

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## OFFICER DELEGATED REPORT

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|-------------------------------|----------------------------------------------------|
| <b>APPLICATION REFERENCE:</b> | PL/2026/02043                                      |
| <b>APPLICATION TYPE:</b>      | Householder planning permission                    |
| <b>SITE ADDRESS:</b>          | 4 Calcutt Farm Cottages, Calcutt, Swindon, SN6 6JR |
| <b>DESCRIPTION:</b>           | Erection of detached annexe                        |
| <b>RECOMMENDATION:</b>        | APPROVE WITH CONDITIONS                            |

### PROPOSAL

The application seeks planning permission for the erection of a detached outbuilding intended for use as annexe accommodation. The annexe building is L-shaped, has brick walls, a dual-pitched roof with gable ends and hipped corner covered with plain tiles; it measures approx. 12.7m wide, 8.5m deep with a maximum height of 4m. Internally it provides a bedroom, lounge, office, bathroom and storage cupboard.

### SITE DESCRIPTION

The application site is a semi-detached two-storey dwellinghouse known as 4 Calcutt Farm Cottages. It has walls of stone, a gabled slate roof, uPVC fenestration, detached outbuildings, driveways and surrounding gardens. Its setting is characterised by an arrangement of cottages behind a dual carriageway and surrounded by fields. It is in the hamlet of Calcutt which is in open countryside of Cricklade Parish. Relevant designations and constraints include a listed building within 50m<sup>1</sup> and non-designated heritage features recorded on the Swindon and Wilts HER<sup>2</sup>.

### PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

### RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 64: Demand Management (CP64)

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<sup>1</sup> Calcutt Farmhouse [NHLE: 1182844].

<sup>2</sup> SETTLEMENT: Calcutt [MWI16921], ROAD: Ermin Street [MWI78673].

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Cricklade Neighbourhood Plan – Made March 2018 (CNP)

- Policy H7: Residential Car Parking

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

## **CONSULTATION RESPONSES**

The following consultees and interested parties were invited to comment on the application:

Cricklade Town Council – No objection subject to a condition securing its use as ancillary only (06/05/2026).

Wiltshire Council's Highways Team – No objection (05/05/2026).

## **REPRESENTATIONS**

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 22 April 2026. No letters of representation were made by members of the public.

## **ASSESSMENT**

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Preliminary matters

The development is for erection of a building for a use ancillary to the main dwellinghouse, and planning permission has been sought via the “householder application” route<sup>3</sup>. Accordingly, the application type cannot permit a change of use of land, including the creation of a separate dwellinghouse.

A ‘granny’ annexe is normally regarded as part and parcel of the main dwellinghouse use, even if in a separate building within its curtilage. The essential feature of such an *ancillary* use is that there should be some functional relationship with the primary use of the planning unit. That functional relationship should be one that is typical and expected, rather than based on the preferences or choices of the individuals using both spaces.

*Gravesham BC v SSE & O’Brien [1982]* and *Uttlesford DC v SSE & White [1992]* provide guidance respectively on the distinctive characteristics of that which would amount to a separate dwellinghouse but that the extent to which this may constitute the creation of a separate planning unit is a matter of fact and degree.

In this case, the building is situated within the established curtilage of the main dwellinghouse, it is not a fully self-contained unit of accommodation and would rely upon the main dwellinghouse for kitchen facilities, access and vehicular parking, and outdoor amenity space.

The applicant’s supporting statement confirms that the annexe will share utilities with the main dwellinghouse and its occupants, which would consist of infrequent family or friend guests, would demonstrably share their day-to-day living activities in close association and proximity of the main dwellinghouse.

The development would not involve a material change of use and comprises development for an existing dwellinghouse, as it would be for a purpose ancillary to it. It is therefore considered that planning permission is capable of being granted, subject to assessment of relevant impacts.

The Town Council raised no objection subject to a condition to secure the ancillary use of the building. Such a condition has been so recommended.

### Design and local character and appearance

Core Policy 57 and 58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the

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<sup>3</sup> As defined by Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The annexe building is sited in front of the dwellinghouse, where Appendix D of the Wiltshire Design Guide advises that “[d]etached outbuildings and garages placed in front of houses are not normally acceptable”. However, it would sit beside other outbuildings and, accordingly, it would not therefore be detrimental to the established character of the site or surrounding area.

The design of the building is overtly residential but single-storeyed, and comparative in scale to the outbuilding beside it. Its roof form and covering would complement the surroundings. While its brick elevations would contrast with the stone which prevails in much of its surroundings, an ancillary outbuilding in contrasting masonry would not be detrimental to the visual amenity of the area.

Approximately 50m northwest of the development is the Grade II listed building known as Calcutt Farmhouse [NHLE: 1182844]. In so far as is relevant, its significance and special interest comprise its architectural and historic interest as a good example of a late Georgian stone farmhouse with well-preserved internal plan form and features.

Due to the scale of the development, the distance involved and intervening features, the listed building’s significance would not be harmed, ensuring its setting is preserved to which it is a duty to have special regard under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development would not cause unacceptable harm to the character or appearance of the dwellinghouse or local area and it would preserve the setting of the nearby listed building. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 of the Wiltshire Core Strategy.

#### Residential amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the

impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site is 2 Calcutt Farm Cottages.

The annexe is single-storey and maintains some separation from the boundaries of the curtilage with neighbouring dwellinghouses. While it would intensify residential activity in one part of the site, this would be of no detriment to the amenity enjoyed by neighbours.

The annexe itself would be functionally dependent on the main dwellinghouse. The outlook provided to some of its habitable rooms is highly undesirable, and its rooflights would allow considerable noise into the building from the dual carriageway. Indeed, were planning permission sought for a separate dwellinghouse it would be unlikely to provide appropriate living conditions; however, the proposed annexe is not a permanent place of residence and can therefore be considered acceptable.

The development would not harm the living conditions enjoyed by occupants of neighbouring land and it would provide appropriate amenity for its users. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

#### Highway matters

The development would create an additional bedroom on site, but the plans demonstrate the site would comply with adopted parking standards. Wiltshire Council's Highways Team raise no objection, and there is no reason to conclude otherwise than that the development would not cause unacceptable harm to highway safety.

#### North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

#### Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

## **PLANNING BALANCE AND CONCLUSION**

Subject to recommended conditions, the development would have acceptable effects in respect of matters of acknowledged importance to the public interest. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have been fulfilled, and the application should be supported.

## **RECOMMENDATION**

That planning permission be GRANTED subject to the following conditions:

### **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 and documents:

Application Form. Materials. Received 26 March 2026.

Location Plan. Received 26 March 2026.

Proposed Floor Plan and Elevations. 26/3420/01 D. Received 26 March 2026.

Proposed Site Plan. Received 9 April 2026.

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

3. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwellinghouse, known as 4 Calcutt Farm Cottages, Calcutt, Swindon, SN6 6JR and it shall remain within the same planning unit as the main dwellinghouse.

REASON: The additional accommodation is sited 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 a wholly separate dwelling.

**Informatives to Applicant:**

1. The applicant is reminded to note that an annexe is an 'ancillary' use. An ancillary use requires that the main dwellinghouse and annexe are occupied as a single household, which usually means it is occupied by members of the same family. An ancillary use does NOT include the occupation of the annexe as a primary place of residence, either by selling it, letting it out (e.g. market rent or holiday let), or occupying it separately from the main dwellinghouse (e.g. occupying the annexe as a primary place of residence and letting out the main dwellinghouse). The occupation of the annexe as a primary place of residence involves a material change of use for which planning permission is required.