

DESIGN & ACCESS STATEMENT

**‘CHANGE OF USE’ FROM STABLE BLOCK TO FORM ANCILLARY ANNEXE
ACCOMMODATION (CLASS C3) + ASSOCIATED WORKS
(PREVIOUS CONSENT: PL/2024/03557 IMPLEMENTED) –**

AT

BAGBURY GREEN FARMHOUSE, BAGBURY LANE, PURTON, SWINDON, SN5 4LX.



To change the implemented ‘Stable Block’ previous consent (PL/2024/03557) into additional ancillary living accommodation for the main dwelling house (Bagbury Green Farmhouse).

This application proposes the change of use of the stable block into ancillary residential use.

We can confirm that the applicant's intention remains that this proposal is to be used as additional living accommodation in connection with, (and legally tied to) the main house.

Report Ref: 2152/D&A – February 2026 – Rev. B

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1. Introduction

- 1.1 This statement has been prepared by Ian Sullivan Architecture Ltd (ISA Ltd) to accompany a full planning application, in respect of the site known as Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon. [Previous Consent: PL/2024/03557 IMPLEMENTED – Erection of a stable block and associated works.](#)
- 1.2 This submission seeks full planning permission for 'Change of Use' from Stable Block to form ancillary annexe accommodation (Class C3) + associated works.
- 1.3 The proposed works seek permission to provide accommodation through the use of high-quality design materials, which will in turn enhance the building as well as its setting. In summary, the Stable Block is to be converted as a new self-contained annexe.
- 1.4 This statement is structured in the following order: -
 - The Application Site
 - Proposed Development
 - Planning Assessment
 - Summary / Conclusions
- 1.5 The Application Site is within Bagbury Green Farm in Purton, it belongs to an agricultural setting and as such properties have considerable distances between each other. In addition, the site as well as the main dwelling house are well obscured which in turn restricts views in and out of site.
- 1.6 The Parish of Purton is predominately rural in character and is situated midway between the market towns of Royal Wootton Bassett to the south and Cricklade to the north. It adjoins the Borough of Swindon to the east which, together with Royal Wootton Bassett, provides the main centres of employment retail and leisure within the sub region around Swindon.
- 1.7 The parish has two villages; the main village of Purton and the smaller village of Purton Stoke together with a number of other hamlets and other dwellings that owe their existence to the strong agricultural heritage of the Parish. Under Wilshire's adopted Core Strategy, the village of Purton is classified under Core Policy 1 as a Large Village and Purton Stoke as a Small Village. The hamlets and other dwellings are classed as being open countryside.

- 1.8 This statement should also be read in conjunction with the following listed below: -
- All existing plans and proposed plans – prepared by Ian Sullivan Architecture Ltd.
- 1.9 This statement sets out a framework for the design of the proposed 'Change of Use' from Stable Block to form ancillary annexe accommodation (Class C3) + associated works, the layout of the building and other integral matters so as to ensure a high quality and sustainable building.
- 1.10 Note: The proposed annexe associated with Consent PL/2025/06885 to not be implemented or constructed, pending this change of use of the stable block application of annexe to be permitted.

Planning Policy

- 1.11 Planning Policy relevant to this small-scale development: -
- Wiltshire Core Strategy (Adopted January 2015);
 - National Planning Policy Framework (December 2024); and
 - National Design Guide January 2021 (NDG).
- 1.12 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan covering the site comprises of the Wiltshire Core Strategy (Adopted January 2015).

Wiltshire Core Strategy (Adopted January 2015)

- 1.13 In terms of relevant planning policy on design considerations, Core Strategy Policy 57 relates to ensuring schemes provide high quality design and place shaping.
- 1.14 The policy requires a high standard of design in all new developments, with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- 1.15 The policy sets out applications will be required to demonstrate how proposals make a positive contribution to the character of Wiltshire through a number of matters including;
- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;

- the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;
- responding positively to the existing surrounding context and landscape features in terms of building layout, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;
- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area;
- ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network);
- the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

- 1.16 Core Policy 61 relates to transport and new development requiring it to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

No need for every day travelling, providing 24-hour care / support for an elderly relative whilst remaining independent by living within an ancillary annexe accommodation.

