

Appellant's comments

Appeal by: Mr T. Waldron
Site Address: Park Farm Barn, Lacock Road, Westrop, Corsham. SN13 9QF
Appeal Reference: 6009057
Our Reference: 2469A_Appellants Comments

- 1.0 We refer to the covering letter and appendices presented by the LPA in support of their decision to refuse planning permission for the change of use of a rural building to form a single dwelling house.
- 2.0 The findings of Mrs Justice Lieven in the Application of Wiltshire Council v Secretary of State for Housing, Communities and Local Government [2020] EWHC 954 (Admin) (case reference: CO/5006/2019) are noted. However, they conflict with Wiltshire Council's interpretation and approach to contemporary, and subsequent decisions following the judgement.

Core Policy 48

- 3.0 The Case Officer's report for Pry Holding (reference 19/03164/FUL; Appendix 1) relates to a consent granted by Wiltshire Council for change of use of domestic garage and annexe, approved in 2004 (04/01873/FUL) and completed in 2008 (building regs. Ref. 08/09478) to a separate dwelling. The case was made by the Applicant that the proposals were supported by para.79 of the NPPF 2019 for subdivision. The Case Officer comments
- 3.1 *'The supporting statement seeks to justify the proposal against paragraph 79 of the NPPF which provides an exception to the above approach where the proposal would involve the subdivision of an existing residential dwelling. However, in this case the application relates to a detached outbuilding. It does not therefore involve the subdivision of an existing residential dwelling and the proposal does not therefore comply with paragraph 79.'*

3.2 *The principle of new residential development can therefore only be considered under the Wiltshire Core Strategy exception policies, in this case Core Policy 48 ‘Supporting Rural Life’ is the relevant policy’.*

4.0 Wiltshire Council approved planning permission for the conversion of the modern domestic outbuilding and in doing so confirmed that CP48 is the appropriate policy for consideration of proposals to convert all forms of rural buildings.

Financial evidence

5.0 The dismissal of 190 Ashley Green (APP/Y3940/W/15/3003800) and Thyme Cottage (APP/Y3940/W/17/3178305) placed significant weight on the lack of financial evidence to support the proposed changes of use. Conversely, the application subject of this appeal was supported by a detailed viability assessment of alternative uses. Such assessments have been accepted by Wiltshire Council as appropriate evidence, as confirmed by the Case Officer report in relation to the conversion of an annex at Upper Farm, South Wraxall (reference PL/2021/04785; Appendix 2). Equally, Wiltshire Council’s assessment of the proposed conversion of Park Farm Stables (reference 20/04961/FUL; Appendix 2 of the Appellant’s statement of case) relied on the Agent’s planning statement in relation to alternative uses, leading the officer to comment;

5.1 *‘On visiting the site is it considered that due to the limited space within the building and site overall, any potential for community, employment or cultural uses would be limited. Whilst a tourism use of the building is not necessarily considered incompatible with the site, given the lack of surrounding infrastructure and association with nearby attractions, a tourism use would not be insisted upon. It is therefore appropriate to consider the relevant criteria above in respect of the proposed residential development. The proposal considered against the relevant criteria of exception Policy 48’.*

6.0 In none of the cases presented by the Appellant is the absence of a marketing exercise identified as objectionable.

Housing Land supply and planning balance

- 7.0 7 Locks Cottage decision highlights the difference between patterns of usage arising from an annex as opposed to a dwelling, which is acknowledged. However, we also note the Planning Officer's delegated report in relation to the appeal proposals, which notes at various points;
- *'The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan';*
 - *'The building is existing and its design and appearance does not of itself give any cause for objection'*
 - *'The application relates to an existing building and as such the extent of heritage harm arising is minimal. No external alterations are proposed and as such there is not considered to be any material conflict arising with Core Policy 58 (WCS), HE1 and HE2 (CNP), or Section 16 of the NPPF'.*
 - *'There are no other amenity issues arising, including loss of light / overshadowing, or noise impacts, given the proposed introduction of a residential use to the immediate locality. As such there is not considered to be any conflict with Core Policy 57 (WCS)'; and*
 - *'there is unlikely to be any highways safety impact arising'.*
- 8.0 The Officer's Delegated Report to the appeal proposals acknowledges the '*substantial shortfall*' in Housing Land Supply, yet gives the position limited weight in the planning balance. The approach conflicts with Wiltshire Council's assessment of the proposed conversion of a holiday let to an independent dwelling at The Anchorage (reference PL/2025/04856; Appendix 3). The Anchorage lies in the open countryside, some 5.5km north of Chippenham, the nearest substantial settlement accessed on rural lanes. The report notes '*the current HLS position is such that great weight must be attached to the overall benefit that any proposed new dwelling would have on the HLS for Wiltshire*', and concludes.
- 8.1 *'The site is in open countryside and not in a sustainable location; as such, there would be adverse impacts of permitting a dwelling in this location given the necessary dependence on private car use. The application is therefore contrary to the aims with CP1, CP2 and CP10 of the WCS and para 115(a) of the NPPF.*

