



Planning Statement

Proposal: Change of use of land to residential use, use of stables as ancillary domestic storage and erection of garden building (retrospective)
Site: Land west of Baptist Cottage, 87 High Street, Great Cheverell. SN10 5XR
Our Reference: 2528_Planning Statement

Land Development and Planning Consultants Ltd. is a Rural Planning Practice based in Corsham, Wiltshire. The Practice was established in 1989 to provide advice and representation on the range of town and country planning issues relating primarily to the countryside, villages and the market towns of Wessex. Clients include individuals, developers, legal and land agencies, commercial and residential developers, local authorities and amenity groups.

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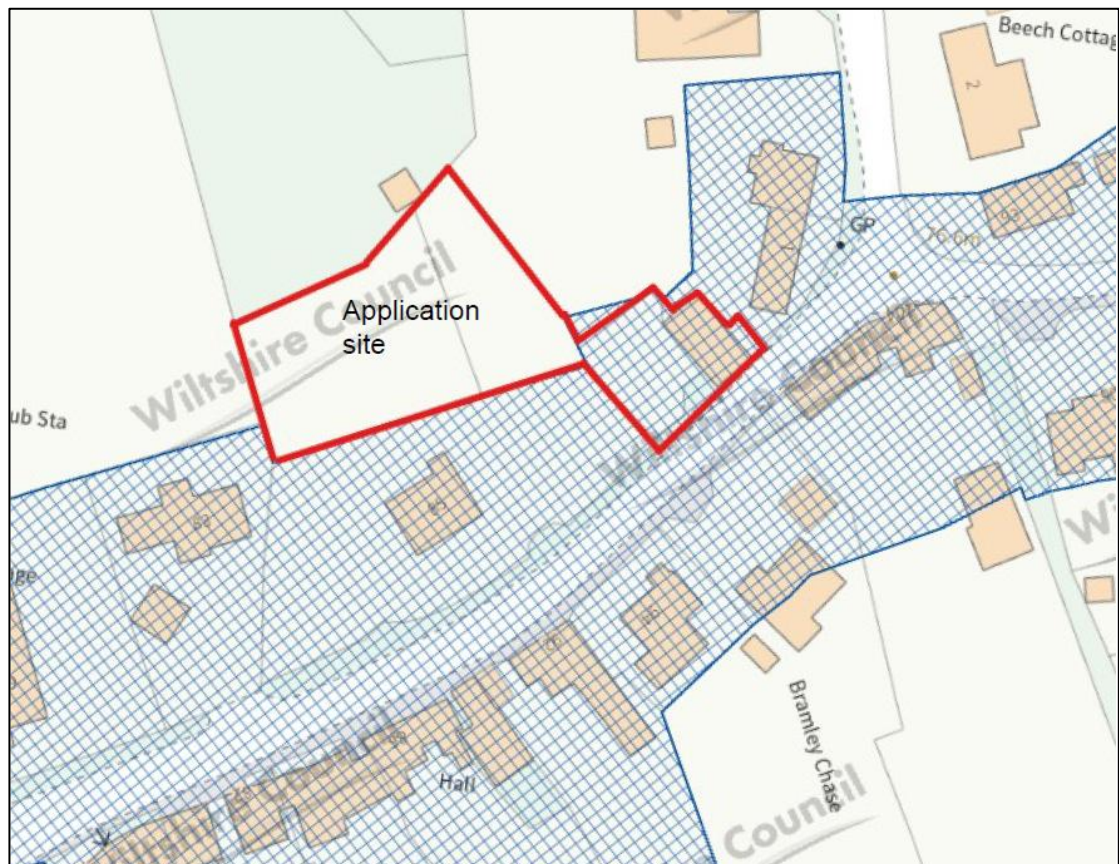
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1.0 Introduction

- 1.1 Land Development and Planning Consultants Ltd. have been instructed by Mrs Patricia Paul, the freehold owner of Baptist Cottage, Great Cheverell, to prepare and present a Full planning application under section 73 of the Town & Country Planning Act 1990 for change of use of land to residential use in association with Baptist Cottage, and the erection of a garden building. Aerial imagery indicates that the use commenced around 2018 and the garden building erected during 2025.
- 1.2 In December 2025 the Applicant was approached by the Enforcement Team at Wiltshire Council, confirming that the planning permission was required for the change of use of the former paddock and the application subject of this statement, also seeks retrospective consent for the garden building. For completeness, consent is also requested for the use of an existing stable building, which has been completed for more than four years, as a domestic store.

