

CASE OFFICER'S REPORT

Application Reference: PL/2026/01873
Application Type: Full planning permission
Consultation ends: 23 April 2026
Case officer: Steven Sims

Site Address: Bradleys farm, Bradley Lane, Holt, Trowbridge, BA14 6QE
Proposal: Alterations to approved conversion (granted under 16/07636/FUL) to increase the floor area for one holiday let (unit one) (the previously consented holiday let units 2 & 3 will now not to be provided) instead, the remaining former stabling will be altered and used for garaging and storage.
Recommendation: Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site is located to the east of Bradleys Farm and consists of a former single storey 'L' shaped barn that was converted to holiday accommodation under application 16/07636/FUL. Access to the site is via a private road off Bradley Lane.

The site is located in flood zone 1 and is not subject to high levels of groundwater flooding. A small section of the site adjacent the northern boundary of the converted barn is however subject to surface water flooding.



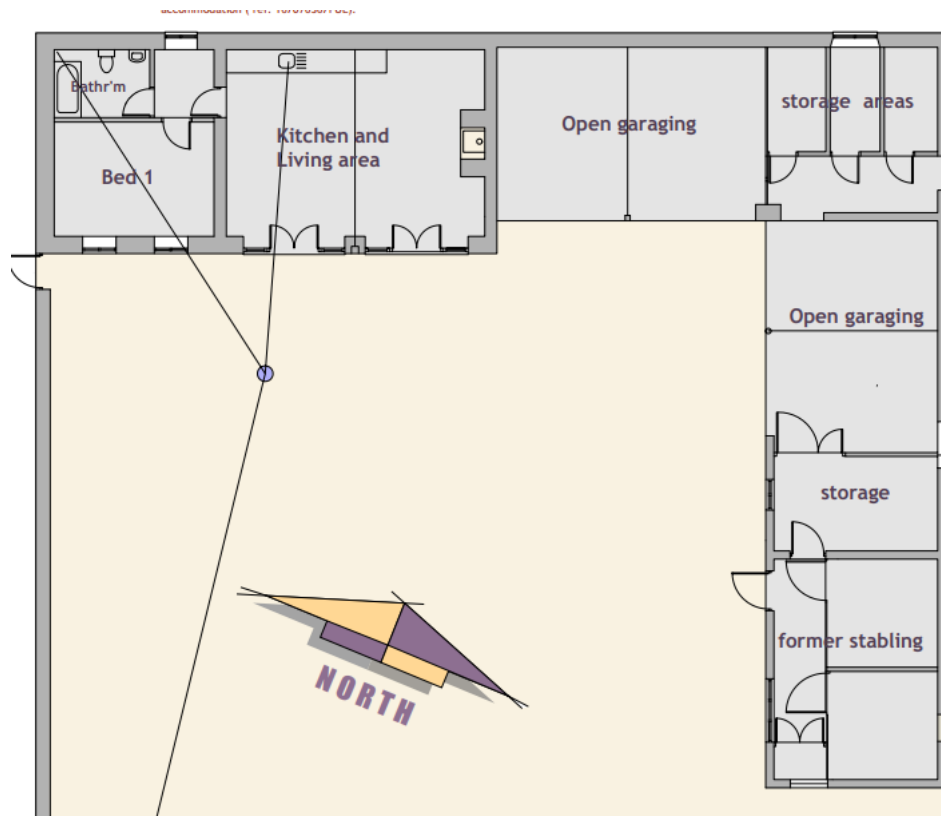
Existing holiday accommodation south elevation



