

20th May 2026

Planning Services
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Planning Application for the building on Land Adjacent to Kajha, Millditch, Bratton, Wiltshire, BA13 4SX to be used for personal storage and private office/study purposes by the named applicants only, together with external alterations and associated site tidying works

Dear Sir/Madam,

RAW Planning Ltd are instructed by Mr Peter Thomas and Mr Stephen James-Yeoman to submit a full planning application for the use of the existing building at Land adjacent Kajha, Millditch, Bratton, for personal storage and private office/study purposes by the named applicants only, together with external alterations and associated site tidying works.

The application seeks a modest, controlled and non-residential use of an existing building. It would not create a dwelling, residential curtilage, overnight accommodation or any wider domestic use of the land surrounding the building. The use would remain personal, low-key and confined to the existing building.

The application is submitted in the context of the site's established planning history, including the previous permission for use of the building for the storage of domestic furniture under LPA reference W/06/02961/FUL. That permission was subject to a personal condition restricting the benefit of the permission to Mr A Dale. As Mr Dale no longer owns or occupies the site, the current owners cannot rely on that personal permission. The current application therefore seeks to update the position by allowing a similar low-key personal use by the current owners.

Mr Thomas has lived in the area since 2004, and in the village of Bratton since 2020. During that time he has come to appreciate what a special place the Church Coombe is - this is the small chalk stream valley where the building is situated. The valley incorporates St James' Church, a number of important properties mentioned in the Bratton Neighbourhood Plan, and the community orchard which is a designated local green space. The applicants are keen that Church Coombe retains its peaceful and sylvan setting and having worked as a volunteer at the neighbouring community orchard Mr Thomas has seen the impact that various failed planning applications for the building has had on not only on the application site but the coombe as a whole.

The proposal would also secure tangible visual and environmental improvements to the site. The existing building and surrounding land are presently visually poor in places, with exposed blockwork, boarded openings, rough ground, loose materials and an unkempt appearance. The proposed works would improve the appearance of the building, bring the site back into active management and reduce its current sense of neglect. This would deliver a modest but clear benefit to the character and appearance of this part of Bratton Conservation Area and the local landscape setting.

The applicants have the following 'Vision' for the site and its visual impact on Church Coombe:

"Although this application relates specifically to the building, that is only one part of the vision that the applicants have for the site. By using the Neighbourhood Plan as a guide, they have developed a vision that places the building in a setting that is in keeping with the rest of Church Coombe. This means:

- *Clean up of the site. At the time of writing the vast majority of the builders' and other waste that was dumped on site has been removed. This will be completed*
- *Appropriate fencing and hedging. Replacing the vast majority of the impenetrable 6 foot high fences that surround the land almost entirely, with post and rail fences that allow for wildlife to travel along the northern slope of the coombe and for people to see across boundaries. In some places shrubs will break up the boundary lines, but formal hedges will not be laid*
- *Extending the wooded characteristic of the coombe. Existing trees will be retained, and various native and non-native species will be planted on the land, to mirror that of the neighbouring property, Kajha. Exposed retaining walls on the site will be covered with creepers, eg ivy to reduce their visual impact. On the land itself, grass and wildflowers will be encouraged to spread naturally, with no formal paths or flower borders laid.*
- *The building will not be used for residential or commercial purposes, and so no paraphernalia associated with residential or commercial will be required or used eg washing lines, bins, etc.*
- *Materials chosen for the building will be in keeping with the building's original purpose as stabling for small-holding animals eg sheep, therefore timber cladding will face the walls. Furthermore, to reduce the visual impact of the windows, they will be fitted with wooden shutters, which will be closed when the building is not in use".*

The Application Site

The application site comprises an existing former stable/storage building and associated land at Millditch, Bratton. The site lies on the southern edge of Bratton, immediately outside the defined settlement boundary, within Bratton Conservation Area and within the Salisbury Plain Special Landscape Area. It occupies an edge-of-village location, where the village transitions into the surrounding countryside.

