

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

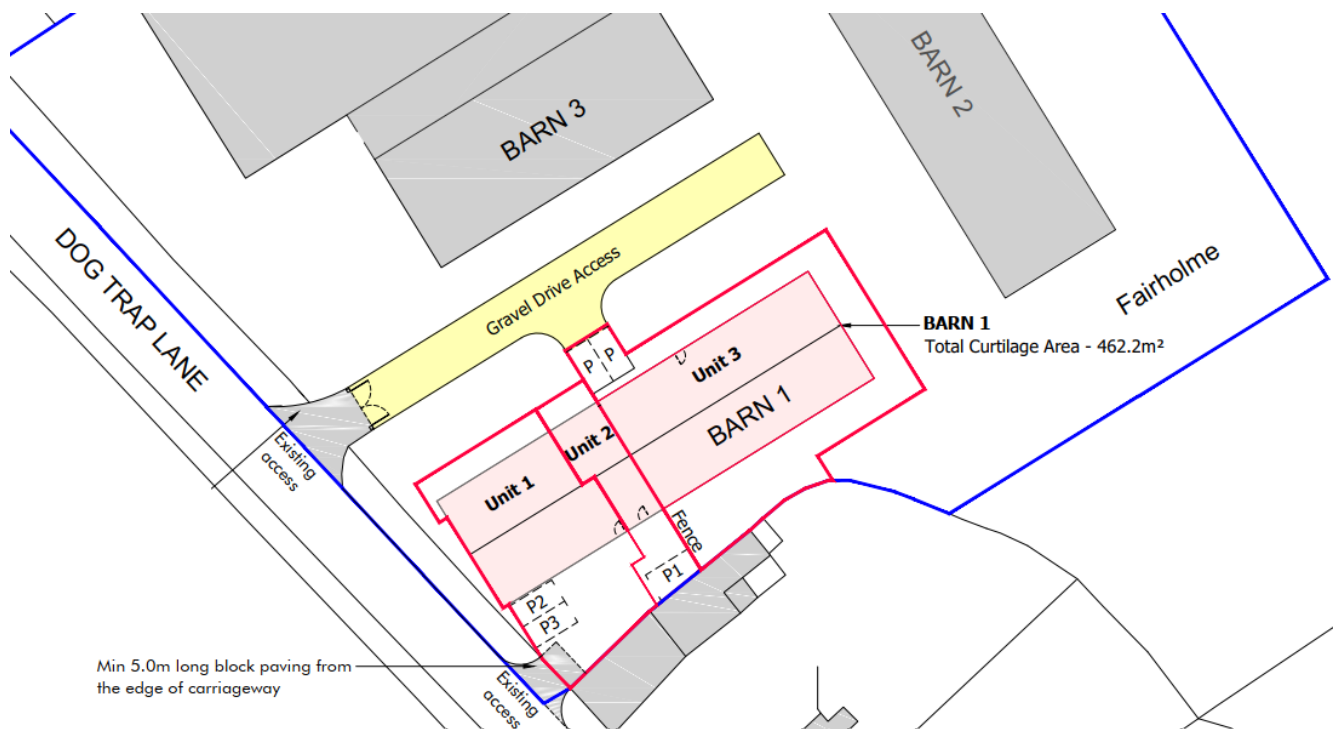
APPLICATION REFERENCE:	PL/2026/00643
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	The Barns, Dog Trap Lane, Minety, Malmesbury, SN16 9PW
DEVELOPMENT DESCRIPTION:	Retrospective planning application for the retention of the roof lights and a new application for the attic conversion in Barn 1, Unit 3.
RECOMMENDATION:	Approve

PROPOSAL

This application seeks planning permission to carrying out an attic conversion to Unit 3 of Barn 1, and to retain rooflights at the three existing residential properties of Barn 1.

The three existing dwellings were originally created under Class Q permitted development rights (PL/2021/10124 refers); however, any subsequent alterations or extensions are now considered under the normal planning framework for residential properties. Internal works such as mezzanine floors generally do not require planning permission, but the installation of rooflights to serve these spaces constitutes an external alteration and therefore requires consent.