Existing south elevation with car port parking alongside



Existing west elevation with old stabling on return wing



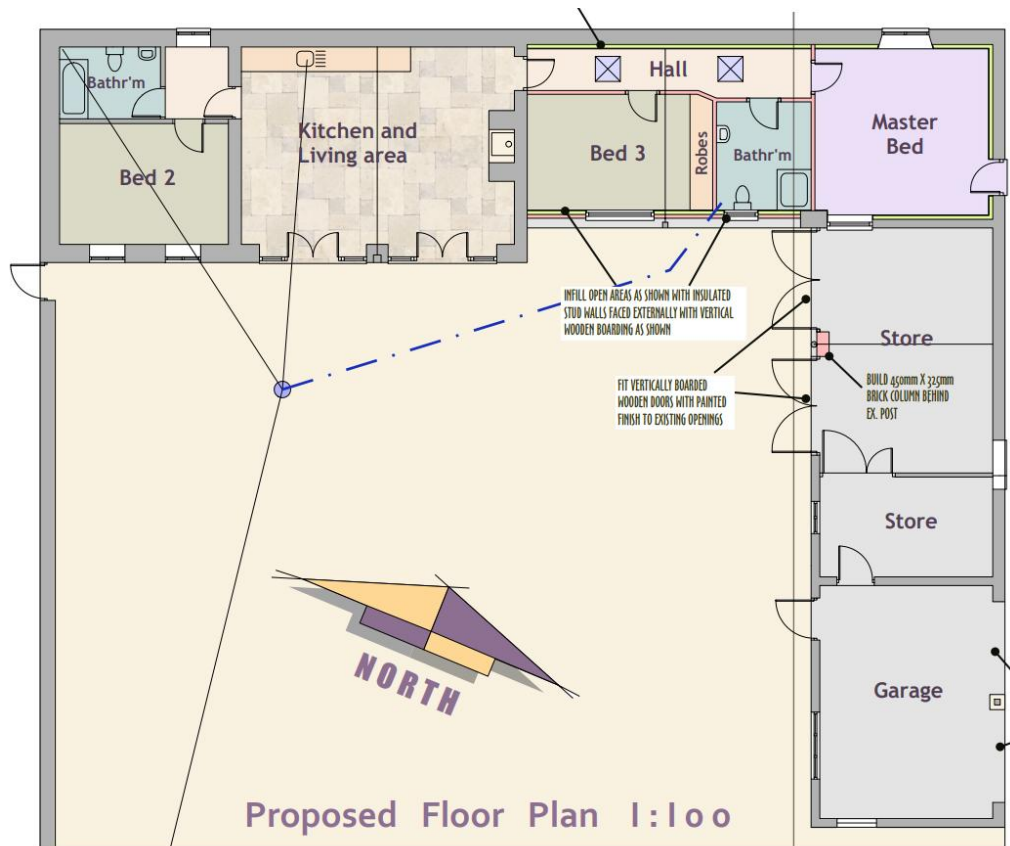
Existing layout

PROPOSAL

This full application seeks to convert the above listed (and photographed) open garaging (with roof cover) and storage area to provide additional living accommodation in the form of two bedrooms (bed 3 and master bed), a bathroom and hall to extend the existing holiday let and provide garaging on the return wing of the west elevation as shown in the proposed plans (elevations below) and a floor plan on the following page.

It should be noted that the area of the barn to form additional accommodation for the existing holiday let had permission for 2 holiday lets under application 16/07636/FUL.





Proposed floor plan

POLICIES

Wiltshire Core Strategy (WCS) 2015

Core Policy 1: Settlement Strategy; Core Policy 2: Delivery Strategy; Core Policy 29: Spatial Strategy for the Trowbridge Community Area; Core Policy 39: Tourist Development; Core Policy 50: Biodiversity and Geodiversity; Core Policy 57: Ensuring High Quality Design and Place Shaping; Core Policy 60: Sustainable Transport; Core Policy 61: Transport and Development; Core Policy 64: Demand management; Core Policy 67: Flood Risk

National Planning Policy Framework 2024 (the Framework) and Planning Practice Guidance (PPG)

Other

Wiltshire Local Transport Plan 2011 – 2026

Wiltshire Local Transport Plan 2025 – 2038 (endorsed at full council on 11 March 2025)

Wiltshire Local Transport Plan 2011 – 2026: Cycling Strategy

Wiltshire Design Guide SPD 2024

Holt Neighbourhood Plan 2016-2026

Wiltshire Council's Emerging Local Plan (WLP) 2020-2038

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The said Plan has no material weight for the purposes of the application.

PLANNING HISTORY

16/07636/FUL – Conversion of existing 'L' shaped farm building to form 3 holiday cottages with parking and garden area and demolition of existing outbuildings. Roof extension to existing stable building. – Approved

CONSULTATION RESPONSES

Holt Parish Council: No comment

REPRESENTATIONS

None 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

The principle of the conversion of the barn to holiday accommodation use was established under application 16/07636/FUL. The principle is no longer open for re-assessment, especially given that the holiday let was created on site.

Design and Impact upon the upon the character and context of the area

Adopted WCS Core Policy 57 titled 'Ensuring High Quality Design and Place Shaping' seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal seeks to convert additional former stabling floorspace which is presently used in part for garaging and storage associated to the holiday let use to the immediate east of the holiday let accommodation to form 2 additional bedrooms. There would be some infilling works to block up the open garaging with timber cladding. The return west wing elevation would have some fenestration changes with wooden doors to the proposed storeroom along with an opening being created to provide covered garaging.

The use of timber cladding on the new south elevation of the northern section of the barn to serve the bedrooms is considered acceptable. The modest amount of walling to be lost to provide the covered garage space is also considered acceptable in this instance.

The site is quite remote from public views, and the creation of an opening in the east wall would not detract from the overall character of the barn conversion or result in sufficient harm to the character of the barn or area to warrant a refusal.

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 nearest residential property to the site is Bradleys Farm located approx.20 metres to the west otherwise the site is considered remote from other neighbouring properties. The conversion works are very limited and the addition of 2 new bedrooms to the existing holiday let would not result in any additional harm to the amenity of neighbouring residents.

The proposed amendments therefore accord 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 proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided on site for the three-bed property 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 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 conversion works to the original barn were approved under application 16/07636/FUL, which was supported by a Daytime Bat and Nesting Bird Survey, a Dusk Echolocation Study Report, and a Bat Mitigation Plan. The mitigation measures were secured by condition, and the agent confirms within the submitted Planning Statement that these measures were implemented. These included the installation of two bat boxes on adjacent trees and two squeeze boxes within the roof space of the holiday let.

The proposed works to the existing barn, currently used for garaging and storage, to facilitate the provision of two additional bedrooms are limited in scope. As such, they are not considered to give rise to a requirement for further ecological survey work or additional mitigation measures on site.

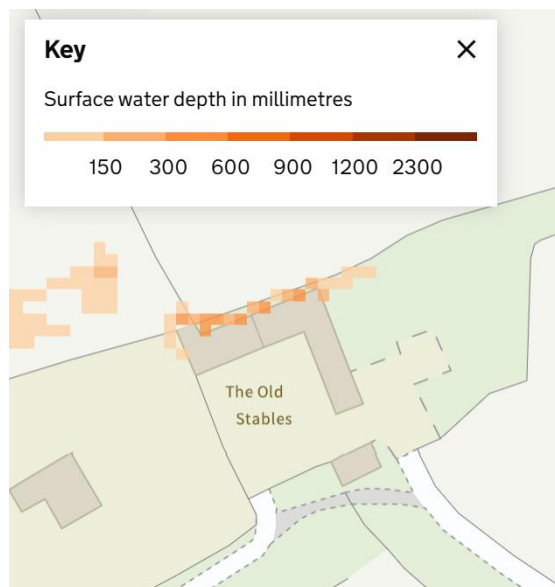
Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for development which is subject to the de minimis Exemption.

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

Drainage issues

The site is located in flood zone 1 and is not subject to high levels of groundwater flooding. A small section of the site adjacent the northern boundary of the converted barn is subject to surface water flooding as detailed on the governments Flood Map for Planning copied below.

The barn has already been partially converted to holiday accommodation under permission 16/07636/FUL, under which one of the three approved units has been constructed. The extent of surface water flooding on the site is minimal and is primarily confined to the northern boundary, outside of the building footprint. In light of this, it is not considered that the proposed conversion of the remaining sections of the barn to provide additional accommodation associated with the existing holiday let would increase flood risk elsewhere. Accordingly, the submission of a site-specific Flood Risk Assessment (FRA) is not considered necessary in this instance.



Flood Map for Planning – extent of surface water flooding

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