The building is a modest single-storey structure, previously used in connection with the former stable then a personal storage use of the site. It is of simple utilitarian appearance with no architectural merit. However, because of its location within the Conservation Area and sensitive edge-of-village landscape setting, the appearance and management of the site are material considerations.

At present, the site has a neglected and unfinished character in places. The building includes exposed blockwork, boarded-up openings and utilitarian external finishes. The surrounding land includes areas of rough ground, loose materials and general visual clutter. This does not make a positive contribution to the Conservation Area or to the rural edge-of-village setting.

The proposal provides the opportunity to bring the existing building and site back into active, managed and appropriate use by a local resident, while avoiding residential use or any wider domestication of the land.

The site is identified on an aerial photo below.



Figure 1 - Aerial photograph of the site

Planning History

The relevant planning history is as follows:

- **W/80/01371** – planning permission granted for a paddock and stabling for two horses. This permission established the original stable use of the site.
- **W/06/02961/FUL** – planning permission granted for change of use of the building to storage of domestic furniture. The permission was subject to conditions restricting the use to Mr A Dale personally, limiting the use to personal storage only and preventing any wider Class B8 storage use.
- **18/07443/OUT / APP/Y3940/W/19/3222307** – application and subsequent appeal dismissed for conversion of the existing building to a two-bedroom bungalow.

The 2006 permission is directly relevant. It established the acceptability of a low-key personal storage use of the building. The permission was personal to Mr Dale and therefore cannot now be continued by the current owners. The current application seeks a materially comparable form of low-key personal use, with updated named beneficiaries.

The 2019 appeal decision is also material, but it concerned a materially different proposal. The appeal related to residential conversion of the building and associated residential use of the wider land. The Inspector's concerns related principally to the domestication of the surrounding land, including the likely introduction of

formal parking, laundry drying, play equipment, garden furniture and other household paraphernalia. Those concerns do not arise here.

The current application avoids the harm identified by the Inspector. It does not seek residential use, does not create a domestic curtilage and does not propose any outdoor domestic paraphernalia. The use would be confined to the existing building and controlled by condition.

The Application Proposal

The proposed development comprises:

- use of the existing building for personal storage and private office/study purposes by the named applicants only; and
- modest external alterations to improve the appearance of the existing building;

The applicants, Mr Thomas and Mr James-Yeoman, live locally within Bratton and wish to bring the building back into a practical, managed and appropriate personal use. The proposal would allow the building to be maintained and used in a controlled manner, rather than remaining vacant, underused or unmanaged.

It is proposed to timber clad the building and insert dark grey uPVC windows with larch timber shutters across the window openings.

The use would be personal to the named applicants. It would not operate as an unrestricted commercial office, independent business premises, general storage use or residential accommodation. There would be no staff, no customer visits and no general public access.

For the avoidance of doubt, the proposal would not involve:

- residential use;
- overnight accommodation;
- creation of domestic curtilage;
- formal garden use;
- outdoor domestic paraphernalia;
- unrestricted commercial office use;
- Class B8 storage use;
- customer-facing or public-facing activity.

As set out above, the applicants' vision for the site includes substantial landscaping and ecological enhancements although these do not themselves require planning permission.

Photos of the application site are inserted below.





Figure 2 - Existing photographs of the site

Planning Assessment

Principle of development

The proposal is for a personal, non-residential and low-impact use of an existing building. It is not a housing proposal and would not introduce a new dwelling outside the settlement boundary.

The principle of a personal storage use of the building has already been accepted through planning permission W/06/02961/FUL. The current proposal is materially similar in planning terms. It would retain a low-key personal use of the building and would not introduce residential occupation, unrestricted commercial activity or a new planning unit.

The proposal should therefore be understood as a modest continuation and updating of the previously accepted use, rather than a new form of development in the countryside. The only material change is the identity of the named beneficiary and the inclusion of private office/study use, which would remain personal to the applicants and would not operate as a general commercial office.