8.2 *No other adverse impacts (which cannot reasonably be conditioned in order to fully mitigate the harm) have been identified as part of assessing this application, however. On this occasion, taking fully into account the titled balance, the benefit to the HLS for Wiltshire that a single dwelling would bring (whilst understandably only modest) would outweigh the identified harm’.*

Concluding note

- 9.0 Each application must be considered on its own merits, however, the approach taken to decision making must be consistent. The small selection of approvals appended hereto and granted by Wiltshire Council for the use of domestic outbuildings as independent dwellings demonstrate how the LPA has assessed similar proposals in the past, and applied weight in the planning balance.
- 10.0 Limited harm has been identified due to the distance to services and facilities, however the NPPF requires that, in the absence of an up-to-date Development Plan, planning consent should only be refused where the adverse impacts would ‘*significantly and demonstrably*’ outweigh the benefits. The Appellant contends that this test has not been met and that the LPA have failed to apply appropriate weight to the, albeit modest, contribution that the development would have to the housing land supply.
- 11.0 For these reasons, and those set out in the Appellant’s Statement of Case, it is respectfully requested that the appeal is allowed.



Appendix 1

Pry Holding (reference 19/03164/FUL)

CASE OFFICER'S REPORT

Application Reference: 19/03164/FUL

Date of Inspection: 15/04/2019

Date site Notice posted: 15/04/2019

POLICIES

Wiltshire Core Strategy (WCS):

CP 1 Settlement Strategy
CP 2 Delivery Strategy
CP48 Supporting Rural Life
CP50 Biodiversity and Geodiversity
CP51 Landscape
CP57 Ensuring High Quality Design and Place Shaping
CP61 Transport and New Development
CP64 Demand Management

National Planning Policy Framework 2019 (NPPF):

Chapter 6 Building a strong, competitive economy
Chapter 9 Promoting sustainable transport
Chapter 12 Achieving well-designed places
Chapter 15 Conserving and enhancing the natural environment

ISSUES

Principle of the development
Impact on the character and appearance of the area
Impact on residential amenity
Parking/highways

REPRESENTATIONS

Purton Parish Council

No objection

Highways

No objection. The parking, turning and existing access to the highway is adequate.

ASSESSMENT

The application relates to a dwelling known as Pry Holding. It seeks permission for the change of use of an existing detached outbuilding into a separate dwelling. The dwelling would have one

bedroom, would utilise the existing access and would benefit from its own generous private garden.

Principle of proposal

The site is located in the open countryside being outside of any of the settlement boundaries contained within the development plan. New residential development in the open countryside outside of any defined settlement boundaries is strictly controlled so as to restrict homes being built in unsustainable locations remote from local services, facilities and transport routes.

The supporting statement seeks to justify the proposal against paragraph 79 of the NPPF which provides an exception to the above approach where the proposal would involve the subdivision of an existing residential dwelling. However, in this case the application relates to a detached outbuilding. It does not therefore involve the subdivision of an existing residential dwelling and the proposal does not therefore comply with paragraph 79.

The principle of new residential development can therefore only be considered under the Wiltshire Core Strategy exception policies, in this case Core Policy 48 'Supporting Rural Life' is the relevant policy. The Agent also provided justification against this exception policy. The policy specifies that:

"Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:

- i. the building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and*
- ii. the use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and*
- iii. the building can be served by adequate access and infrastructure; and*
- iv. the site has reasonable access to local services; or*
- v. the conversion or reuse of a heritage asset would lead to its viable long term safeguarding.*

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy".

Under CP48 the use of the building for employment, tourism or community uses must be considered at first. In this case, the site is not of a sufficient size or suitably located for employment or cultural uses. With regard to tourism uses, whilst these are not necessarily considered incompatible with the site, given the lack of surrounding infrastructure and nearby

attractions, a tourism use in such a location would not be insisted upon. It is therefore appropriate to consider the relevant criteria above in respect of the proposed residential development.

i. the building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and

It was clear from the Case Officer's site visit that the building is robust and structurally sound. Very minor alterations to the fenestration are proposed, and these modifications are considered to preserve the character of the original building.

ii. the use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas

As explained above the proposal involves converting and upgrading the existing building. The existing building would be unchanged apart from the alterations to the fenestration noted above. Other than from the erection of new boundary treatments to subdivide the plot, the proposal is unlikely to result in any significant visual impact on the surroundings or wider landscape. It should be noted that, as the land is currently part of the residential curtilage, fences, walls and other means of enclosure could be installed across the site without planning permission. Accordingly, the contribution to the character and appearance of the area would be neutral.