An extract of the approved block plan is included below and illustrates how Barn 1 has been subdivided into 3 dwellings/units.



Turning first to the retrospective rooflights, these were installed to serve the three dwellings within Barn 1 to provide essential natural daylight and ventilation to habitable rooms. The rooflights are set within the existing roof slopes, do not alter the ridge height or roof pitch, and do not increase the external dimensions of the building. The latest aerial imagery shows the barn with the rooflights.



With regard to the attic conversion of Unit 3 of Barn 1, the submitted Design and Access Statement (DAS) advises this would provide additional ancillary accommodation within the dwelling specifically a TV room, Studio and Office. Consisting of the introduction of a mezzanine floor the accommodation would be contained within the existing roof envelope and would not introduce any extensions/dormers/increase in roof height.

The following Google Street view images (Sept 2023) show the elevations of the barn (with the installed rooflights) as seen from Dog Trap Lane:





No works are proposed for Barn 3 or for any other buildings within the site. The application relates solely to Barn 1 (Units 1–3).

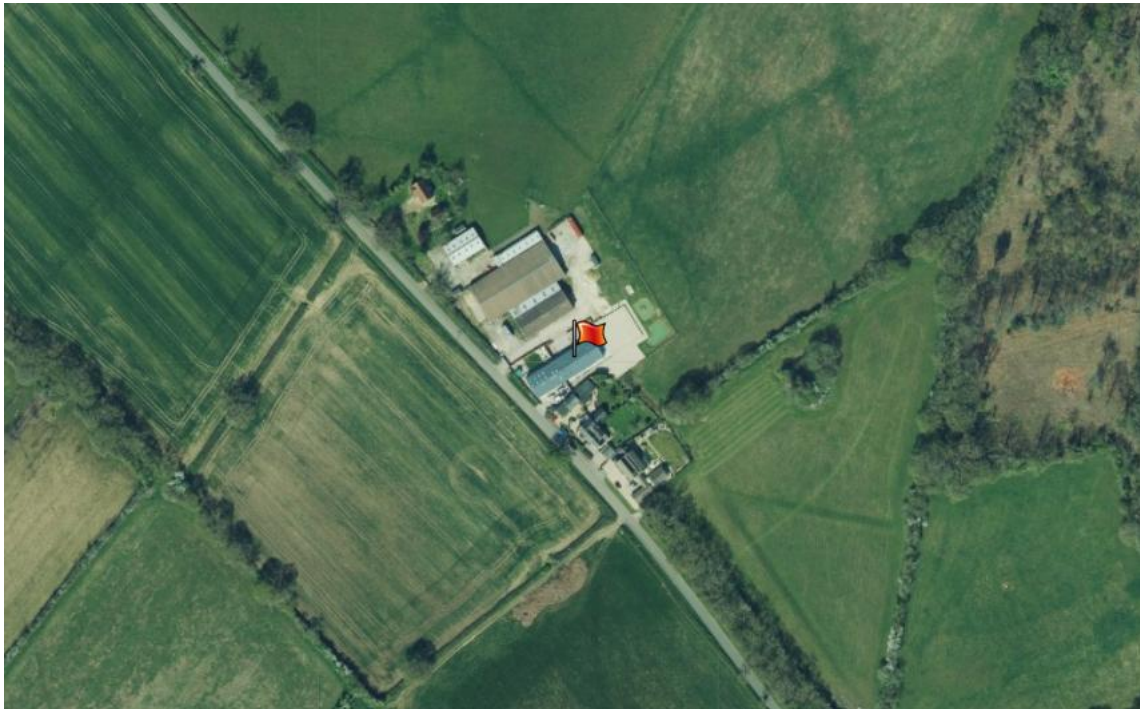
This development was subject to pre application advice (ENQ/2025/01086) which advised that Retention of the rooflights to Barn 1 would be acceptable in principle, given the modern character of the building and its farmyard context; and that an attic conversion within Unit 3 could be supported, subject to design, amenity and parking considerations.