A personal condition would be appropriate and is expressly invited. The applicants would accept a condition restricting the permission to their personal use only, so that the permission does not run with the land and cannot become an unrestricted storage or office use.

Suggested wording:

The use hereby permitted shall be carried on only for the personal benefit of Mr Peter Thomas and Mr Stephen James-Yeoman. The permission shall not run with the land and shall cease when the land is no longer owned or used by either of the named persons.

A further condition could confirm:

The building shall not be used as residential accommodation, overnight sleeping accommodation or as a separate dwelling, and no domestic curtilage shall be created around the building.

These controls would ensure that the development remains materially different from the previously dismissed residential appeal.

Design, landscape and Conservation Area benefits

The proposal would deliver a clear localised improvement to the appearance and management of the site.

The site is currently visually poor in places, with unfinished building elevations, exposed blockwork, boarded openings, rough ground and general visual clutter. In its current condition, it does not make a positive contribution to this part of Bratton Conservation Area or to the local landscape setting.

Since acquiring the site, the applicants have already taken positive steps to improve its condition, including removing and appropriately disposing of a substantial amount of dumped builders' waste and other material, including some hazardous waste. Much of this appears to have been fly-tipped while the site was unmanaged and perceived as abandoned following previous unsuccessful planning applications.

The proposal would build on these improvements by bringing the building and its immediate setting back into active, controlled and responsible management. Together with the proposed external alterations, timber cladding, shutters and continued site tidying/soft landscaping, the development would secure a more settled and appropriate appearance within Church Coombe and would deliver a modest but real visual, landscape and Conservation Area benefit.

This is an important planning benefit. The proposal would not introduce additional built form, increase the footprint of the building or urbanise the site. Instead, it would secure the repair, improvement and active management of an existing building and its immediate setting.

The proposal would therefore preserve, and modestly enhance, the character and appearance of Bratton Conservation Area. It would also improve the site's contribution to the edge-of-village landscape by replacing the current untidy and unmanaged appearance with a tidier, more settled and visually contained use.

Importantly, these benefits would be achieved without residential use, domestic curtilage or the type of outdoor domestic paraphernalia that was previously identified as harmful in the appeal decision.

Heritage / Bratton Conservation Area

The site lies within Bratton Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The existing building is not of particular architectural merit, but its appearance and management affect the character of this edge-of-village part of the Conservation Area. At present, the building and immediate land have a neglected and unfinished appearance. This does not positively reinforce the special character or appearance of the Conservation Area.

The proposal would improve that position. The building would be brought into active, managed use and its external appearance would be improved. The surrounding land would be tidied and better managed. This would result in a more appropriate and less neglected appearance.

The proposal also avoids the specific harm identified in the 2019 appeal decision. The Inspector's concerns related to the residential domestication of the land, including the likely introduction of domestic paraphernalia and a more residential character. The current application does not seek residential use and expressly avoids domestic curtilage or external domestication.

Accordingly, the proposal would preserve and modestly enhance the character and appearance of Bratton Conservation Area.

Landscape / Special Landscape Area

The site lies within the Salisbury Plain Special Landscape Area and forms part of the sensitive southern edge of Bratton.

The proposal would not introduce new built form, increase the building's footprint or extend built development into the wider landscape. The works relate to the existing building and the tidying and management of the site.

The existing condition of the site is currently visually poor in places with an unmanaged appearance. This detracts from the immediate landscape setting. The proposed works would improve the appearance of the building and reduce visual clutter, resulting in a tidier and more contained site.

The proposal would therefore have a beneficial effect on the immediate site and its local landscape setting. It would not harm the special qualities of the Salisbury Plain Special Landscape Area.

Highways and Access

The proposal would not result in any material change to the established highways position.

Planning permission W/06/02961/FUL allowed the building to be used for the storage of domestic furniture, subject to a personal restriction. That permission necessarily allowed a low level of personal vehicular movements to and from the site in connection with the authorised use of the building.

