

10th July 2026

Wiltshire Council
Development Management
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Town and Country Planning Act 1990
Parsonage Barn, Homington Road, Odstock, Salisbury, SP5 4JB
Change of Use of Two Holiday Let Units to Two Residential Dwellings
Planning, Design and Access Statement

Dear Sir/Madam,

I write on behalf of the applicants, Mr and Mrs McGregor, in support a planning application for the change of use of two existing holiday let units to two self-contained residential dwellings.

The proposal constitutes a simple change of use of accommodation that has already been successfully converted and occupied. No external alterations are proposed, there are no changes to the approved access, parking or servicing arrangements. The proposal would utilise an existing building located within the established built form of Odstock.

Site Description

The application site comprises Parsonage Barn, located on Homington Road within the centre of the village of Odstock. The site lies within the built-up area of the village and comprises two one-bedroom holiday let units which were created through the conversion of a former personal training studio.

The surrounding area is predominantly residential in character, comprising a mixture of detached dwellings, converted buildings and associated domestic curtilages. The building occupies a sustainable village location with convenient access to Salisbury city centre, Salisbury District Hospital and the surrounding road network.

Each unit benefits from a dedicated entrance, modest private outdoor amenity space and two off-street parking spaces located immediately adjacent to the building. The access and parking arrangements are well established.

Planning History

Planning permission was granted in 2012 under the reference S/2012/1501/FULL for the change of use of the building from office accommodation to a personal training studio. The principle of commercial use from the existing building was therefore established at that time.

Planning permission was subsequently granted under application reference PL/2021/05838 for the change of use of the personal training studio to two holiday let units together with associated external alterations, curtilage creation and parking provision. As part of that permission, the Local Planning Authority accepted the principle of converting the building into two self-contained units and confirmed that the proposed parking arrangements, residential amenity and design were all acceptable.

The development has since been completed in accordance with the approved plans and the holiday accommodation have since operated.

Proposed Development

This application seeks planning permission to remove the holiday occupancy restriction and allow the two units to be occupied as permanent residential dwellings (Use Class C3) with no operational development proposed.

The applicant has experienced a noticeable increase in enquiries from prospective occupiers seeking longer-term accommodation. The current planning condition restricts occupation to holiday use only and therefore prevents the applicant from responding to this demand.

The proposal would provide flexibility for the units to accommodate longer-term tenants, owner occupiers or future purchasers, thereby allowing the accommodation to respond to local housing needs over time.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan comprises the Wiltshire Core Strategy together with the saved policies of the former Salisbury District Local Plan.

The principal policies relevant to this proposal are considered to be:

- Core Policy 1 – Settlement Strategy;
- Core Policy 2 – Delivery Strategy;
- Core Policy 23 – Southern Wiltshire Community Area;
- Core Policy 57 – Ensuring High Quality Design and Place Shaping; and
- Core Policy 60 – Sustainable Transport.

The application should also be considered in the context of the National Planning Policy Framework, which places significant emphasis upon making effective use of previously developed land and existing buildings, delivering a sufficient supply of homes and supporting sustainable patterns of development.

Planning Policy Assessment

Principle of Development

Odstock is identified within the Wiltshire Core Strategy as a Small Village where development is directed towards meeting local housing needs. The proposal seeks the continued residential use of an existing building that sits comfortably within the established built form of the village. The proposal therefore makes efficient use of an existing building within the settlement boundary, consistent with the spatial strategy established through Core Policies 1 and 2.

The principle of converting the building into two self-contained residential-style units has already been accepted by the Local Planning Authority through the implementation of planning permission PL/2021/05838. This application simply seeks to allow those units to be occupied without the current holiday occupancy restriction.

Whilst the proposal delivers only two dwellings, it nevertheless represents a modest contribution towards housing land supply delivery within an existing settlement at a time when Wiltshire Council is unable to demonstrate a five-year housing land supply. That is a material consideration which weighs positively in favour of proposals that provide sustainable housing without giving rise to adverse planning impacts.

Housing Need and Choice

The dwellings are both one-bedroom and suitable for a range of occupiers. There is an acknowledged shortage of smaller homes across many rural communities, particularly accommodation suitable for single people, couples, retired residents wishing to downsize and those seeking lower-maintenance homes whilst remaining within their local community.

The applicant has experienced increasing demand from prospective occupiers seeking longer-term accommodation rather than short holiday stays. Given the site's proximity to Salisbury District Hospital and Salisbury city centre, it is unsurprising that there is demand in this location.

The existing planning condition prevents those enquiries from being accommodated despite there being no material planning difference between the physical form of the development. The proposal would therefore allow the accommodation to respond to genuine local housing demand whilst providing the applicant with greater flexibility over the future occupation of the units.

Residential Amenity

Each dwelling benefits from a double bedroom, bathroom, open plan living/dining/kitchen areas; modest private amenity space and two off street car parking spaces.

The Government's Nationally Described Space Standard requires a minimum gross internal floor area of 58m² for a one-bedroom, two-person dwelling arranged over two storeys. Unit 1 provides approximately 68m², whilst Unit 2 provides approximately 70m², comfortably exceeding the nationally recognised minimum standard.

The proposal would therefore give rise to no additional impacts upon neighbouring residential amenity beyond those previously accepted by the Council.

Conclusion

The proposal represents a logical and sustainable evolution in the use of an existing building within the centre of Odstock. The development makes effective use of an existing building within a sustainable village location, accords with the settlement strategy established by Core Policies 1 and 2 of the Wiltshire Core Strategy and is consistent with the wider objectives of the National Planning Policy Framework to support the delivery of sustainable homes.

For these reasons, it is respectfully submitted that the proposal represents sustainable development that accords with the Development Plan when read as a whole, and planning permission is respectfully requested.

Yours faithfully

Alison Whalley

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