 40 – Hotels, beds and breakfasts, guest houses and conference facilities – sets out that proposals for guesthouses will be supported in Small Villages where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole. In all cases it must be demonstrated that proposals will not have a detrimental impact on the vitality of the town centre and avoid unacceptable traffic generation. Significantly, the policy resists the change of use away from tourist sleeping accommodation.

The emerging Local Plan sets out at Policy 1 – Settlement Strategy – that development at Small Villages will be limited to respond to local needs and to contribute to their vitality.

Emerging Local Plan Policy 69 – Tourism and related development – sets out that *"tourism and related development will be supported where it can be demonstrated that the proposal will result in economic, social and environmental benefits for the local area, and...outside the Principal Settlements and Market Towns, tourist and related development should be located in, or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings.*

All proposals for tourism and related development, including the intensification of existing tourist facilities must demonstrate as appropriate that they will:

- *Not have a detrimental impact on landscape, heritage assets, biodiversity and the amenity of local residents;*
- *Avoid unacceptable traffic generation and promote active and sustainable travel options;*

- *Not lead to adverse impacts such as light, noise and odour impacts, particularly in rural or isolated locations. Assessments may be required to address the potential for adverse effects associated with new development;*
- *Be capable of accessing local services and a local employment base;*
- *Not significantly impact the vitality of town centres; and*
- *Not replace permanent dwellings, and **be restricted to either short-term holiday uses** or enable the on-site retention of key staff where necessary” (our emphasis)*

National policy supports the proposal as it fulfils an economic tourist function. Paragraphs 88 and 89 of the NPPF encourage such use: *“that planning policies and decisions should enable...sustainable rural tourism and leisure development which respect the character of the countryside”*. Paragraph 89 recognises that such sites to meet local business needs in rural areas may have to be located adjacent to or beyond settlements, and in locations that are not well served by public transport – *“the use of previously developed land, and sites that are physically well related to existing settlements, should be encouraged where suitable opportunities exist”*.

In summary, national and local policy encourage holiday let provision in the interests of generating tourism in the area. In accordance with the requirements set out in Core Policy 39, an existing building is being re-used, whose scale and design is compatible with its surrounding built form.

Impact on Character and Appearance of Conservation Area

Core Policy 58 – Ensuring the Conservation of the Historic Environment states that development should protect, conserve and where possible, enhance the historic environment.

Due to the garage already having approval in this position and for this scale and design, the proposal is not considered to pose any harm upon the overall character and appearance of

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the area. The minor external changes – the removal of the external stairs, the insertion of glazing in place of doors at the first floor and ground floor, and the small patio would not cause harm to the character and appearance of the area. Indeed, the removal of the external stairs would serve to improve the appearance.

Moreover, the sliding doors at the ground floor will reflect, in style, those used at the first floor of the building, and also the at the host dwelling, effectively tying the whole site together from a design perspective.

The existing hedgerow along the frontage with the highway will be retained and hence its screening properties will enable the preservation of the Charlton Conservation Area.

Neighbouring Residential Amenity

Core Policy 57 – Ensuring High Quality Design and Place Shaping – states that development should have 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

It is anticipated that the proposal would have an acceptable impact on neighbouring occupiers given the separation to the nearest neighbours. In addition, given the modest size of the proposed holiday-let (one-bed), the use of the site will not intensify significantly beyond its existing use and will be unlikely to result in noise impacts that would cause disturbance to neighbours.

Access and Parking

The proposal would make use of the existing vehicular access to the site. The modest size of the proposal – only a one-bed occupation - will be unlikely to result in significantly higher numbers of trips that would indicate any material increase in intensity of use of the site.

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Whilst not within the Small Village of Charlton, the site is easily accessible to Charlton with its services and amenities. In addition, the site is in close proximity to a Public Right of Way (PRoW) to the south of the site which further adds to its sustainable travel credentials, in addition to providing an activity for visitors in the form of walking.

A single car parking space is available to the front of the property.

MATERIAL CONSIDERATIONS

The precedent examples cited in the planning history are all existing buildings considered to be ancillary to the main host, permanent residential dwellings. The holiday let use of these ancillary buildings is considered to be in the same planning unit as the host dwelling, and accommodation remaining ancillary to the host dwelling. The same is being sought with this application.

CONCLUSION

The Site lies within the Charlton Conservation Area but is otherwise unconstrained, with existing access, parking and a satisfactory separation distance to neighbours. The building is existing and was granted planning permission in its current form under permission 16/06959/FUL, which has been implemented.

In principle, national and local planning policy is supportive of small-scale rural tourism and the reuse of existing buildings. Charlton is defined as a Small Village, and Core Policies 39 and 40 of the Wiltshire Core Strategy, alongside emerging Local Plan Policy 69 and the NPPF (December 2024), provide a policy framework that supports appropriately scaled holiday accommodation where impacts are acceptable. The proposal aligns with this approach by reusing an existing building of compatible scale, generating economic tourism benefits, and avoiding harm to landscape, heritage or residential amenity.



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The limited external alterations proposed, and the retention of the existing boundary hedging will result in there being no harmful impact to the nearby Conservation Area.

Residential amenity impacts are likely to be limited given the modest one-bed unit, separation distances, and low intensity of use. Access and parking arrangements are unchanged and were previously found acceptable by the LPA.

A key material consideration is precedent. Wiltshire LPA has recently approved similar change of use of ancillary outbuildings to holiday lets, typically subject to restrictive conditions to prevent the creation of an independent permanent dwelling.

I trust the above and enclosed provides you with sufficient information to validate and progress this application towards determination. Should you require any further information or wish to discuss any matter pertaining to this application please do not hesitate to contact me.

Yours sincerely

Wendy Hopkins | MRTPI

Company Director

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