

APPLICATION FOR ANNEXED ACCOMODATION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00086
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	1 The Derry, Ashton Keynes, Swindon, SN6 6PW
DEVELOPMENT DESCRIPTION:	Conversion of stable block to 'Granny' annex and widening of entrance gate.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of an existing stable block to at of annexed accommodation to be used in association with the host property known as 1, The Derry. The existing timber clad elevations would be retained with the existing metal roof replaced with slate effect roof tiles and inset solar panels on the southern and western roof slopes. The existing openings would be retained but upgraded to residential doors and windows.

Internally the accommodation would provide for a one bedroom unit, with bathroom, entrance hall and an open plan kitchen and living area.

Located to the rear of the host property, the existing hard paving would provide for some outdoor amenity space.

It is also proposed to widen the existing, gated entrance by relocating one of the stone pillars and installing wider gates to match the existing gates.

SITE DESCRIPTION/CONTEXT

The dwelling known as 1, The Derry, is a two-storey, detached dwelling set on the northern side of the highway and at the eastern end of a small enclave of properties. Whilst close to the settlement of Ashton Keynes, these properties are outside the settlement boundary but do fall within the settlement wide conservation area. There is a listed building within the vicinity of the site at No 5, The Derry.

To the north and east of the stable block and site boundary are open fields. On the roadside, adjacent to the site entrance is a separate field gate, which provides public access to the rights of way which cross the field. AKEY20 heads due north across the fields, whilst AKEY17 skirts the eastern side of the stable block and heads north-west across the land.

PLANNING HISTORY

Proposal / Summary

N/99/02670/FUL – Extensions and alterations to dwelling, including alteration of access to highway. Approved with Conditions

N/01/01535/FUL – Erection of stable block Approved with Conditions

N/04/02396/S73A – Erection of stable block (Revision to 01.01536)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- 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 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk
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Ashton Keynes Neighbourhood Plan. Made May 2017

Policy HSP6: Housing for Older People

Policy HCP1: Local Character

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Ashton Keynes Parish Council: No objection

WC Highways: No Objection

The conversion to annexe accommodation would only require one additional parking space, the amended access details must be dealt with via a licence agreement (Informative). Provided the annexe remains ancillary to the host dwelling there is no highway objection.

WC Conservation: No comment to make.

WC Arboriculture: No Objection

WC Ecology: No Objection

- The HRA concluded that the application is not likely to have significant impact on the North Meadows SAC and subsequently screened out of assessment.
- Based upon the information available, the proposal meets the criteria to be below the de minimus threshold.
- Informative for nesting birds and bats to be appended to any grant of permission

WC Drainage: Holding Objection. The application has been supported by way of an FRA. However, there is a holding objection subject to further information for on-site drainage.

REPRESENTATIONS

No third party 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

When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent

access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling.

Where the proposed accommodation does not demonstrate a clear physical or functional relationship with the host dwelling, it may constitute a new dwelling and therefore not in accordance with the terms of what has been applied for i.e., ancillary accommodation.

The proposed annexe would utilize an existing building, which has been designed for stabling. From the planning history on the site, it is considered that the stables fall within the residential curtilage of the site and has been historically used for the keeping of horses.

The proposed physical changes are restricted to roofing materials and fenestration, with the existing timber elevations being retained. No additional built form is proposed and the building would still retain its degree of visual subservience and connection with the host dwelling.

Whilst the development does result in an independent unit of accommodation physically, it retains a degree of interdependence with the main property as the site would still be accessed by way of a single, gated entrance way, would share the main garden and is sited to the rear of the driveway and existing garage.

Taking the above into account, it is considered that the use of the building as ancillary accommodation as described in the submission maintains an acceptable relationship with the main dwelling. It is relevant however to note that the development is located in the open countryside for the purposes of the local plan, where residential development is not supported. Therefore, a condition requiring the accommodation remain ancillary is considered reasonable, relevant and proportional to the development.

Design and Impact upon the 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.