SITE DESCRIPTION/CONTEXT

The site is a former barn located on the southeast side of Dog Trap Lane about 1km west of Minety.

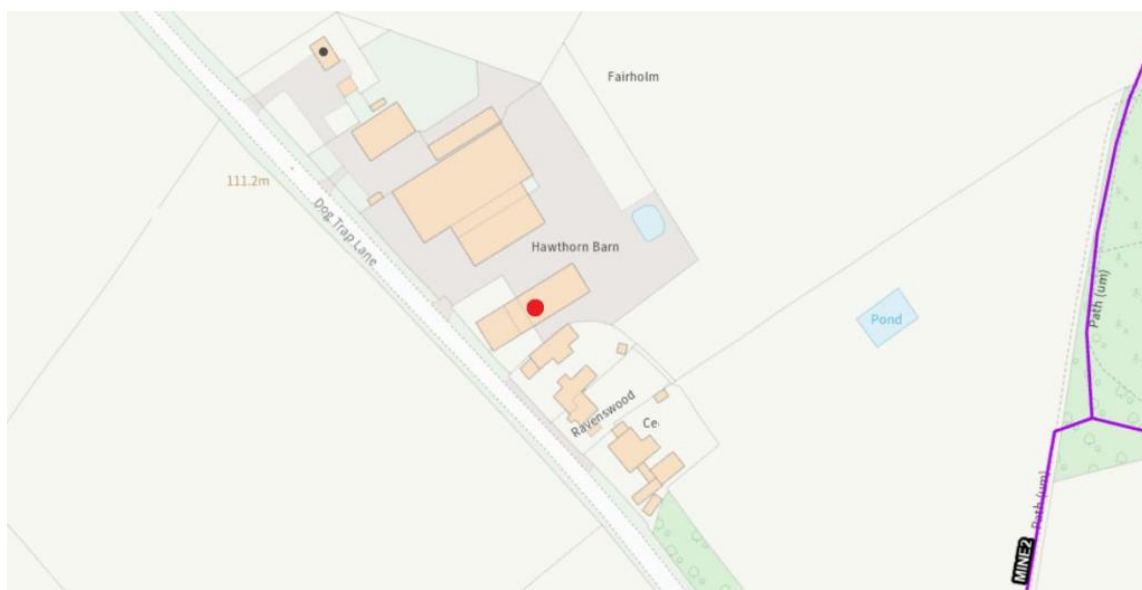
Minety is designated as a small village in the Wiltshire Core Strategy and is outside of the settlement framework boundary. For the purposes of development, the site is in the open

countryside. The aerial image below (the barn under consideration indicated with the red flag) illustrates the rural character of the area:



The site does not fall within or near any nationally designated heritage or landscape areas, although it is on the outer edge of the North Meadow SAC 9.4km recreational buffer. North Meadow is an exceptional example of a lowland meadow with world class populations of snakeshead fritillary flowers and is open to the public throughout the year. Natural England advises that visitor pressure is starting to impact the meadow and it is likely additional residential dwellings, or overnight accommodation will lead to the site losing its special interest.

There are no listed buildings in the vicinity and there is no particular flood risk on the site. Footpath MINE2 runs to the east of the site, which is indicated in red on the plan below.



PLANNING HISTORY

Proposal / Summary
PL/2021/10124 - Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses Decision - Prior Approval Granted Date: 9/12/2021 – Notification for Prior Approval under Class Q for a Proposed Change of use of Agricultural Building to 3 no Dwellinghouses (Class C3) and associated building operations
PL/2022/05143 - Removal/variation of conditions Decision - Withdrawn by Applicant Date: 4/12/2023 – Variation of condition 1 of PL/2021/10124 - New mezzanine floor at first floor of Unit 3, Barn 1, 17 no. skylights and changes to windows/openings at gable ends

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 13 Spatial Strategy Malmesbury Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 61 Transport & Development;

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

There is no Neighbourhood Plan for Minety at the time of writing.

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways:

“No comment”

WC Public Protection: No objections subject to condition:

“I have reviewed this application from an Environmental Health perspective and would recommend the following condition be applied:

No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.”

