

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01149
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Park Farm Barn, Westrop, Corsham, SN13 9QF
DEVELOPMENT DESCRIPTION:	Change of use of rural building to form Class C3 dwellinghouse
RECOMMENDATION:	Refuse

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey building which has open fronted garaging / storage area at ground floor level, with space above shown on the submitted plans as being office space. The building was approved as an ancillary building to the main dwelling of Park Farm Barn, which is set some 30m to the east of the of the building, with a separate single-storey outbuilding located between these two buildings, as shown on the annotated Site Plan extract and photographs below. The building is a modern one, having been erected sometime between 2002 and 2008¹, the former showing the land as being agricultural at that time, as per the relevant extracts from publicly available aerial photographs below:



Site shown in context of the main dwelling; aerial photograph 2002



Photographs showing south and east elevations, and adjacent outbuilding

¹ Based on publicly available historic aerial photographs

Park Farm Barn itself is listed (Grade II), as are: (i) the residential dwelling to the immediate east of that dwelling Westrop House (Grade II), and (ii) Park Farmhouse which is set to the immediate south-west of the building – as shown on the map extract below; all of these (as well as the buildings on the opposite side of the rural road from which the buildings are accessed) fall within the Corsham Conservation Area.



Listed buildings within proximity of the application site

There are no Public Rights of Way crossing or adjacent to the site, and it is recorded as being within flood zone 1 and not at any elevated risk of flooding from any other source.

PROPOSAL

This application seeks the independent use of the building as a separate dwelling. The Description of Development applied for on the submitted application form references this as representing a change of use of the building, on the basis that since its erection it has been used for covered parking, office use and bed & breakfast accommodation; this is considered in more detail in this report. No external works to the building are proposed.

PLANNING HISTORY

Proposal / Summary
PL/2023/08789 - Householder planning permission Decision - Approve with Conditions Date: 19/12/2023 – Lean-to Store Extension to Dwelling
PL/2023/06506 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 31/8/2023 – 43 x Elm and Ash trees - fell on safety grounds - see attached Tree Survey Report
20/04961/FUL - Full planning permission Decision - Approve with Conditions Date: 11/9/2020 – Re-use and extension to rural building to create single dwelling
N/04/01039/COU - Full planning permission Decision - Approve with Conditions Date: 8/2/2005 – CHANGE OF USE OF OUTBUILDING TO BED AND BREAKFAST (RETROSPECTIVE)
N/03/02021/FUL - Full planning permission Decision - Approve with Conditions Date: 8/2/2005 – ERECTION OF BUILDING FOR OFFICE/COVERED PARKING

N/98/02408/LBDC - Listed building consent – LISTED BUILDING SUBMISSION OF DETAILS PURSUANT TO CONDITION NO 5 OF N.97.0890.LB - DETAILS OF STONWORK
N/97/00890/LBC - Listed building consent Decision - Unknown Date: 30/6/1997 – ERECTION OF OUTBUILDINGS & LOWERING OF BOUNDARY WALL (RESUBMISSION OF N/96/1752) OUTBUILDINGS/LOWER WALL
N/97/00889/FUL - Full planning permission Decision - Unknown Date: 30/6/1997 – ERECTION OF OUTBUILDINGS (RESUBMISSION OF N/96/1751) OUTBUILDINGS (RESUBMISSION)
N/96/00174/LBC - Listed building consent Decision - Unknown Date: 8/3/1996 – INTERNAL ALTERATIONS INTERNAL ALTERATIONS
N/93/01502/LBC - Listed building consent Decision - Approved Date: 4/10/1993 – CONVERSION OF BARN TO DWELLING, INCLUDING ROOF REPAIRS USE OF BARN AS DWELLING

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

- The Town & Country Planning Act 1990

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 3 Infrastructure Requirements
- Core Policy 11 Spatial Strategy for the Corsham Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development

- Core Policy 62 Development Impacts on the Transport Network
- Core Policy 67 Flood Risk

Draft Wiltshire Local Plan Policies

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.