There are no concerns in relation to overbearing development, overshadowing or loss of privacy. Although vehicles accessing the new dwelling would be required to drive past the existing dwelling known as Pry Holding, given that only one new very small dwelling is proposed, it is unlikely that there would be significant vehicle movements associated with its use. As such, the low level disturbance caused to the existing dwelling through vehicle movements, would not be so significant to warrant the refusal of the application or to render conflict with Core Policy 48 on this basis.

A new close boarded fence separating the new dwelling and existing dwelling, Pry Holding, will provide acceptable levels of amenity and privacy for the occupiers of these properties.

iii. the building can be served by adequate access and infrastructure;

The Highways Officer considered that the parking, turning and access arrangement to the highway was adequate.

iv. the site has reasonable access to local services; or

The site is situated just off the B4553. This part of the road network is well connected to surrounding settlements including Swindon and Purton. Bus links are available to wider destinations from these settlements.

Overall, it is considered that the proposal complies with CP 48 and is therefore acceptable in principle.

Other matters

Although the site is located in an area which is susceptible to ground water flooding, it is noted that the proposal would not involve any external alterations which would increase the risk of flooding on the site or in the wider area.

Similarly, while the site is located in an area of archaeological potential, the proposal would not enlarge the footprint of the built form. The building already appears to be used as ancillary accommodation and it therefore unlikely that further drainage or electricity connections would be required which would disrupt the surrounding land. As such, the proposal is considered to be acceptable on this basis.

Conclusion

The proposed development is considered acceptable in principle. The development is broadly compliant with the criteria of Core Policy 48 and meets the standards expected under Core Policies 51 & 57 in terms of landscape impact, design and residential amenity. The highways impacts associated with the development are considered to be acceptable. Taking into account all of the above considerations, it is found that the application complies with the development plan and the relevant sections of the National Planning Policy Framework. In the absence of any material considerations indicating otherwise, planning permission should be granted.

RECOMMENDATION

Grant permission.

- 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:

05 - Proposed building details

04 - Proposed site plan

03 - Existing building details

02 - Existing site plan

01 - Location plan

Received 27/03/2019

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site.

REASON: In the interests of visual amenity.

- 6 INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

- 7 INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

- 8 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the

requirements of the Party Wall Act 1996.



Appendix 2

Upper Farm, South Wraxall (reference PL/2021/04785)

CASE OFFICER'S REPORT

Application Reference:	PL/2021/04785
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	16 July 2021
Case officer:	Steven Sims

Site Address:	Upper Farm, Lower South Wraxall, Bradford on Avon, BA15 2RJ
Proposal:	Demolition of existing stables and outbuildings, and single storey extension to annex to form independent (3 bed) dwelling house
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery strategy

Core Policy 7: Spatial strategy for the Bradford on Avon Community Area

Core Policy 48: Supporting Rural Life

Core Policy 50: Biodiversity and geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Core Policy 61: Transport and Development

Core Policy 64: Demand management

Core Policy 67: Flood risk

National Planning Policy Framework 2021 (The Framework)

Other

Planning Practice Guidance (PPG)

Wiltshire Local Transport Plan 2011- 2026

Section 66 of the Planning (Listed building and Conservation area) Act 1990 states that the local planning authority has a duty to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed building and Conservation area) Act 1990 states that the local planning authority has a duty to pay special attention to the desirability of preserving and enhancing the character or appearance of the conservation area.

RELEVANT PLANNING HISTORY

16/02841/FUL – Construction of open sided porch installation of garage doors and safety glazing to first floor windows. Approved

14/03151/FUL – Installation of double and triple glazed rooflights and omission of dormer window to east elevation from approved scheme (W/11/02216/FUL). Approved
W/11/02216/FUL – Alterations to bring about the change of use of two redundant agricultural buildings to form 2 No. dwelling houses and associated works. Approved
W/89/01419/FUL – Conversion of farm outbuilding to new single dwelling. Approved
W/88/02199/FUL – Conversion of farm outbuilding to dwelling and new access. Approved

CONSULTATION RESPONSES

South Weaxall Parish Council: No objection

Highways Officer: 'This proposal will effectively result in an additional dwelling in the countryside. It does not appear there will be need or relationship with the farm. This will be outside limits of development in the WCS. Therefore this raises sustainable transport considerations (CP 60/ 61, NPPF 2019) and I consider highway objection should be raised on the following basis:

- The site is located outside of the settlement policy boundary, raising concerns with regards to the sustainability of the site for residential use due to the likely reliance upon the private car for any occupants and their visitors/ combined with a lack of pedestrian facilities/safe cycling provision. The proposal is therefore, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, paras 102, 108 & 110 of the National Planning Policy Framework 2019, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternative in order to promote a sustainable pattern of development.