As advised, the existing built form would be retained with the same footprint, scale and bulk. It is set back from the highway with only glimpses obtained from the highway. Whilst there would be clear views of the development from both the adjacent public rights of way, the small changes to external material detailing and fenestration are not considered significantly out of character with the current views. Furthermore, in longer views across the fields, the building would not be discernible as having been substantially altered and would still be seen against and in conjunction with the host dwelling.

The proposed changes to the entrance gate are considered acceptable, with the width of the opening widening from approximately 3.5m to 5.25m. Only one stone pillar would be relocated and repurposed and this enlargement is not considered to be significantly visually different to the current provision.

A condition to ensure that it is carried out in accordance with the detailed plans is considered appropriate and necessary and can be appended to any grant of permission.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

In this instance there are no directly adjacent neighbours on the eastern side of the site and the proposed building and its use as annexe accommodation is not considered to result in any significant increase in overlooking, loss of privacy or noise impact over that which can already be undertaken within this setting.

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.

There is no objection from the Council's Highway Engineers. The site can adequately accommodate parking and turning in accordance with the adopted standards. In relation to the widening of the entrance, an Informative can be appended to any grant of permission, advising the applicant of their legal duties and requirements for a licence agreement.

No objections from the Council's Public Rights of Way Officer has been received. However, given the proximity of two rights of way, it is considered appropriate and necessary to add an Informative to advise the applicant of their legal duties in relation to these assets, to ensure they remain open and unobstructed.

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 site lies within the designated Conservation Area of Ashton Keynes and there is a listed cottage within the vicinity of the site.

The limited physical changes to the building are considered acceptable and not considered to result in significant visual change to the site and setting. As previously advised, whilst there are public rights of way close to the building, views of the structure would be in conjunction with the host dwelling and this single-storey timber clad building would still be viewed as architecturally subservient.

The Council's Conservation Officer has no objection to the proposal which, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed building. It would not result in harm to the significance of any heritage assets.

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.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the

NPPF states that householder development should not be subject to the sequential test, nor the exception test.

Whilst the highway and frontage of No1, The Derry lies within Flood Zone 2, the stable building lies outside of that constraint. Access is via the existing route which is shared with the main residential property. The Council's Drainage Team have raised a holding objection in relation to on-site drainage, but as the structure is already built and has a hard standing area directly adjacent, it is not considered that additional information is required at this time. The proposal does not result in any increase in hardstanding or roof areas which would change the run-off from the site. Building works including sanitary facilities internally would be subject to separate buildings regulations compliance.

Ecology and Biodiversity

The ecological impact of development is a key planning consideration and proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations & Habitat Surveys

The Council's Ecology Team were consulted on this proposal and there is no objection to the proposal in terms of BNG as the development meets the de minimus criterion in this instance.

The site does fall within the outer zone of influence of the North Meadows Special Area of Conservation. However, the proposal has been screened by way of an Appropriate Assessment under the Habitat Regulations 2017 (as amended), by the relevant competent authority and it was concluded that the application is not likely to have significant impacts upon the SAC and subsequently screened out of the assessment.

It is recommended that any grant of permission is subject to Informatives to advise the applicant of their legal and statutory duties for nesting birds and the presence of bats.

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, the interests of highway safety, flood risk 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. WA1

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. Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, all received on 06 January 2026;

Application Form

1297-BDR-V1-XX-DR-A-0001, rev P01. Location Plan

1297-BDR-V1-XX-DR-A-0002, rev P01. Block Plan

1297-BDR-V1-XX-DR-A-9000, rev P02. Existing Plans and Elevations

1297-BDR-V1-XX-DR-A-9001, rev P03. Proposed Plans and Elevations

Design and Access Statement

Heritage Statement

Arboricultural Impact Assessment

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

3. Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the plans hereby approved.

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

4. WJ3A

The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 1, The Derry, Ashton Keynes, SN6 6PW and it shall remain within the same planning unit as the main dwelling.

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.

Informative

5. Highway Licence

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

6. Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

7. Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

8. PROW

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way **LMIL36** whilst development takes place,

without prior consultation with, and the further permission of, the highways authority at Wiltshire council.