Corsham Neighbourhood Plan (made Nov.2019)

Policy CNP ED1 – Ecology and Design

Policy CNP E1 – Conserve and Enhance Biodiversity

Policy CNP E2 – Achieving Sustainable Development

Policy CNP HW4 – Future-Proofing Design

Policy CNP HE1 – Design Quality

Policy CNP HE2 – Innovative Design and Historic Context

Policy CNP T1 – Transport impacts

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- LTN1/20 – Cycle Infrastructure Design (July 2020)
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020
- Open Space provision in New Housing Developments – A Guide (Supplementary Planning Guidance) and Wiltshire Council's Playing Pitch Strategy February 2017

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 preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- 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)
- Are there any other planning issues raised by the development?

CONSULTATION RESPONSES

WC Conservation: No objection

Corsham Town Council: Comment – acceptable subject to a condition to ensure use of the dwellinghouse remains ancillary to the main house and is not used as a separate dwelling.

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;
- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

No representations were received with regard to this application.

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

Policy Context

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, Market Towns, Local Service Centres, Large and Small Villages, and 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.

In addition, the Planning & Heritage Statement submitted in support of the application maintains that Core Policy 48 (WCS) is also applicable (as referenced at paragraph 4.25 of the WCS) inasmuch as this relates to the conversion of existing rural buildings.

Assessment

The building is not of age, having been erected sometime after 2002. When that planning permission was granted, a legal agreement was entered into which sought to ensure that the building remained part of the same planning unit in perpetuity. Relevant extracts from that legal agreement are extracted below (with the 'Red Building' being this current application building):

- *"... the Red Building shall be used only for purposes ancillary to the residential use of the dwellinghouse situate [sic] on the Land and shown for the purposes of identification coloured blue on the plan herein ('the House') or for such use on the ground floor together with the use of the upper floor for office purposes by the occupier of the House in connection with the use of the land shown for the purposes of identification cross hatched on the plan herein ('the Yard') for the storage of building materials and provided that the Green Building shall not become an independent dwelling and provided that the Red Building the Green Building and the House shall remain in the same ownership and pursuant to the covenants herein*
- *"a) the owner will not cause or permit the Red Building to be used for any purpose except as accommodation ancillary to the residential use of the House and the Green Building provided that the use of the ground floor of the Red Building for such ancillary purpose together with the use of the upper floor of the Red Building for office use by the occupier for the time being of the House in connection with the said occupier's use of the Yard for the storage of building materials shall be deemed not to be in breach of this Agreement*
- *"b) the owner will not cause or permit the Red Building or the Green Building to be used as a separate dwelling*
- *"c) the owner will not sell or lease for any term or otherwise dispose of the Red Building unless such sale or lease or other disposition shall include the Green Building and the House*
- *"d) the owner will not sell or lease for any term or otherwise dispose of the Green Building unless such sale or lease or other disposition shall include the Red Building and the House*
- *"e) the owner will not sell or lease for any term or otherwise dispose of the House unless such sale or lease or other disposition shall include the Red Building and the Green Building*

As such, it is clear that the building is legally required to remain part of the same planning unit as Park Farm Barn, and used in an ancillary manner. Although the building benefits from a permission for its use as bed-and-breakfast accommodation, this is in an entirely ancillary manner, as has been any use of the building as 'office' space.

The reason for the requirement for this legal agreement was to ensure the building did not become a separate residential unit. This was (presumably) due to the location of the site and conflict with the principle of providing additional dwellings in an unsustainable location. Whilst the site is not in an 'isolated' location in a technical sense, it remains located at a place occupants would be largely reliant on the private car and that the potential for the use of genuine, usable, or practical alternative modes of transport is very limited. The site is located in the countryside in terms of planning policy and is some distance from any designated settlement. As such, the principle of introducing an additional dwelling remains as it did during the determination of the previous application and legal agreement, namely that it is not supported as it would conflict with the settlement and delivery strategy of the Development Plan, specifically Core Policies 1, 2 and 11 (WCS).

