

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01356(FUL) PL/2026/01661(LBC)
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Down Farm, Kington St Michael, Chippenham, SN14 6LP
DEVELOPMENT DESCRIPTION:	Alterations to attached Barn to create 1No holiday let.
RECOMMENDATION:	That Planning Permission be GRANTED and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission for alterations to attached barn to create 1No holiday let. The proposal will see the conversion of the existing built form with the bulk of the proposed changes being internal. The external alterations are limited, the proposal will see a new infill areas and glazing additions, which will infill the existing openings.

SITE DESCRIPTION/CONTEXT

Down Farm is sited just outside Kington St Michael. It is accessed via a lane shared with a separate property approximately 140m to the south (Rooks Leaze-which is in the process of being replaced). The shared lane is a bridleway (KSTM22).

Down Farm's built grouping comprises the main house with the attached former cart barn and range of stalls/stables projecting to the north east. To the south east of the house is a single storey open front cart store and a two storey tallet barn, previously in separate residential occupation, but which has recently been successfully let for short stays, confirming the potential market for the application proposal. To the north west of the historic built spine there are a series of large and more modern Dutch barn structures and a small stable range (in close proximity to the new barn referred to earlier extending the working farm to the north).

The building is curtilage listed and the listing is given below;

KINGTON ST MICHAEL, ALLINGTON LANE ST 87 NE

7/103 Down Farmhouse and barn

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Farmhouse, C18, rubble stone with stone slate roof and end stacks, two storeys and attic, L-plan. Double fronted with cyma-moulded flush mullion windows, 2-light to left, 3-light to right and central C20 door in flush moulded surround with hood on brackets. Similar 2-light windows to end wall, rear and rear wing, hoodmoulds to lower windows. Attached to rear of wing is C19

barn with plain south cart entry and gabled north entry, Bridgwater tiled roof and lean-to to left, overlapping house wall. Beyond, to east, are range of eight C19 stalls with brick and stone tapering piers.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 39: Tourist development
- 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

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Kington Langley Parish Council: No objection

Wiltshire Council Ecology: No objection subject to conditions

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Bat and bird enhancements shown on 'Site Plan Proposed, lpc, January 2026'
- Bat and bird enhancements shown on 'Proposed Elevations, lpc, January 2026'
- Protected Species Report, Pure Ecology, February 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informative – protected species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and bats. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Wiltshire Council Conservation: No comment received

REPRESENTATIONS

No comments were received.

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 adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of Development

Core Policy 1 of the Wiltshire Core Strategy paragraph 4.16 explains that there is a general presumption against development outside the defined limits of the Principal Settlements, Market Towns, Local Service Centres and Large Villages. Paragraph 4.17 goes on to explain that 'carefully managed development' may be allowed outside of settlement boundaries in specific cases which include tourist accommodation or supporting the rural economy. In these cases, all development must respond to the local circumstances by meeting the requirements set out in the exception policies (as detailed at para 4.25) contained within the Wiltshire Core Strategy.

The site is located in the countryside, wherein development will not normally be permitted other than in accordance with specified exception policies. One such exception policy is set out at Core Policy 39 of the WCS, which allows for tourist development of an appropriate scale subject to certain criteria. Paragraph 6.30 explains the value of tourism to Wiltshire's economy and describes how the built and natural environment is a key part of the tourism product. It also states that the future success of the area's tourist industry is dependent on the effective management and conservation of the environment. Furthermore CP48 sets out that conversion and re-use of rural buildings for tourism will be supported subject to detailed criteria.

This is supported by the NPPF guidance, Section 3, which also describes the importance of providing tourist facilities in appropriate locations where there is an identified need and where needs are not met by existing facilities. It also explains that these developments should respect the character of the countryside.

Addressing criteria within CP39:

- i. There is evidence that the facilities are in conjunction with a particular countryside attraction.

In this instance whilst located within the open countryside, it is within an attractive and popular part of the countryside and in close proximity to an existing holiday let. The proposal is also in close proximity to near by tourist attractions such as Bowood House, Badminton, Bath and the villages of Lacock and Castle Combe.

ii. No suitable alternative existing buildings or sites exist which are available for reuse.

The proposal is for the change of use of an existing building.

iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.

The physical alterations proposed to the property to facilitate a holiday let are not considered to impact on the character or appearance of the landscape. The intensity of development entailed in a small holiday let is not considered to harm amenities of local residents.

iv. The building is served by adequate access and infrastructure.

This needs to be considered in the context of CP39 being an exemption policy. It is acknowledged that the application site is in a rural location and occupiers would depend on private vehicles to access some local facilities. Notwithstanding the above, the development is not considered to be of an intensity that would raise concern in terms of highway safety with an existing access being utilised by the existing uses of the site.

v. The site has reasonable access to local services and a local employment base.

This needs to be considered in the context of CP39 being an exemption policy. The wording of Policy 39 has been queried at a number of appeals, given that the word 'reasonable' has no definition in the Core Strategy. Given the limited number of occupiers who could attend the site at any one time, the nearby facilities available and that such development would often be located in rural settings, the locality is not considered sufficiently remote to warrant a refusal of the application alone. It is concluded that the proposed development is capable of support under Core Policy 39 and is acceptable in principle, subject to consideration of the impacts and site-specific matters.