The current proposal is comparable in highway terms. It would continue a low-key personal use of the existing building by the named applicants only. It would not operate as an unrestricted commercial office, would not involve staff, customers or visitors, and would not generate regular public-facing trips.

The proposed use would therefore have no materially greater highways or access implications than the previously approved personal storage use. No new access works are proposed, and the existing access arrangements would continue to serve the site.

The proposal is also materially different from the previously dismissed residential scheme. It would not introduce a dwelling, daily residential occupation or associated domestic trip patterns. Any movements would remain limited, occasional and personal to the named users.

Accordingly, there would be no adverse highway safety or access impact arising from the proposal.

Residential Amenity

The proposed use would be low-key, personal and confined to the existing building. It would not operate as an unrestricted commercial office or storage use and would not involve staff, customers or public visitors.

The use would not generate material noise, disturbance, overlooking or loss of privacy. The building is already present on the site, and the proposal would not increase its height, scale or footprint.

The proposal would therefore have no adverse impact on neighbouring residential amenity.

Ecology and BNG

The application relates to the use and modest external alteration of an existing building. No demolition or extension is proposed, and no alterations are proposed to the roof. The proposal is not expected to give rise to any ecological impacts. The proposal would not result in the loss of any substantive habitat and would fall within the de minimis provisions for mandatory Biodiversity Net Gain. No separate BNG metric is therefore required.

Planning Policy Review — National Planning Policy Framework

The National Planning Policy Framework is a material consideration in the determination of planning applications. It confirms that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal is consistent with the NPPF's support for making effective use of existing buildings and supporting appropriate rural economic activity where development is sensitive to its surroundings and does not have an unacceptable impact on local roads.

The proposal would bring an existing rural building back into active, managed use. It would not introduce residential use or unrestricted commercial activity. It would be controlled, proportionate and sensitive to its Conservation Area and landscape context.

The NPPF also requires development to achieve well-designed places. The proposed external alterations and site tidying works would improve the appearance of the existing building and reduce the current unkempt appearance of the site.

The NPPF's heritage policies are also relevant because the site lies within Bratton Conservation Area. The current proposal would preserve and modestly enhance the character and appearance of the Conservation Area by improving the building and tidying the site, while avoiding the residential domestication previously identified as harmful.

Wiltshire Core Strategy

The Wiltshire Core Strategy is the principal adopted development plan document for the area.

Core Policies 1 and 2 establish the settlement strategy and delivery strategy. The site lies just outside the settlement boundary of Bratton and is therefore treated as countryside for planning policy purposes. However, the proposal is not for a new dwelling and would not conflict with the housing strategy in the same way as the previously dismissed residential appeal scheme.

Core Policy 48 is relevant because it supports the re-use of rural buildings, subject to appropriate criteria. The proposal would bring an existing building back into a low-key personal use without major rebuilding, without extension and without creating a new residential planning unit. The use would be controlled by personal condition and would not generate materially greater highway or amenity effects than the previously approved personal storage use.

Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. The proposal would improve the appearance of a currently untidy and visually poor site, resulting in a modest local landscape benefit.

Core Policy 57 requires a high standard of design for all development, including alterations and changes of use of existing buildings. The proposed external alterations would regularise and improve the appearance of the building, while retaining its modest single-storey form.

Core Policy 58 requires development to protect, conserve and where possible enhance the historic environment, including Conservation Areas. The proposal would preserve and modestly enhance Bratton Conservation Area by tidying the site and improving the building, while avoiding residential domestication.

Core Policies 60 and 61 are relevant to highways and accessibility. The previous personal storage permission already allowed a low level of personal movements to and from the site. The proposed personal storage and private office/study use is comparable in highways terms and would not introduce a dwelling or unrestricted commercial activity.

Wiltshire Design Guide

The Wiltshire Design Guide is a material consideration and expands on Core Policy 57.

The proposal follows the principles of good design by responding to the site's context and improving the appearance of the existing building. It does not seek a new building, an urbanising layout or a more intensive use of the land. It would retain the existing modest building, improve its external appearance and secure a tidier, more managed site.