Other Material Considerations

National Planning Policy Framework December 2024 (NPPF)

- 1.17 The National Planning Policy Framework (NPPF) was published in December 2024 and replaced the first NPPF published in March 2012, and minor amendments that were published in July 2018, February 2019 as well as July 2021 and the previous full versions in September 2023 and December 2023.

- 1.18 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 1.19 The NPPF published in December 2024, contains specific sections dealing with the delivery of a sufficient supply of homes (5) and achieving well designed places (12).
- 1.20 At the outset, paragraph 10 of the NPPF states: "... at the heart of the Framework is a presumption in favour of sustainable development."
- 1.21 For sustainable development and decision making, paragraph 11 sets out that development should be approved without delay where it accords with an up-to date Development Plan. In the circumstances where there are no relevant policies, or the relevant policies are out of date, permission should be granted unless there are restrictive policies in the NPPF for that area or in circumstances where the adverse impacts would significantly and demonstrably outweigh the benefits.

Making effective use of land

- 1.22 Paragraph 124 confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 1.23 As part of the approach to securing the efficient use of land, the NPPF continues at paragraph 129 to set out the approach to ensuring appropriate densities requiring decision makers to have regard to the following aspects;

"129. Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places."

Achieving Well-Designed Places

- 1.24 Guidance on design is set out at paragraphs 131 to 141. Paragraph 131 sets out the importance of good design in sustainable development and that planning policies should be clear about design expectations as this is essential to achieving well designed places.
- 1.25 Paragraph 132 of the NPPF states that design policies should set clear design expectations and provide a framework of consistent design standards. It does caution that the local circumstances are particularly relevant to the level of detail and prescription to allow for a suitable variety in developments.
- 1.26 This is carried forward in paragraph 135 which explains that: "*Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*
- 1.27 The guidance at 139 summarises the approach advising that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, considering any local design standards or style guides in plans or supplementary planning documents. It goes on to

state that conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

National Design Guide (Updated January 2021)

- 1.28 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places: “In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.” (Para. 13, NDG 2021).
- 1.29 The NDG outlines and illustrates the Governments priorities for well-designed places in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.
- 1.30 The ten characteristics contribute towards the cross-cutting discipline themes for good design set out in the NPPF and fall under three broad aims:
- To create physical character.
 - To help to nurture and sustain a sense of community; and
 - To positively address environmental issues affecting climate.

Introducing the ten characteristics

³⁶ Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

³⁷ The ten characteristics set out in Part 2 are:

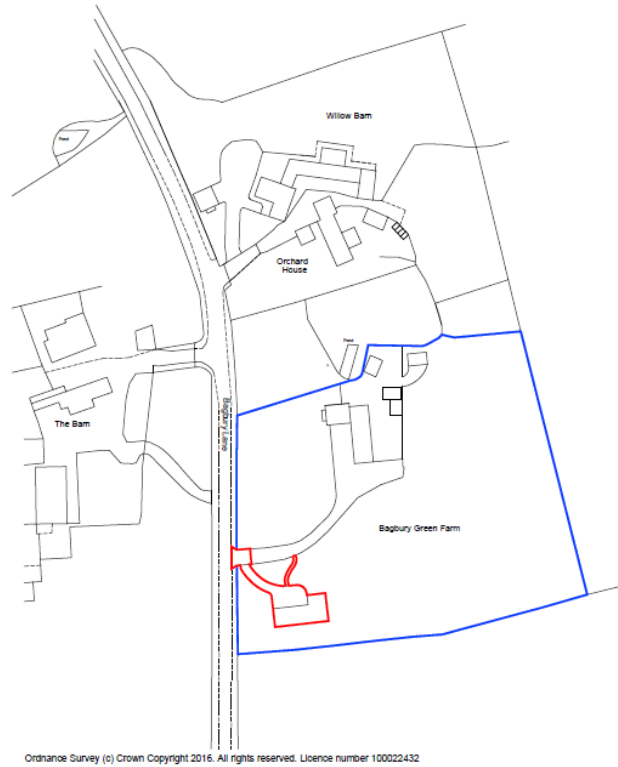
- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

2. The Application Site

- 2.1 The proposals are for external and internal changes to form ancillary annexe accommodation + associated works.



