

SUPPORTING STATEMENT

The Old Stables, Bradley Farm, Bradley Lane, Holt, Wiltshire BA1 4 6QE



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Supporting Statement – Variation to I6/07636/FUL

The Old Stables, Bradley Farm, Bradley Lane, Holt, Wiltshire BA14 6QE

Proposed Development:

This application seeks to make changes to the partially implemented planning permission I6/07636/FUL at The Old Stables, Bradley Farm. The approved scheme permitted the conversion of the barn into 3 tourist units; however, following implementation and further design review, the applicant now proposes to retain only a single, tourist accommodation unit, extending from the already-converted first unit into part of the remaining undeveloped area of the barn.

Nature of the Proposed Amendment

- The proposal consolidates the tourist accommodation into **one enlarged unit**, improving its functionality, layout, and long-term viability as a high-quality rural holiday let with 3 bedrooms spaces and improved bathroom facilities.
 - The original scheme proposed an attic conversion to allow a bedroom area however due to height constraints this could not be achieved so only one bedroom area has been possible on the ground floor. This has limited the appeal of the accommodation to possible visitors.
 - Only part of the remaining barn will be incorporated into the extended unit.
 - The rest of the undeveloped barn will be retained for ancillary storage and garaging, supporting the tourist unit and wider farmhouse storage needs.
 - External changes are minimal, limited to minor adjustments to existing openings and necessary repairs. The overall building envelope remains unchanged.
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Design, Character and Visual Impact

- The amendment respects the barn's rural character, retaining its established form, materials, and agricultural appearance.
- No new extensions or increases in massing are proposed; the works remain **entirely within the existing structure**.
- The minor external alterations required for the revised layout will be sympathetic and visually unobtrusive.

Amenity, Access and Parking

- The single larger unit reduces the intensity of use compared with the previously approved multi-unit scheme.
- Existing access arrangements remain suitable as before in the earlier scheme, parking/turning areas are unaffected.
- The retained storage and garaging areas ensure the building continues to serve the operational needs of The Old Stables and Bradley Farmhouse.

Sustainability and Rural Economy

- The proposal continues to support rural tourism in line with local and national policy objectives, while offering a more practical and market-responsive form of accommodation.
- Consolidating the scheme into one unit reduces servicing demands and ensures a more sustainable long-term use of the building.

Ecology, drainage and services

- **Ecology:** No protected species impacts are anticipated; any necessary precautionary measures (e.g., bat checks prior to works) have been investigated in the earlier Ecological assessment. The original ecological recommendations for permission I 6/07636/FUL have been followed, and all relevant mitigation measures have been implemented during the partially completed works.
 - As the revised proposal remains entirely within the existing barn envelope and reduces overall intensity of use, no additional ecological impacts are anticipated. Existing features of ecological value have been retained, and precautionary working methods for bats and nesting birds continue to be observed.
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- No additional ecological impacts arise from the revised proposal, as the works remain entirely within the existing building envelope and involve no increase in external footprint or lighting. The reduced intensity of use (one unit instead of multiple units) further limits any potential disturbance.
- The development therefore remains fully compliant with the ecological safeguards established under the original permission, and no new mitigation is considered necessary
- Drainage and services: Existing foul and surface water arrangements will be used or upgraded as required; no additional off-site infrastructure is required.

Conclusion

This variation represents a sensitive, proportionate and practical refinement of the extant permission. It delivers a high-quality single tourist unit, preserves the barn's rural character, and retains part of the structure for essential storage and garaging. The amendment results in reduced intensity, minimal external change, and continued compliance with Wiltshire Council's rural development and tourism policies.

Photographs:



Existing frontage or south facing elevation of unit | converted earlier and in use.



Right side of barn (south facing) showing existing open garaging to be converted to extend unit 1.



West elevation of L shaped barn layout that will remain as garaging and storage as shown.



Rear or east facing side of L shaped barn to have open garage area as shown.



Existing open garage are adjoining Unit 1 that will now be converted to additional bedroom and bathroom areas for a more flexible unit for tourist accommodation.

END OF STATEMENT