WC Ecology:

No comments received.

Minety Parish Council: No comments received

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of neighbour notification letters sent to adjoining and nearby properties;

No responses had been received at the time of writing,

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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The site lies outside the defined settlement framework boundary for Minety and is therefore considered open countryside for the purposes of Core Policies 1 and 2 of the Wiltshire Core Strategy (WCS). In such locations, new residential development is strictly controlled and is generally resisted unless falling within a specific policy exception.

However, this application does not propose the creation of new dwellings. The lawful residential units within Barn 1 were established under Class Q permitted development rights (PL/2021/10124), and the current proposal relates solely to alterations to existing dwellings—namely, the retention of rooflights to Units 1–3 and an attic conversion within Unit 3. These

works fall within the scope of domestic alterations normally associated with established C3 use and do not introduce any additional residential units or extensions that would intensify the overall quantum of development on the site.

Given that the proposal represents modest alterations to lawful dwellings already in situ, and does not conflict with the overall spatial strategy for managing growth in rural areas, the development is considered acceptable in principle, subject to detailed matters discussed below.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires all development to be of a high quality and to respond positively to the existing character of the locality, including the building's form, scale, materials, and relationship with its surroundings. Core Policy 51 further requires that development should protect, conserve and, where possible, enhance the character and quality of Wiltshire's landscapes. Section 12 of the National Planning Policy Framework (NPPF) similarly emphasises achieving well-designed places that contribute positively to local character and are visually attractive and sympathetic to their setting.

Barn 1 is a modern agricultural building converted to three dwellings under Class Q. It is finished with contemporary materials, including a standing seam metal roof, and is viewed within a group of functional, modern farmyard buildings. The wider landscape is rural but not subject to any designated landscape or heritage constraints.

Internal mezzanine works

The proposed attic conversion to Unit 3 would be fully contained within the existing building envelope. As the alterations relate solely to internal spatial reconfiguration, with no change to the roof profile, massing, openings or external appearance, this element would have no impact on the character or appearance of the area.

Rooflights

The retention of the existing rooflights is the more visually perceptible component of the scheme. Earlier informal officer advice (2023) suggested the rooflights appeared "highly retrograde" and that planning permission to regularise them might have been resisted. While that historic view is noted, the current assessment must consider whether the rooflights result in demonstrable harm to local character sufficient to justify refusal.

The rooflights are modest in size, sit neatly within the existing roof planes, and do not alter the height, profile, or form of the barn. Given the modern agricultural character of the host building, the contemporary roof material, and the generally utilitarian farmyard context, the rooflights do not appear incongruous or visually harmful. The site is not within a designated landscape, conservation area, or heritage setting, and there are no long-distance views that would materially alter the character of the countryside.

While the rooflights introduce additional visual interest to the roof slope, they are not out of keeping with the building's established modern aesthetic and, on balance, are not considered to erode the rural character of the area. Requiring their removal would be disproportionate to any perceived visual impact and would conflict with sustainable design principles, as the

rooflights provide essential natural light and ventilation to habitable spaces created by the lawful residential conversion.

Taking the above into account, the proposed development—comprising internal mezzanine works and retention of rooflights—is considered to accord with Core Policies 57 and 51 of the WCS and Section 12 of the NPPF. The scheme would not result in material harm to the character or appearance of the building or the wider countryside and is therefore acceptable in design terms.

Amenity

Core Policy 57 (criterion vii) of the Wiltshire Core Strategy requires development to protect the amenity of existing occupants and to ensure that an appropriate level of amenity is secured for future residents. Paragraph 135 of the NPPF similarly requires development to create places with a high standard of amenity for existing and future users.

The proposal includes the retention of rooflights on the north-west and south-east elevations of Barn 1. The north-west-facing openings look towards the retained agricultural buildings within the yard and do not give rise to any overlooking or loss of privacy. The rooflights on the south-east elevation face towards neighbouring dwellings; however, due to the height and orientation of the building and the oblique angle of views, outlook from these openings would predominantly be across rooftops and the wider rural landscape rather than into private gardens or habitable room windows. As such, no unacceptable loss of privacy, overlooking, or visual intrusion is anticipated.