Location Plan

- 2.2 The Application Site amounts to 278m² in area.
- 2.3 The Application Site incorporating the existing Stable block, Bagbury Green Farmhouse, is situated within an agricultural setting and is well obscured by mature hedges and trees.
- 2.4 The Application Site is a considerable distance apart from the nearest neighbouring property. The proposed development is of limited scale and the modest alteration proposed would have no overbearing impact upon the surrounding landscape.
- 2.5 The village of Purton is made up of a mixture of old and modern dwellings. Recent developments mainly comprise higher-priced larger detached houses not suitable for meeting the needs of those requiring affordable housing and if needing to stay in the local area to provide care for a family member.

Application Site

'CHANGE OF USE' FROM STABLE BLOCK TO FORM ANCILLARY ANNEXE ACCOMMODATION + ASSOCIATED WORKS.

2.6



Bagbury Lane – North



Existing Stable Block



Existing Stable Block

2.7 Under the current planning permission (Application Ref: PL/2024/03557) the Stable Block is permitted and constructed.



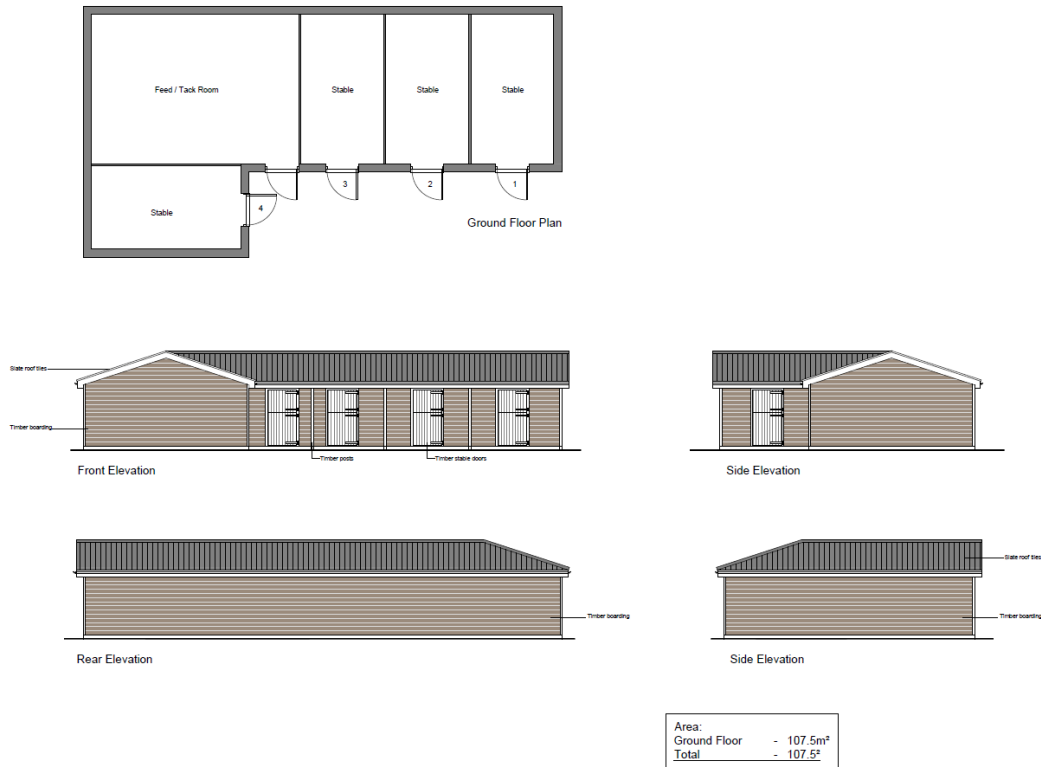
Existing Site Plan

2.8 The retention of existing vegetation around the Application Site would reinforce enclosure from the wider landscape and reduce the magnitude of potential landscape and visual effects whilst enhancing features of the landscape in accordance with the Wiltshire Core Strategy. This was adopted in January 2015. It covers the period to 2026.

