

# Planning Statement

**Temporary Change of Use of Existing Annexe to Self-Contained Dwelling (2 Years)**

**3 Church Lane, Limpley Stoke, Bath, BA2 7GH**

**March 2026**

Prepared by Candid Planning Consultancy

## Statement Contents

|   |                           |    |
|---|---------------------------|----|
| 1 | Introduction              | 3  |
| 2 | Site and Planning History | 4  |
| 3 | Justification             | 6  |
| 4 | Proposals                 | 8  |
| 5 | Planning Considerations   | 9  |
| 6 | Conclusions               | 12 |

Candid Planning Consultancy

Project Contact: Polly Canning MRTPI

Our Reference: 25/026

March 2025

# Introduction

- 1.1 This Planning Statement has been prepared on behalf of Mrs Fallon in support of an application for retrospective planning permission for the temporary change of use of an existing annexe to a self-contained dwelling for a period of two years at 3 Church Lane, Limpley Stoke.
- 1.2 The annexe forms part of the established residential curtilage of the main dwelling and is located above the existing garage. The accommodation comprises a bedroom, kitchen and bathroom and has both a separate external access and an internal connecting door to the main house.
- 1.3 The application seeks to regularise the temporary occupation of the annexe by unrelated tenants for a further period of two years, whilst retaining the ability for the accommodation to revert to its original ancillary use in the future.
- 1.4 The proposal has been the subject of pre-application discussions with Wiltshire Council (Ref: ENQ/2025/01082).
- 1.5 This statement should be read alongside the application and Community Infrastructure Levy (CIL) forms and the following application drawings:
  - Site Location Plan Drawing Ref: PL EX 001 Rev A
  - Existing Site Plan Drawing Ref: PL GA 002 Rev A
  - Existing Ground Floor Plan Drawing Ref: PL EX 100 Rev A
  - Existing First Floor Plan Drawing Ref: PL EX 101 Rev A
  - Existing Roof Plan Drawing Ref: PL EX 102 Rev A
  - Existing Elevations North and South Drawing Ref: PL EX 300 Rev A
  - Existing Elevations East and West Drawing Ref: PL EX 301 Rev A
  - Proposed Ground Floor Plan Drawing Ref: PL GA 100 Rev A
  - Proposed First Floor Plan Drawing Ref: PL GA 101 Rev A
  - Proposed Roof Plan Drawing Ref: PL GA 102 Rev A
  - Proposed Elevations North and South Drawing Ref: PL GA 300 Rev A
  - Proposed Elevations East and West Drawing Ref: PL GA 301 Rev A

# Site and Planning History

- 2.1 The application site relates to 3 Church Lane, a detached residential property located within the village of Limpley Stoke.



- 2.2 The L-shaped property occupies a generous residential plot. The annexe accommodation sits above the garage. It has a bathroom, kitchen and a bedroom. It can be accessed separately from the main house but also has a connecting door to the main house.

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |
| <p><i>Annexe separate entrance and garden area</i></p>                              | <p><i>Annexe accommodation above garage</i></p>                                      |

- 2.3 The driveway sweeps round to provide on-site turning and parking for at least 4 cars. In addition, there is space in the garage.
- 2.4 The property is located within the Green Belt and a National Landscape, formerly known as an Area of Outstanding Natural Beauty (AONB).

## Planning History

- 2.5 The dwelling is thought to have been constructed in the 1960s. Relevant subsequent permissions include:
- W/96/00578/FUL – Granny flat over existing garage/workshop (Approved)
  - W/01/01116/FUL – Granny annexe (Approved)
  - 18/12089/FUL – Full refurbishment and extension of the main dwelling (Approved)