The proposed mezzanine accommodation within Unit 3 does not introduce any new external openings and would not alter the existing pattern of overlooking from the building. This internal reconfiguration therefore has no direct amenity implications for surrounding properties.

Public Protection has reviewed the application and recommended the imposition of a standard construction hours condition to safeguard the amenity of neighbouring residents during any internal works associated with the mezzanine installation. Whilst it is possible that some or all elements of the mezzanine may already exist, the condition remains reasonable and proportionate, ensuring appropriate controls are in place should further works be required. The inclusion of this condition accords with Core Policy 57 and provides additional protection to residential amenity during the construction phase.

On this basis, the development is considered to comply with Core Policy 57 of the WCS and the relevant provisions of the NPPF in respect of residential amenity.

Highways Impacts and Parking

Core Policies 60–64 of the Wiltshire Core Strategy set out the Council's approach to managing transport impacts, requiring development to be located and designed to reduce the need to travel, promote sustainable modes of transport, ensure safe and suitable access for all users, and provide appropriate parking in accordance with adopted standards. These policies are supported by the Wiltshire Local Transport Plan, including the Car Parking Strategy, Cycling Strategy, and relevant national guidance such as LTN 1/20 and the Local Cycling and Walking Infrastructure Plan (LCWIP).

The proposal relates to internal alterations within Unit 3 and the retention of rooflights to Barn 1. These works do not increase the number of dwellings on the site, alter the site access arrangements, or materially intensify the use of the highway network. No changes are proposed to the parking layout, and the site retains adequate off-street parking provision for the three existing dwellings in accordance with Council standards.

Wiltshire Council Highways have confirmed they have no comment to make on the application, indicating no concerns regarding safety, access, parking provision, or network impact. In the absence of any identified adverse effects, the proposal is considered to be acceptable in highway terms and compliant with Core Policies 60–64 of the Wiltshire Core Strategy.

Ecology and Biodiversity

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Environment Act 2021 introduces a mandatory requirement for measurable Biodiversity Net Gain (BNG) for qualifying development; however, BNG does not apply to retrospective works, nor can it be meaningfully applied to development that has already taken place.

The proposal relates to internal alterations within Unit 3 and the retention of rooflights already installed to Barn 1. The works do not involve any external extensions, ground disturbance, vegetation removal, or changes to boundary treatments. The site does not contain any known priority habitats within the red line, is not located within a designated biodiversity site, and there is no evidence to suggest the presence of protected species or ecological constraints that would be affected by the development. As the majority of the works are retrospective, any theoretical impacts would already have occurred, and no further ecological effects are anticipated.

A consultation request was issued to the Council's Ecologist and no response has been received, despite being followed up. The Local Planning Authority has allowed a reasonable opportunity for specialist input. In the absence of any identified constraints, and based on the nature and scale of the works, the LPA is satisfied that sufficient information is available to determine the application without further ecological comment.

Given the limited and largely retrospective nature of the works, and in the absence of evidence indicating any likely ecological effects, the proposal is not considered to give rise to significant harm to biodiversity and is therefore compliant with Core Policy 50 and the relevant provisions of the NPPF.

Landscape and Visual Impact

Core Policy 51 of the Wiltshire Core Strategy requires development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes. Proposals should respond positively to the intrinsic character and beauty of the countryside, respect local distinctiveness, and avoid unacceptable visual intrusion. The Wiltshire Design Guide SPD (2024), the Green & Blue Infrastructure Strategy (2022–2030), and Section 15 of the NPPF collectively emphasise the importance of context-led design and safeguarding the rural landscape, even where land is not subject to national or local designations.

The application site comprises a modern agricultural barn converted to three dwellings under Class Q, positioned within a small group of contemporary farmyard buildings on the edge of the open countryside. The site does not fall within a National Landscape (formerly AONB), a locally valued landscape, or any other designated scenic or heritage setting. Views towards the building are limited and generally experienced in the context of existing agricultural structures of similar scale and character.