2.0 Context

- 2.1 Baptist Cottage was originally a chapel that was initially granted consent for conversion to an annexe to Chapel House, located to the northeast of Baptist Cottage, in 2002. In 2009 consent was granted for the additional use of Baptist Cottage as a holiday let, and in 2018, under reference 18/09025/FUL change of use was granted for the use of Baptist Cottage as an independent dwelling.
- 2.2 An extract from the Wiltshire Council online mapping service is reproduced below; outlined in red is the property known as Baptist Cottage including the associated land to the west which comprises the application site. Baptist Cottage and the area immediately west of the dwelling is broadly level with the highway, with the external area given over to parking and turning space. A flight of steps from the parking area leads up and west into the application site.
- 2.3 The area shown hatched blue is the extent of the Great Cheverell Conservation Area in this part of the village.



2.4

2.5 As Baptist Cottage was formerly within the curtilage of Chapel House (No.1 The Green), a Grade II Listed Building, Baptist Cottage is considered curtilage listed, however, the associated land, subject to this application appears to have been a paddock outside of the residential curtilage of Chapel House, and hence the need for formal consent for the change of use of the land to residential uses.

2.6 The Applicant completed purchase of the property in October 2025, which included a single timber stable located in the south east corner of the application site, which remains in situ. The stable can be seen in aerial imagery in 2018 and 2021, (**Appendix 1**) but is obscured by tree canopies thereafter. Based on the available evidence, and balance of probability, the stables have been erected on the land for a period in excess of 4 years and are therefore the operational development has become immune to enforcement action, the use of the stables for storage of garden tools etc. ancillary to residential use of the land also forms part of the application, subject of this statement.

2.7 Images of the application site are produced as **Appendix 2** of this statement.

3.0 Proposed development

- 3.1 The application, subject of this statement requests planning permission regularising the change of use of the application site to a residential use ancillary to the enjoyment of Baptist Cottage; the use of existing stables for ancillary domestic storage, and for the erection of a garden building on the land.

4.0 Policy Context

- 4.1 The starting point for the determination of this application is the provisions of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states determination must be made in accordance with the Plan unless material consideration indicates otherwise. The relevant Development Plan for this form and scale of proposal comprises Wiltshire Core Strategy 2015 (WCS).
- 4.2 The Great Cheverell Neighbourhood Plan was designated in October 2025 but remains at an early stage of preparation and therefore attracts no weight in the decision-making process at this time.
- 4.3 Principal policies within the WCS relevant to the consideration of this scale and form of development are;
- Core Policy 1; 'Settlement strategy'
 - Core Policy 2; 'Delivery strategy'
 - Core Policy 51; 'Landscape'
 - Core Policy 57; 'Ensuring high quality design and place shaping'
 - Core Policy 58; 'Conserving the historic environment'.
- 4.4 The WCS was tested, and adopted, under the provisions of the National Planning Policy Framework ('the NPPF'). The current iteration, published in December 2024, is a material consideration in decision-making.
- 4.5 The application site lies within the Salisbury Plain SPA – recreational buffer zone which specifically seeks to protect breeding areas for ground nesting birds.

5.0 Planning Assessment

Principle of development

- 5.1 Great Cheverell is identified as a 'small village' under CP12 'Devizes community area' of the WCS in such settlements, CP1 confirms that there will be limited new development, however the policy is silent in relation to development in association with existing uses in small villages. Equally, CP2 relates to the delivery of new development in settlements, rather than development associated with existing uses. It does however, support development at small villages where it respects the existing character and form of the settlement, does not elongate the village or impose on sensitive landscape areas, and does not consolidate existing sporadic development.
- 5.2 The application site shares its southern and eastern boundaries with existing residential land, and landscaped land to the north. It is clearly enclosed and distinct from the agricultural land to the north of the built form of the village. The proposed change of use of this discrete parcel of land, at the core of the village, does not elongate the settlement or consolidate sporadic development, and the strong boundaries ensure that the use does not impose development on the Conservation Area, demarked by the southern boundary of the site. The garden building and stable are modest structures, entirely appropriate in scale and form, to a residential garden setting, and do not consolidate the built form in this area of village.
- 5.3 As such, the principle of development accords with the test of CP2 of the WCS for development at small villages.