‘Core Policy 51: relates directly to landscape and sets out development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. Any negative impacts are required to be mitigated as far as possible through sensitive design and landscape measures.’

2.9 Existing Areas

Stable Block	Ground Floor	107.5m ²
Total		107.5m ²



Existing Stable Block - Floor Plan and Elevations

Planning History of the Application Site

2.10 Previous, most relevant planning history relating to the Application Site consists of the following: -

- Application Ref: PL/2025/06885 – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
Erection of detached annexe to be used ancillary to main dwelling and associated works.
Permission granted November 2025.
- Application Ref: PL/2025/03511 – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
'Change of use' from stable block to form ancillary annexe accommodation (Class C3) + associated works. (Previous consent PL/2024/03557 implemented).
Application withdrawn – June 2025.
- Application Ref: PL/2024/03557 – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
Erection of a stable block and associated works.
Permission granted December 2024.

- Application Ref: 18/05666/FUL – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
Proposed erection of attached garage/link and associated works (resubmission of 17/00474/FUL).
- Application Ref: N/04/00119/AGN – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
New agricultural Building.
- Application Ref: N/04/00723/FUL – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
Erection of general purpose agricultural building.
- Application Ref: N/04/01423/AGN – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
Agricultural building for storage of hay.
- Application Ref: N/09/00114/FUL – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
Change of use of existing agricultural building to B1 and B8 use and associated access/parking improvements.
- Application Ref: 17/00474/FUL – Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, Wiltshire, SN5 4LX.
Attached garage/link and alterations to existing driveway.

3. Proposed Alterations

- 3.1 The new proposals are to convert the stable building into two-bedroom ancillary annexe accommodation. Under this proposal, the previously proposed timber stable doors are to be replaced with polyester powder coated anthracite grey aluminium glazed screens and introduce new window openings to provide natural light into the ground floor accommodation with hardwood timber entrance doors. The further changes mainly relate to the sub-division of the floor plan to create rooms involving internal and external alterations necessary to facilitate the proposals in this building.
- 3.2 The current consented landscape scheme and access (Application Ref: PL/2024/03557) is for a timber field gate, gravel and grass areas, additional tree planting, new native hedgerow planting and enhanced grassland.
- 3.3 The sympathetic conversion of the Stable Block to form ancillary annexe accommodation will not produce any adverse impact on the adjoining buildings or character of the wider area.
- 3.4 In summary the proposed development would cause no detrimental impact upon the amenity of neighbouring properties.
- 3.5 The proposal therefore, both visually and operationally, is deemed to be a betterment.
- 3.6 The applicant is seeking full planning permission for the proposed 'Change of Use' from stable block to form ancillary annexe accommodation + associated works. (Previous Consent Ref: PL/2024/03557 implemented).
- 3.7 The proposed ancillary annexe accommodation seeks to convert the existing stable block contained within the same footprint.
- 3.8 The proposals retain the surrounding paddock land, the parking provision remains as existing which is currently hardsurface so no loss of amenity.
- 3.9 The Stables are situated within a mature landscape framework and the landscape strategy would reinforce key elements of the landscape character.
- 3.10 The enhancement of existing vegetation around the Stables would reinforce enclosure from the wider landscape and reduce the magnitude of potential landscape and visual effects whilst enhancing features of the landscape in accordance with the Wiltshire Landscape Character Assessments – Refer to BlueJay Ecology Ltd (as submitted with previous Application Ref: PL/2024/03557).

Design

Use

3.11 The use of the proposals is purely ancillary residential, to provide well planned space and designed for disability access and internal use of accommodation: -

- Part M threshold to principle entrances to be provided.
- Cat 3 wheelchair accessible specification to be provided.

Amount

3.12 The proposed ground floor plan to accommodate a main living area with kitchen / dining area, entrance hall and two bedrooms with en-suites, which would support the disability need required.

3.13 Note: The proposed annexe associated with Consent PL/2025/06885 to not be implemented or constructed, pending this change of use of the stable block application of annexe to be permitted.