In terms of the location of the site, this is not considered to accord with the objective of these policies, and would also conflict with the broad aims of the NPPF which seeks to promote sustainable development and reduce growth in the length and number of motorised journeys, as set out at paragraphs 84, 110 and 115, the latter two of which are referenced at Footnote 9. The location of the site thus also gives rise to conflict with the sustainable transport objectives of the Core Strategy and NPPF, in particular Core Policies 60 and 61. Overall, this conflict is afforded significant weight against the proposal.

The building is such that it appears as an ancillary building, with garaging space below and with storage / accommodation above being fairly typical form of ancillary building. Whilst the reference to Core Policy 48 is noted, this policy is clearly targeted at 'rural' buildings and it is not of any direct relevance to ancillary domestic buildings such as this.

Whilst each case must be treated on its own merits, a number of other recent appeal decisions in the County² demonstrate that, particularly for small scale proposals away from settlements towards the higher end of the hierarchy where the benefits (to housing land supply and other matters) are limited, the planning balance must still be applied.

Conclusion

Given the nature and location of the site, any future occupants would be largely reliant on the private car and that the potential for the use of genuine, usable, or practical alternative modes of transport is very limited. As such, the rationale and reason for the imposition of the legal

² For example:

3354426 Land to the south of 1 Townsend, Great Cheverell, Devizes SN10 5TL (09 April 2025)

3355552 Land at Chittoe Heath, Bromham, Wiltshire (09 April 2025)

3357063 16 Kings Avenue, Corsham, SN13 0EF (24 April 2025)

3346470 Land off Church Road, Luckington, Wiltshire SN14 6PD (25 April 2025)

3352933 Land west of Stonewold House, Alderton Lane, Grittleton SN14 6AN (03 June 2025)

3362227 Land adjacent to 8 Bishopstrow Road, Warminster, BA12 9HQ (08 July 2025)

3361383 Land at Willowfield House, Foxley Road, Malmesbury, SN16 0JQ (15 July 2025)

3367300 Land at 20 Malmesbury Road, Cricklade, SN6 6RH (27 November 2025)

3371671 Land at The School, The Green, Biddestone, SN14 7DG (19 December 2025)

agreement when the building was approved remains valid and applicable to the current circumstances.

5 Year Housing Land Supply

The Wiltshire Housing Land Supply Statement (June 2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications.

The National Planning Policy Framework was revised in December 2024. This has reintroduced the requirement to meet five years' worth of deliverable sites and a buffer to be applied to the five-year housing requirement in all circumstances, and has revised the Local Housing Need calculation to establish the five-year housing requirement. These factors have resulted in a substantial increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The resulting position shows that the Council can currently demonstrate a 2.42 years housing land supply of housing at a unitary authority level. This is considered to be a substantial shortfall.

The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Paragraphs 78 and 11(d) of the National Planning Policy Framework (NPPF), for applications involving the provision of housing, where there is a shortfall in the supply of deliverable housing sites, the most important policies for determining the application should be considered out of date. The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a five-year housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application should be assessed and altered in the light of the shortage in housing land supply. The proposal must be assessed against the national policy context of the need to boost housing supply and the benefits of delivering new homes whilst having particular regard to the key policies set out in paragraph 11(d)(ii) and Footnote 9 of the NPPF.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment and Conclusion

The building is existing and its design and appearance does not of itself give any cause for objection. As noted above, it is a building of relatively standard design and appearance as an ancillary building, and despite being a recent addition to this historic setting does not look incongruous in terms of design and appearance due to its quality.

As such, there is no objection to the application for reasons of design and appearance in terms of Core Policy 57 (WCS) and HE1 and HE2 (CNP).