# Justification

- 3.1 The Applicant has recently gone through a divorce which led to the annexe being let out on a short-term basis. This arrangement allowed the accommodation to be put to beneficial use while also providing additional security and companionship within the property.
- 3.2 The annexe was subsequently let on a short-term rental occupancy basis (12-month renewable lease). Wiltshire Council's Planning Enforcement Team were informed of the arrangement and contacted the Applicant in January 2025 advising that the use either cease or that retrospective planning permission be sought for the change of use (LPA Ref: ENF/2024/01013).
- 3.3 In response, the Applicant sought pre-application advice from Wiltshire Council to understand whether a temporary change of use could be supported before submitting a planning application.
- 3.4 The request for temporary consent is driven by the Applicant's family circumstances. The Applicant's teenage children are approaching the age where they will soon leave home to attend university and pursue independent living. During this transitional period, it is anticipated that the annexe could also provide flexible accommodation should they need to return home temporarily between studies or early employment in order to reduce living costs.
- 3.5 The proposed use is therefore both temporary and reversible, with the longer-term intention that the annexe will continue to serve the main dwelling as ancillary accommodation rather than being permanently separated as an independent residential unit. Once the Applicant's children have established their own households and the Applicant is ready to move on, the property would ultimately be sold as a single dwelling with ancillary accommodation, as originally intended.
- 3.6 The annexe remains clearly subordinate to the main dwelling. It relies on the primary house for access via the shared driveway, shares the same parking area, and is connected to the same utility services including water and electricity. These factors demonstrate that the accommodation does not operate as a wholly independent planning unit and reinforces the temporary nature of the proposed arrangement.
- 3.7 The previous tenants have recently vacated the annexe. However, the Applicant wishes to retain the flexibility to let the accommodation again for a limited period prior to her children leaving for university, thereby making efficient use of the existing building during this interim period.

- 3.8 It is important to emphasise that the proposal does not seek to establish a permanent separate residential planning unit. The accommodation remains physically and functionally linked to the main dwelling and the Applicant is specifically seeking temporary planning permission to provide flexibility during a transitional family period. At the end of the temporary consent period the annexe can readily revert to its original ancillary function without the need for any physical alterations, ensuring that the property continues to operate as a single residential planning unit.
- 3.9 This justification was put to Wiltshire Council as part of the pre-application process and Officers responded by saying that an application submitted on this basis could be supported.

# Proposal

- 4.1 The application seeks temporary planning permission for a change of use of the existing annexe to a self-contained one-bedroom dwelling for a period of two years. Importantly, no operational development is proposed and no extensions or external alterations are required.
- 4.2 The building will remain physically linked to the main house and the use can be fully reversed at the end of the temporary period. There is ample space for parking and an external amenity space is available for the occupants of the annexe, with a seating area and washing line as demonstrated in the photograph below.



# Planning Considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2024 requires planning applications to be in accordance with the Development Plan unless material considerations indicate otherwise. For the purposes of this application, the relevant parts of the Development Plan comprise:

- The Wiltshire Core Strategy (2015); and
- The Freshford and Limpley Stoke Neighbourhood Plan 2014-2039

5.2 Regard should be had to other material considerations including:

- The National Planning Policy Framework (NPPF);
- National Planning Practice Guidance;
- Wiltshire Design Guide Supplementary Planning Document (March 2024);
- Wiltshire Local Transport Plan; and
- The Council's emerging Local Plan.

5.3 In accordance with the pre-application advice received, and having regard to the Development Plan and material considerations outlined above, the following main issues are considered relevant to the assessment of the proposal:

- The Green Belt and the Principle of Development
- Design and Character
- Residential Amenity
- Highway Safety and Parking

## **Principle of Development**

5.4 The site lies within land designated as Green Belt. National policy relating to Green Belt protection is set out in Chapter 13 of the NPPF. Paragraph 153 confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

5.5 However, Paragraph 154 of the NPPF identifies certain forms of development that are not inappropriate in the Green Belt, provided specified criteria are met. Of particular relevance in this case is Paragraph 154(h)(iv) which permits the re-use of buildings, provided that the buildings are of permanent and substantial construction and that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