Addressing criteria within CP48:

- i) The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.

The applicant states that "The application does not include a structural report as the building's suitability for conversion is believed to be self-evident. It is therefore perfectly suitable for conversion as shown. The main changes to introduce glazed infill and timber panelling is really more cosmetic than physically intrusive.". On balance based on the information available the building appears to satisfy this criterion.

- ii) The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
The physical alterations proposed to the property to facilitate a holiday let are not considered to impact on the character or appearance of the landscape. The intensity of development entailed in a small holiday let is not considered to harm amenities of local residents.
- iii) The building can be served by adequate access and infrastructure.
This needs to be considered in the context of CP39 being an exemption policy. It is acknowledged that the application site is in a rural location and occupiers would depend on private vehicles to access some local facilities. Notwithstanding the above, the development is not considered to be of an intensity that would raise concern in terms of highway safety with an existing access being utilised by the existing uses of the site.
- iv) The site has reasonable access to local services.
This needs to be considered in the context of CP48 being an exemption policy. Given the limited number of occupiers who could attend the site at any one time, the nearby facilities available and that such development would often be located in rural settings, the locality is not considered sufficiently remote to warrant a refusal of the application alone.
- v) The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.
The applicant has stated "The application building has been vacant/under-used for a considerable period of time and given its small size, and positioning it serves no functional purpose to the wider agricultural operations. The proposed conversion would provide a new use for the building and would lead to its viable long-term safeguarding." "Furthermore, the conversion of the application building to a holiday let would provide an additional income to support the upkeep of the agricultural yard and Grade II Listed farmhouse." There is no reason to reach a different conclusion here.

It is concluded that the proposed development is capable of support under Core Policy 39 and CP48 of the development plan and is acceptable in principle, subject to consideration of the impacts and site-specific matters.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

In terms of scale the proposed alterations would be minor, and it is not considered that the scale of the building would result in an overbearing impact on the character or appearance of the wider area.

The resulting design of the proposal is typical of a converted agricultural building to a holiday let. The existing openings are to be glazed, and the resulting appearance is sympathetic to the wider area. In terms of design the character and appearance of the wider rural area is acceptable. The selected building palette is an appropriate resulting appearance.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

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 introduction of tourist development in close proximity to existing residential development has the potential to create noise-based nuisance in a manner harmful to the amenity of the residential use.

The potential for light pollution is noted, there are limited openings to be positioned on the building and given the small-scale nature of the development, it is not considered that a tourist use will give rise to unacceptable levels of light pollution over and above the existing sites use.

Likewise, the development raises no concerns in respect of privacy or overshadowing, and no conflict is therefore found to occur with Core Policy 57

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Given the limited intensity of the proposed use, it is considered that the proposal would not result in an unacceptable highways impact.

Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Heritage Impact

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 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.

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.

The significance of the listed building lies largely in the collective relationship between the main farmhouse and the wider ancillary buildings. This relationship is largely maintained and as such the overall significance is maintained and is not "watered down".

The alterations proposed are minimal and sympathetic to the historic built form. It is considered that the new glazing and internal portioning could feasibly be reversed. Due to the limited nature it is not considered that the proposal would result in an unacceptable level of harm. Indeed any harm which would arise can be comfortably offset by the public benefits apparent as a result of the continued maintenance of the site and the accompanying wider economic benefits of a tourism use.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character, appearance and setting of the listed building/setting of the heritage asset. It would not result in harm to the significance of any heritage assets, and no comments have been received by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal in this instance has been accompanied by ecology documents detailing the surveys undertaken and the mitigation proposed. Following consultation with the Council's ecologist, they have suggested a condition and informative, which will be attached to any subsequent decision notice.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

The applicant has claimed exemption from BNG. There is no reason to reach a different conclusion based on the available information. As such the application can be progressed as exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- LPC 5618 EX 201 Location Plan
- LPC 5618 EX 202 Site Plan
- LPC 5618 EX 203 Existing Plan
- LPC 5618 EX 204 Existing Elevations
- LPC 5618 PR 201A Proposed Site Plan
- LPC 5618 PR 202 Proposed Plan
- LPC 5618 PR 203A Proposed Elevations
- (Received by LPA 11th March 2026)

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development shall be occupied as holiday accommodation only and shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. An up to date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

5. The development will be carried out in strict accordance with the following documents:

- Bat and bird enhancements shown on 'Site Plan Proposed, lpc, January 2026'
- Bat and bird enhancements shown on 'Proposed Elevations, lpc, January 2026'
- Protected Species Report, Pure Ecology, February 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informative

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and bats. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to

commencing works. Please see Natural England's website for further information on protected species.

RECOMMENDATION: That LISTED BUILDING CONSENT be GRANTED subject to conditions.

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - LPC 5618 EX 201 Location Plan
 - LPC 5618 EX 202 Site Plan
 - LPC 5618 EX 203 Existing Plan
 - LPC 5618 EX 204 Existing Elevations
 - LPC 5618 PR 201A Proposed Site Plan
 - LPC 5618 PR 202 Proposed Plan
 - LPC 5618 PR 203A Proposed Elevations(Received by LPA 11th March 2026)

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development will be carried out in strict accordance with the following documents:
 - Planning Statement (Incorporating Design and Heritage Commentary), dated February 2026.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5. No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.