The proposed development involves internal works to Unit 3 and the retention of rooflights already installed within the existing roof slopes. These alterations do not increase the building's footprint, height, massing, or overall visual presence within the landscape. Given the modern construction and materials of Barn 1, the rooflights do not appear visually intrusive or out of keeping with the built form, and their presence does not materially alter the way the building is perceived within the wider rural setting.

No additional external works, boundary changes, lighting, or operational development are proposed that would intensify the use of the site or introduce urbanising features into the countryside.

On this basis, the development is considered to have no unacceptable impact on local landscape character and complies with Core Policy 51 of the WCS and the relevant provisions of the NPPF.

PLANNING BALANCE AND CONCLUSION

In assessing this application, the proposed development has been considered against the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework, and all other material considerations. The site lies outside the defined settlement boundary and is therefore categorised as open countryside for the purposes of Core Policies 1 and 2. However, the proposal does not involve the creation of any new residential units; rather, it comprises modest alterations to three lawful dwellings formed under Class Q permitted development rights. As such, the principle of development is acceptable.

The internal mezzanine works within Unit 3 would not alter the external appearance of the building or affect the rural character of the surrounding landscape. The retention of the existing rooflights, while visible, is not considered to result in demonstrable harm to local character or landscape quality when assessed against Core Policies 57 and 51, given the modern agricultural form of the building and its functional, farmyard setting.

The development would not give rise to unacceptable impacts upon the residential amenity of neighbouring occupiers, nor would it result in overlooking, overbearing effects, or loss of privacy. A standard construction hours condition is proposed in line with Public Protection advice to safeguard amenity during any internal works that may still be required.

No concerns have been raised by the Highways Authority, and the proposal would not intensify traffic movements or alter access or parking arrangements.

At the time of writing, no consultation response has been received from Ecology; however, given the absence of ground disturbance, external extensions, or habitat-affecting works, no significant ecological impacts are anticipated.

Taking all matters into account, the proposal represents a proportionate and acceptable form of development that accords with the relevant policies of the development plan and the guidance set out within the NPPF. There are no identified adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme.

The development is therefore considered to be acceptable, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED, subject to conditions

1. Time Limit for Implementation (Standard)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following approved plans and documents:

Block and Location plans M2/205/200 received 30 January 2026

Barn 1 - Proposed floor layouts and elevations received 30 January 2026

Design and Access / Supporting Statement received 30 January 2026

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

3. Retention of Rooflights (Compliance)

The rooflights installed to Units 1–3 of Barn 1, as shown on the approved plans, shall be retained in accordance with the approved details and shall not be altered, enlarged, repositioned, or replaced with alternative forms of glazing without a further grant of planning permission.

Reason: In the interests of protecting the character and appearance of the building and the wider landscape, in accordance with Core Policies 51 and 57 of the Wiltshire Core Strategy.

4. Construction Hours (Public Protection Condition)

No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: To protect the amenities of the area and neighbouring residents in accordance with Core Policy 57 of the Wiltshire Core Strategy.

5. No Additional Openings (Preventative)

No additional windows, rooflights, dormers, doors or other openings shall be inserted into any elevation or roof slope of Barn 1 unless approved through a separate application for planning permission.

Reason: To protect the privacy of neighbouring residents and safeguard the character of the building in accordance with Core Policy 57 of the Wiltshire Core Strategy.

6. Use of Mezzanine (Ancillary Restriction)

The mezzanine accommodation within Unit 3 hereby approved shall remain ancillary to the domestic use of the dwelling and shall not be used as a separate unit of residential accommodation.

Reason: To prevent the creation of an additional independent dwelling in an unsustainable countryside location, in accordance with Core Policies 1 and 2 of the Wiltshire Core Strategy.

7. External Lighting (Precautionary Ecology / Landscape Control)

No external lighting shall be installed on the building or within the curtilage of the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid unnecessary light spill into the countryside and to safeguard local landscape character and biodiversity interests, in accordance with Core Policies 50 and 51.