- 5.6 The proposal falls squarely within this exception. The proposal relates solely to the temporary change of use of an existing annexe to a self-contained one-bedroom dwelling, with no operational development or external alterations proposed. As such:
- the scale, footprint, height and volume of built form will remain unchanged;
  - the building will remain physically connected to the host dwelling;
  - the proposal does not result in additional built development within the Green Belt.
- 5.7 It is acknowledged that the occupation of the annexe as a separate dwelling could result in a modest increase in activity associated with additional parked vehicles within the site. However, any such impact is considered limited and would not materially undermine the openness of the Green Belt given that:
- the parking area already exists and serves the residential property;
  - no additional hardstanding or access works are required; and
  - the proposal would not introduce any new structures or built form.
- 5.8 Wiltshire Council's pre-application response acknowledged that, although there may be a minor residual impact associated with additional parked vehicles, the absence of operational development and the temporary nature of the proposal means that officers would be satisfied that the proposal could be supported.
- 5.9 In order to provide the Council with reassurances that the annexe would be temporary, the Applicant has explicitly mentioned the temporary use in the description of development. The application is also happy to accept a planning condition to this effect stating that the permission shall be limited for a period of 2 years, expiring (insert date - 2 years from the date of the date of the permission), after which a new permission will be necessary.

### **Design and Character**

- 5.10 Policy CP57 of the Core Strategy seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place. This includes consideration of layout, form, materials, scale, and relationship to the surroundings. Proposals should reinforce local distinctiveness, protect the character of settlements, and promote inclusive and attractive environments. Core Policy 51 of the Core Strategy states that development should conserve and protect existing landscape character. It additionally states that local features such as hedgerows and watercourses must be considered as part of any analysis, as well as other matters which relate to the overall distinctive quality of the specific locality in question.
- 5.11 The proposal does not involve any external alterations to the building. As a result, the character of the property and surrounding area is unaffected and the development preserves the

appearance of the Special Landscape Area and wider landscape setting. The proposal therefore accords with Core Policies 51 and 57 of the Wiltshire Core Strategy.

### **Residential Amenity**

- 5.12 Policy CP57 also includes a requirement that development should ensure a high standard of amenity for existing and future occupants (point vii). This includes safeguarding privacy, outlook, natural light, and protection from noise, disturbance, and overbearing effects.
- 5.13 The use of the annexe as a small one-bedroom dwelling will not give rise to unacceptable impacts on neighbouring residential amenity. The accommodation is modest in scale and as such the level of activities associated with the use would be comparable to that which can be reasonably expected from family members or guests staying within the accommodation if it was treated as a granny annexe.
- 5.14 The annexe sits within a large residential plot and benefits from existing mature boundary hedging which provides effective screening from neighbouring properties. As a result, the modest level of activity associated with the proposed use would not give rise to unacceptable overlooking, loss of privacy or disturbance to surrounding occupiers.
- 5.15 In terms of the amenity for occupants of the temporary dwelling, a private amenity space is available to the front of the annexe. This area is comparable in size to the footprint of the annexe itself and therefore accords with local guidance set out in the Wiltshire Design Guide. The space provides an adequate level of private amenity for future occupiers in terms of usability, privacy and outlook.

### **Highways Safety and Parking**

- 5.16 Policy 64 of the Core Strategy outlines the need for development to comply with a minimum level of parking standards. This is further discussed through the Wiltshire Local Transport Plan, and Policy PS6 which identifies that 4 or more bedrooms, a minimum three parking spaces are required. One space is required in conjunction with a dwelling of one bedroom. The standards are designed to ensure that new developments do not cause excessive parking pressure on surrounding areas.
- 5.17 The dwelling would share the vehicular access and driveway with the existing dwelling. There is adequate turning space on the existing driveway and space for at least 4 cars, plus further space in the garage. As such the proposals would comply with the relevant criteria of the Wiltshire Core Strategy and the Local Transport Plan.

# Conclusion

- 6.1 This application seeks temporary retrospective consent for the use of an existing annexe as a self-contained dwelling for a period of two years.
- 6.2 The statement demonstrates that the proposal represents a sustainable and proportionate reuse of underutilised existing residential accommodation. It involves no new building works and preserves the openness of the Green Belt. It provides adequate amenity space and meets parking standards. It does not harm neighbouring amenity or landscape character.
- 6.3 The temporary nature has been carefully considered, including through positive pre-application discussions with the Council. At the end of the temporary consent period the annexe can readily revert to its original ancillary function without the need for any physical alterations, ensuring that the property continues to operate as a single residential planning unit.
- 6.4 For these reasons, the proposal is considered to comply with the Development Plan and planning permission is respectfully requested.