Impact on Heritage Assets

Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset’s conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 220 advises that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment and Conclusion

The application relates to an existing building and as such the extent of heritage harm arising is minimal. No external alterations are proposed and as such there is not considered to be any material conflict arising with Core Policy 58 (WCS), HE1 and HE2 (CNP), or Section 16 of the NPPF.

Whilst concern regarding the loss of garage space for the main dwelling, and any consequent pressure for such for both the main dwelling and also this building, should permission be granted, is valid, that does not form part of this application proposal and as such cannot be considered in the planning balance.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

The relationship and layout of the subject building with the main dwelling is one of ancillary arrangement, with the building facing directly into the rear garden area of the main dwelling, at a relatively close distance of some 8m. However, the distances between the two buildings themselves is some 32m and as such, it is not considered that the direct overlooking of the garden area would be sufficient of itself to warrant a reason for refusal.

There are no other amenity issues arising, including loss of light / overshadowing, or noise impacts, given the proposed introduction of a residential use to the immediate locality. As such there is not considered to be any conflict with Core Policy 57 (WCS).

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment and Conclusion

Given the nature and scope of the application the Highway Officer has not been directly consulted on this application. Whilst there is unlikely to be any highways safety impact arising, the nature and location of the site, being within the open countryside in terms of planning policy and not well connected to any services or facilities by sustainable means of transport, means that the locational aspects of the application site in terms of Core Policies 60 and 61, as well as paragraphs 84 and 115 of the NPPF (the latter of which is referenced at Footnote 9 of paragraph 11).

Other matters

As the works relate to the conversion of an existing building and no external works are proposed, there are no **ecology** impacts or issues arising, and the proposal falls within the de minimis exemption from biodiversity net gain (BNG). Similarly there are no **flood risk or drainage** matters arising.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date

development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The application proposal is for the conversion of a garage building to a single dwelling on a site located in the countryside and distant from any designated settlement. As such, the application proposal conflicts with the locational policies of the development plan: CP1, CP2 and CP11 (WCS) as well as CP60 and 61 for similar reasons. From a planning policy perspective, the proposal would not constitute sustainable development and thereby also conflicts with the aims and objectives of the NPPF. The Council's settlement strategy set out in the Core Strategy clearly directs applicants to the locations that it has assessed as being sustainable and suitable for new development and to reduce reliance on the private car for the majority of journeys.

It is accepted that the Council is currently unable to demonstrate a five year supply of housing sites and as such the 'tilted balance' set out at paragraph 11(d) of the NPPF is engaged, with the delivery of housing carrying significant weight. This requires that, where the development plan policies are out of date, planning permission should be granted unless: *"(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."*

In terms of benefits, the proposal would make a minor positive contribution to the supply of housing in terms of providing an additional unit. However, the proposal is for a single dwelling and as such, its benefits to housing supply would be relatively limited. There are no material construction benefits arising (other than relatively limited internal works). Future occupiers would make social and economic contributions to the wider community area, but this is counter-balanced by the loss of any tourist spend within that catchment. There is no benefit in terms of biodiversity net gain as the application proposal is exempt under the 'de minimis' exemption.

In this case the adverse impacts identified in terms of the relatively remote location of the site in terms of the possibility of accessing the site through sustainable modes are considered to significantly and demonstrably outweigh the limited benefits arising from the erection of a single dwelling, when assessed against the policies in the NPPF and the development plan as a whole. For these reasons it is recommended that planning permission should be refused.

RECOMMENDATION:

That Planning Permission be REFUSED for the following reason:

1. The site is located outside of the defined settlement boundary and is within the open countryside. The site is not allocated for housing development and the proposal amounts to new residential development in the open countryside that is not related to the essential need of agriculture, forestry or other rural based enterprise. The proposal is therefore contrary to Wiltshire Core Strategy Core Policies 1, 2, 11, 60 and 61 (WCS) and Saved Local Plan Policy H4 (NWLP) and paragraphs 2, 8, 11, 12, 48, 84 and 115 of the NPPF.