The proposal would therefore make a positive contribution to the immediate character of the site and its Conservation Area setting.

Bratton Neighbourhood Development Plan

The Bratton Neighbourhood Development Plan forms part of the development plan for the area.

The Plan seeks to protect Bratton's distinctive rural landscape, heritage, character and natural environment. The proposal aligns with these objectives by securing the improvement and active management of an existing building and its immediate setting, while avoiding residential development, domestic curtilage or external domestication.

Policy BNP2: Design Quality and Character of Place requires development to respond positively to local character and reinforce the special qualities of the relevant character area. The proposal accords with this policy because the building would remain modest in scale, the external works would improve its appearance, and the site would be tidied and better managed.

Policy BNP5: Bratton's Landscape and Locally Valued Key Views requires development to conserve or enhance the landscape of the Parish and avoid unacceptable harm to landscape character or locally valued views. The proposal would not introduce new built form or materially affect wider views. It would provide localised visual betterment through improved building finishes and site tidying.

Policy BNP14: Local Employment and Commercial Services is relevant insofar as the proposal includes private office/study use. Although the proposal is not an unrestricted commercial business use, it would provide a small-scale, locally appropriate use by a Bratton resident, with no staff, customers or public-facing activity. The use would be personal, low-key and capable of control by condition.

Overall, the proposal aligns with the Neighbourhood Plan's emphasis on conserving local character, protecting the landscape and supporting appropriate small-scale local uses.

Other Material Considerations

The 2019 appeal decision is an important material consideration, but it concerned a materially different residential proposal.

The appeal scheme involved residential conversion of the building and associated use of the wider land as residential curtilage. The Inspector's concern was the introduction of a residential use and associated domestication of the land, including the likely presence of parking, laundry drying, play equipment, garden furniture and other domestic paraphernalia.

The current proposal avoids that harm. It is for personal storage and private office/study use only, confined to the existing building. It does not seek residential use, overnight accommodation, domestic curtilage or external domestication.

The appeal decision also found no clear evidence that the residential proposal would result in a significant net increase in trips compared with the existing/lawful storage use. That distinction is important. The current proposal is not a dwelling and would not generate the same day-to-day residential accessibility concerns. Movements would remain limited, occasional and personal to the named users.

The appeal decision should therefore be afforded weight only insofar as it confirms the sensitivity of the site and the importance of avoiding domestication. The current proposal has been deliberately framed to avoid that issue.

Planning Balance and Conclusion

The proposal is modest, controlled and materially different from the previously dismissed residential scheme. The application seeks permission for a low-key personal use of an existing building by local residents. The principle of personal use of this building was accepted by the Council through the 2006 permission. The current proposal would update that position for the current owners, while retaining tight control over the nature and intensity of the use.

The proposal would not introduce a dwelling, overnight accommodation, domestic curtilage or external domestication. It would not operate as an unrestricted commercial office or general storage use. It would not materially increase vehicle movements or give rise to highway safety, amenity or ecological harm.

The proposal would also deliver a clear planning benefit. It would improve the appearance of the existing building, secure the tidying and active management of the site, and reduce the current sense of neglect. This would preserve and modestly enhance the character and appearance of Bratton Conservation Area and improve the site's contribution to the local edge-of-village landscape setting.

The development therefore accords with the relevant provisions of the Wiltshire Core Strategy, the Bratton Neighbourhood Development Plan, the Wiltshire Design Guide and the NPPF. Subject to appropriate personal and non-residential conditions, planning permission should be granted.

As part of the planning application please find enclosed the following documents:

- Completed application form
- Location Plan and Block Plan
- Existing and Proposed Elevations & Floor Plans

The application fee has been paid via the Planning Portal.

I trust that the above and enclosed are sufficient to register the application, however if you have any queries, please do not hesitate to contact me.

Yours sincerely

MSc (Hons) MRTPI
anna@rawplanning.co.uk
Mobile: