

11th June 2026

Planning Department
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Planning Application for Conversion of Car Port
The Rickyard, Silver Street, Alderbury, Salisbury, SP5 3AN

Dear Sir / Madam

On behalf of my mother in law, Mrs Lindsey Whalley, I am pleased to submit this Householder Planning Application to obtain a conversion of her car port to an annexe.

Relevant Background and Planning History

Mrs Whalley has lived in the area for over 40 years as her late husband was the former estate manager at Longford Estate. Prior to retirement, Mr and Mrs Whalley bought a barn from the estate converted it in 2010. Mrs Whalley has lived in this property from 2010 until the current day. Mrs Whalley would like to convert the car port into a small annexe for herself to live in, whilst her daughter and her daughter's family move into the main residence. This would allow Mrs Whalley to receive familial support as she gets older, without uprooting her from the community in which she has been settled in for over 40 years.

The Rickyard was first converted from a disused agricultural barn (ref: S/2007/1802), minor amendments to this application were made after the conversion (ref: S/2009/0982). Later, the erection of a car port was approved in 2014 (ref: 14/03034/FUL).

The Proposals

Externally, the proposal includes the removal of the external staircase, replacing it with an internal one. To the rear, a dormer window would be built to provide headroom for the bedroom. Additionally, the front section of the car port would be clad with timber, keeping in line with the construction of the current car port. A porch and door will be built in place of the current external staircase, and a window will be inserted above the porch roof. Furthermore, a downstairs window is to be located under the current attic window.

Internally downstairs, a modest open plan kitchen/diner/living area would be created together with a small utility room and WC. Upstairs would become a bedroom, featuring an ensuite bathroom.

Ample car parking for 3 cars can be provided on the driveway which will be sufficient for the Rickyard (a two bedroom dwelling) and the proposed annex.



Image above: north-west facing elevation of outbuilding which would be infilled.

Image left: south-west elevation of outbuilding which would have a new window at ground floor

Relevant Planning Policy

The Development Plan is formed of the Wiltshire Core Strategy (WCS) (adopted in January 2015) and the saved policies within the Salisbury District Local Plan. There are no specific policies in the WCS that address the creation of a 'granny annex' as this is a saved policy in the Salisbury District Local Plan. The relevant WCS policies are more general and relate to design and residential amenity:

- Core Policy 57 (Ensuring high quality design and place shaping) requires new developments to respond positively to its local setting; make efficient use of land and be compatible with adjacent residential buildings and uses in terms of amenity.
- Core Policy 58 (Ensuring the conservation of the historic environment) seeks to conserve / preserve distinctive areas of the historic environment which contribute to a sense of local character and identity.

Saved Policy H33 (Accommodation for Dependent Persons) in the Salisbury District Local Plan states:

"Proposals to create separate units of accommodation for dependent persons will be permitted provided that either:

- (i) the accommodation is created wholly or partly within the existing dwelling or takes the form of an extension to that dwelling;*
- (ii) the design and internal arrangement of the proposed unit of accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required to house a dependent person; and*
- (iii) where an extension is proposed, its siting and design is acceptable and the remaining external space around the building is adequate or,*
- (iv) the accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling; and*

- (v) *is subject to a restrictive occupancy condition or, if outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area, is subject to the applicant entering into a legal agreement with the Local Planning Authority that the ancillary accommodation will not be let or sold separately from the main dwelling.” [my emphasis]*

The National Planning Policy Framework (NPPF) is also a material consideration in the determination of the application. Paragraph 82 states that rural housing should be responsive to local needs whilst Paragraph 88 supports the concept of conversions of existing buildings, stating that any conversions should be well designed and respect the landscape that they sit within.

Planning Assessment

Principle of Development

The proposal consists of the conversion of an existing double-bay car port with a first floor into an annexe, to provide accommodation for the applicant once her daughter and associated family take up residence in the main house. The principle of this development is acceptable as it is in accordance with saved policy H33.

Design, Scale, and Impact on the Character and Appearance of the Area

There will be no impact on the footprint of the outbuilding. The external staircase will be removed, and access to the first floor will be via an internal staircase. The space the current external staircase is located will feature a porch and door for access. A window will also be added above the porch. Currently, the car port is open, this will be timber clad but will feature a large ground floor window.

The external changes are minimal. The impact of development on the character and appearance of the area should be negligible and will comply with the relevant policies of the Wiltshire Core Strategy and will take a sensitive approach due to the location within the Conservation Area.

Residential Amenity

The impact on residential and neighbour amenity is negligible.

The car port is not in view of any neighbouring properties and the footpath that runs alongside it, is shielded by a large fence, meaning any changes would not be noticeable.

Summary

The applicant is well embedded in the community in Silver Street, Alderbury and wishes to remain there to enjoy life. To do so, she may well require extra care in later years which could be provided by her family.



I trust that the above and enclosed are sufficient to validate the application, however if you have any queries please do let me know.

Yours sincerely

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