Scale

3.14 Proposed Floor Areas (Finished)

Annexe	Ground Floor	107.5m ²
Total		107.5m²

3.15 The proposed roof levels in terms of height will not change, the alterations will be in the form of the existing building they relate to and within the existing site curtilage.

Layout

3.16 The proposed alterations to the existing Stable Block will have a limited impact and would provide future occupants with usable living space.

3.17 The scale of the building will remain as existing, design features include: -

Proposed Works to External Fabric

- Slate roof tiles with render facing;
- Anthracite grey aluminium windows and polyester powder coated anthracite grey aluminium glazed screens;
- Hardwood timber doors;
- Black UPVC rainwater goods;
- Ecology – Schwegler Bat access panel; and
- Air Source Heat pump.

Proposed Works to Internal Fabric

- Concrete floors;
- Internal timber doors;
- Internal walls / partitions;
- Plaster and plasterboard to ceilings;
- Internal plumbing and radiators with an air source heat pump central heating and hot water system;
- Electrics and electrical sockets/ lighting;
- Insulation quilt incorporated into roof attic; and
- Install extract system to kitchen, bathroom and en-suite.

Proposed measures to comply with Part M + Cat 3 wheelchair accessibility requirements

- Level platforms to principle entrances / Part M level thresholds;
- 1500mm diameter turning circle within kitchen / dining area, bathroom + ensuite;
- Kitchen sink to be electronically height adjustable for wheelchair users;
- Areas denoted for future shower in bathroom + ensuite;
- 750mm clear width around beds in bedrooms;
- Electric charging points for electric car / mobility scooter

Appearance

3.18 External materials are in keeping with the local area.

3.19 The proposed development will be appropriate to the area, ensuring it is sympathetic and taking account of the general appearance to its surroundings.

Access & Parking

- 3.20 The existing access is served from Bagbury Lane. The parking proposals remain as existing which is currently hardsurface so no loss of amenity.

Landscaping / Ecology

- 3.21 The proposals will incorporate ecology mitigation by way of a bat box and the measures contained within the biodiversity net gain assessment prepared by BlueJay Ecology Ltd (as submitted with previous Application Ref: PL/2024/03557) which include: new tree planting (Lime species) along the access road, new tree planting along the southern boundary (disease resistant elm species) and neutral grassland enhanced from the current condition of modified.
- 3.22 The proposed scheme and landscape mitigation measures would introduce desirable and recognisable local characteristics and offer restoration, enhancement, and extension of the native hedgerow planting within the vicinity as previously approved.

Policy Context

- 3.23 The development of the site is to be assessed against Local Plan Policy and that the site is within the settlement boundary of Wiltshire.
- The proposed alterations for 'Change of Use' from Stable Block to form ancillary annexe accommodation and associated works would not cause an overbearing impact and would reflect the appearance of the existing main dwelling Bagbury Green Farmhouse.
 - There are traditional materials and finishes proposed.
 - Materials - should make a positive contribution to the character to the building and area, complementary colours establish the character of the local identity.
 - The proposed development will remain of a quality design appropriate to the area in terms of scale, appearance and is acceptable in all respects.

4. Conclusion

- 4.1 The application is considered to accord with policies in the Development Plan and guidance contained within both the National and Local Planning Policy Framework.
- 4.2 The proposals reflect the character of the main dwelling house building (Bagbury Green Farmhouse) and the surrounding area.
- 4.3 The proposals for an ancillary annexe accommodation are to help balance work and caring for an elderly person. Given the current climate the cost of private care in the UK is high, both at home care and residential homes. This will also in turn provide a good piece of mind that support and care is close by when needed daily.
- 4.4 The intention is that the proposals will complement, rather than detract from its setting, and we would therefore submit that the application proposal complies with Core Policy 57 and section 12 of the NPPF.
- 4.5 The Local Planning Authority is therefore respectfully requested to support these proposals and we welcome the opportunity to discuss the application and possible planning conditions where necessary.
- 4.6 In conclusion, we would therefore submit that the application is acceptable in all respects and request that full planning permission is granted subject to conditions.

Ian Sullivan

February 2026 – Rev. B