Landscape

- 5.4 In the post-war period development to the north of the High Street at Great Cheverell was undertaken on agricultural land consolidating residential development around the junction of the High Street and The Green, with residential curtilages to the rear. Thereafter, smaller paddocks were separated from the larger fields leading to the boundaries that exist today. As discussed above, the application site is just such a parcel, contained amongst other residential garden within core of the village and

divorced from productive agricultural land. It possesses a clear character in terms of the scale and management of a garden space similar to the gardens that surround it.

- 5.5 The buildings on the application site are equally contained within the residential area of the village and do not represent a visual incursion into the surrounding countryside but instead are clearly part and parcel of the settlement.
- 5.6 CP51 requires that development protects, conserves and where possible enhances the landscape character. Given that the character of the site and its environs is residential, the direction of the policy is met.
- 5.7 The proximity of the Conservation Area is acknowledged, and while the proposed development is considered to have extremely limited impact on the setting of the heritage asset, additional planting has been undertaken, and is proposed, to strengthen the boundary with Conservation Area, increasing residential amenity and enhancing the character of the area.

Residential amenity

- 5.8 As previously discussed, the site is largely surrounded by other residential gardens but is separated from them by mature and new planting. While the application site occupies an elevated position in relation to Baptist Cottage it is relatively level with the bungalows No.85 and No. 83 High Street to the south and south west respectively.
- 5.9 While the eastern part of the site does offer views down into the gardens of No.5 and No. 1 The Green, visual contact with the private amenity spaces of the two properties are limited by intervening mature planting. Similarly, views to and from No.83 and No.85 are limited by the boundary planting.
- 5.10 The recent garden building has been set relatively central to the application site, without direct views into the adjoining gardens, to take advantage of views north toward the railway line.
- 5.11 In accordance with CP57 the existing boundary planting has been retained and strengthened by the Applicant, and the siting of the garden building has responded positively and sympathetically to the natural topography of the site and its historic

setting, ensuring that residential amenity for the users of the site, and occupiers of the surrounding properties will be preserved.

- 5.12 It will also be noted that the existing approved amenity space afforded to Baptist Cottage is extremely limited and largely given over to a parking a turning space to enable vehicles to access and egress the site in a forward gear. The use of the application site for ancillary residential enjoyment in the absence of alternative amenity space to the property is a benefit to the Applicant and family, and to future occupiers of the Baptist Cottage.

Heritage

- 5.13 The application site adjoins the Great Cheverell Conservation Area along the southern boundary of the site, demarked by a traditional hedge and additional shrub planting within the site, which will be left to grow up over the forthcoming seasons. The residential use of the land will have limited material impact on the heritage significance of the Conservation Area, given the similar uses on the surrounding land. The recent addition of a garden building is a modest development which accords with the character of the application site, and the character of the surrounding uses. As such the special character of the Conservation Area will not be compromised through regularisation of the residential use of the land.

Ecology

- 5.14 The application site does not comprise habitat essential nor historically managed in a manner that supports ground nesting birds and does not contribute to the quality or extent of the Salisbury Plain SPA.
- 5.15 Equally the proposals are not subject to Biodiversity Net Gain as the application seeks retrospective consent for the change of use and operational development, detailed in the description of development.

6.0 Concluding notes

- 6.1 The starting point for the determination of this application is the provisions of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states determination must be made in accordance with the Plan unless material consideration indicates otherwise.
- 6.2 In the absence of specific policies for the change of use of land to residential uses, assessment is made in relation to broader policies that seek to protect amenity, landscape and heritage assets.
- 6.3 In this case, the site is enclosed by mature planting and clearly distinct from the countryside beyond the physical limits of the village. Indeed, the site is largely surrounded by residential properties and gardens and is thereby a conforming and complimentary use.
- 6.4 Having found that the use of the land for residential enjoyment will not lead to material harm, it follows that the erection of a modest garden building on the land in association with the use is acceptable in principle, as is the use of the existing stable building for use as ancillary domestic storage.
- 6.5 It is trusted that the local planning authority will be able to support the application in its submitted form. The Applicant would welcome the opportunity to discuss in detail the proposals and to provide further information as required to enable a comprehensive assessment to be undertaken. Please contact the Agent at the earliest opportunity should such details be necessary.



Appendix 1

Aerial images 2018 and 2021



Appendix 2

Site images 20th February 2026



Panoramic image from north east corner



Garden building from east boundary



Garden building - north east elevation



Garden building - north west elevation



Pre-existing stable building in south east corner



Steps leading down to Baptist Cottage and the parking and turning area