

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02185
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8, Greatfield, Royal Wootton Bassett, Swindon, SN4 8EQ
DEVELOPMENT DESCRIPTION:	Change of use from store to annexe (in rear garden) and erection of 70m long 1.8m high boundary fence in rear garden
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of part of an existing outbuilding containing a store and a garage into an annexe and for the erection of a boundary fence at 8 Greatfield, Royal Wootton Bassett.

Plans show a 70m long timber fence erected along the south-western boundary and part of the existing store / garage converted into ancillary accommodation. The footprint of the building remains the same however a small rooflight is shown on the rear elevation. To the front elevation, the existing garage door, window and double doors are to be replaced with a window, single door and an additional window. No other alterations are proposed.

SITE DESCRIPTION/CONTEXT

The site is located in Greatfield which for the purposes of the local plan is located in the open countryside, midway between the Market Town of Royal Wootton Bassett and the Large Village of Purton. To the south lies the Small Village of Hook. The site is positioned at the southern end of a row of properties on the west side of the street. These properties benefit from long narrow gardens with Greatfield Farm beyond where there are current applications for change of use to B8 and commercial storage. To the south of the site lies a garden centre and nursery.

The site consists of a substantial semi-detached dwelling located to the front of the plot with a large outbuilding and garage located beyond. Vehicular access to the site is gained from Bridleway LMIL36 which runs along the south-west boundary of the site.

The site is not subject to any relevant heritage or landscape constraints however it is noted that the bridleway is identified as being at a Risk of Flooding from Surface Water 1 in 100 + Climate Change (40%)

The site is also located within the North Meadow SAC 9400m recreational buffer.

PLANNING HISTORY

Proposal / Summary

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Lydiard Millicent Neighbourhood Plan 2018 to 2036

None relevant.

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

Parish/Town Council: Comment

‘At the Parish Council meeting held on 7 May 2026, Members RESOLVED to request that a condition be put on any approval given to mandate that the use of the annexe is only to be for the proposed purpose of extended family use and will not be used as a separate dwelling or for commercial purposes in the future.’

Highways No objection subject to condition

The extension (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 8 Greatfield.

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

No construction / demolition vehicle access may be taken along LMIL36 without prior consultation with the Wiltshire Council Rights of Way Warden. Where appropriate any

safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden.

Reason: To ensure the public right of way remains available and convenient for public use.

No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way whilst development takes place.

Reason: To ensure the public right of way remains available and convenient for public use.

Rights of Way Officer – No objection – informatives to be added

'The site is accessed via a bridleway over which there is no recorded public vehicular right of access. I am making an assumption that the applicant has a private vehicular right of access. I have no objection to the proposal subject to the following informatives:

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.

The applicant should note that in order to access the site with a mechanically propelled vehicle (MPV), they will require a private right of vehicular access. Without this private right they would be committing an offence under Section 34 of the Road Traffic Act 1988. The granting of planning permission does not give the applicant or householder a vehicular right of access over the bridleway. The applicant is advised to take legal advice to ensure they have a right of access.'

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

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.

Assessment

The buildings to be converted fall clearly within the residential curtilage of the property and are currently utilised as storage and garaging. The outbuilding is attached to a 2No bay garage which is to be retained.

It is noted that floorplans do not show a kitchenette however given the proposed bathroom, bedroom and living area shown it is considered likely that one would be installed. The applicant has confirmed however that the use will be ancillary to the use of the main dwelling. Parking as existing is provided to the front of the outbuilding, within the garage and to the side. No separate parking is to be provided for the ancillary accommodation.

The space is already used for ancillary storage and the alterations are restricted to altering openings and to the insertion of a rooflight. The building would remain subordinate in size and use to the main dwelling.

Taking the above into account, it is considered that the use of the buildings as ancillary accommodation as described in the submission would have a clear physical and functional relationship with the main dwelling.

It is relevant however 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.

In respect of the fencing to the south-western boundary this would continue the line of existing fencing granted consent of 2011. The fence would extend for a considerable length (approx. 70m) along the Bridleway and as such consideration is given to its visual impact. The use of timber, and the set back of the fencing is considered to minimise the impact of the fencing and it is considered reasonable to expect a degree of privacy especially in the context of the Public Right of Way.

Taking into account the nature of the commercial site beyond, the garden centre and nursery to the south of the site, it is not considered that the proposal will appear out of keeping with the character of the locality. Furthermore, the choice of materials is considered acceptable in this setting.

Further to the above, the proposed alterations to facilitate the ancillary accommodation is considered minor in nature and any harm would therefore be limited.

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

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.

The proposed alterations to the outbuildings would be relatively minimal consisting of alterations to existing openings at ground floor level and the insertion of 1No rooflight. The change of use to an annexe would not result in the loss of privacy or amenities to local residents given the existing ancillary and single storey nature of the building.

Properties accessed from the Bridleway, 3, 4, and 5 Greatfield have an outlook over the Bridleway and across the rear garden of 8 Greatfield and the gardens of the properties beyond.

There is currently low wire fencing along this boundary and the outlook from these properties would undoubtedly change following the installation of the fencing.

Notwithstanding this change in outlook, the fencing is to be a standard height of approx. 1.8m and would be set back from the existing fence line.

Taking the above into account, 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 and Public Right of Way

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.

Parking for the dwelling is currently accessed from the Bridleway and this is not proposed to be altered. The block plan shows in excess of 4 spaces provided for the whole site in accordance with the Councils' adopted parking standards. The Councils' Highways Officer has assessed the proposal and has no objection subject to the building remaining ancillary to the main dwelling.

The Rights of Way Officer has been consulted and offers no objection to the scheme however recommends informatics relating to separate consents required and the need for the Bridleway to remain free of obstruction.

The proposed development would not result in any adverse impact on highway safety. 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.

Ecology and BNG

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 site is located within the North Meadow SAC 9400m recreational buffer, the proposal however forms part of an application for householder development, for additional living accommodation. There is no suggestion that the proposal is for a tourist use or indeed a separate residential unit. As such, it is not considered that financial contributions towards the Strategic Access Management and Monitoring (SAMMs) are required for this proposed development. In light of the above, the development complies with Core Policy 50 of the Wiltshire Core Strategy and 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.

It is noted that the bridleway is in an area at risk of Flooding from Surface Water 1 in 100 + Climate Change (40%). This area however falls outside the confines of the site, with the fence being set back within the plot and it is not considered that the development would impact harmfully on drainage.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Biodiversity Net Gain

Householder planning applications are 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, drainage, 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.

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:

Proposed Block Plan

Received 14.04.2026

Location Plan

Existing & Proposed Floorplans and elevations

Proposed Fence elevations

Received 01.04.2026

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

3) 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 8 Greatfield 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.

Informatives

No construction / demolition vehicle access may be taken along LMIL36 without prior consultation with the Wiltshire Council Rights of Way Warden. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden. Reason: To ensure the public right of way remains available and convenient for public use.

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