I am aware that there maybe policy in the WCS, with regard to COU of buildings or infill policy. With regard to the proposed vehicle access, I note that this is effectively the widening of an existing access, which would require alteration to the wall /access. I understand access was granted consent under 19/01548/FUL. The visibility splays seem appropriate within the public highway. If you are minded to issue a consent, I recommend the following conditions:

- No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- Any gates shall be set to open inwards only.

REASON: In the interests of highway safety.

- Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water.'

Drainage Team: 'According to our new consultation matrix, this development does not trigger consultation with the drainage team, because it's a single dwelling. Therefore we will not be responding to this consultation.'

Ecology Officer: 'I note the submission of ecology report Preliminary Bat Roost Assessment & Nesting Bird Survey Report (Smart Ecology, 21/04/21) which found moderate potential for bats to be using some of the buildings as a roost, and evidence of swallows nesting in one building. Further, there are records of bats roosting on site previously. The ecology report recommends, as per best practice guidance, that further bat survey work is conducted on site to determine if bats are roosting on site and subsequently make appropriate recommendations as to what mitigation measures are required as part of the proposal design.

This additional survey work must be conducted and reported on prior to determination of the application, and recommended mitigation measures (including those for birds) incorporated into amended application drawings.

The site falls within the consultation zones of the Bath and Bradford on Avon Bat SAC. The Smart Ecology ecology report makes reference to this, and so it will be expected that the additional bat survey report required in support of this application must include consideration of this factor when determining the level and type of survey work required, and also consider aspects of the proposal details such as changes in light levels and vegetation/habitat. These may be required should a test of likely significance be required in order to comply with the Habitat Regulations 2017.'

Following submission of a Bat Survey dated August and re-consultation no additional comments were received.

Rights of Way Team: No comments received

Conservation Officer: No comments received

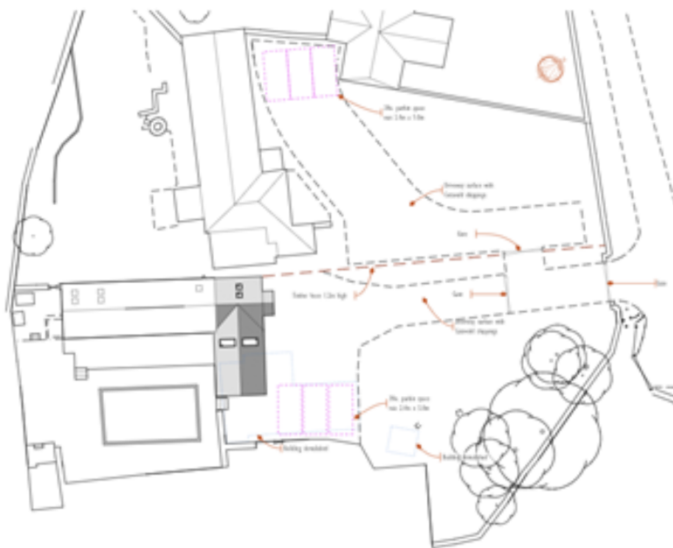
REPRESENTATIONS

None received

ASSESSMENT

The site

Upper Farm is located to the north of Lower Wraxall, with the main built up area of the village located directly to the south. The site comprises a rectangular annex to the southeast of the farmhouse, along with a small courtyard with pool and stables to the east. Access to the site is via the existing driveway off Lower South Wraxall. The site is located within the South/Lower South Wraxall Conservation Area and the Green Belt. Misons Farmhouse borders Upper Farm to the southwest, which is a grade II listed building in addition Granary at Misons Farm and Barn and Stables at Misons Farm located to the west are also grade II listed buildings. To the east and west the site is bordered by converted farm buildings now in residential use. Public footpath SWRA11 borders the site to the east.



Location plan

The Application

This is a full application for demolition of the existing stables, store and summerhouse, erection of a single storey extension to the north of the existing annex to form an 'L' shaped dwelling, erection of timber fence and gate to separate the new dwelling from the existing dwelling and formation of parking and turning spaces for both existing and proposed dwellings. External materials used in the construction of the extension would match those in the existing annex with render to the south and east elevations of the extension. The proposed extension would provide an additional bedroom, foyer and bathroom. The scheme also includes the change of use of the annex to form a separate single storey 3 bedroom dwelling.



Proposed plans: new dwelling/extension

Principe de développement

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Core Policy 1 of the Wilshire Core Strategy explains that there is a general presumption against development outside the defined limits of the Principle Settlements, Market Towns, Local Service Centres and Large Villages. Core Policy 2 sets out the delivery strategy and advises that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. It supports a plan-led approach to development outside of the limits of development of existing settlements, stating that such development will only be permitted in exceptional circumstances, or if the site is identified for development through a site allocation document or a Neighbourhood Plan.

Core Policy 60 of the Wilshire Core Strategy states development should be located in sustainable locations and the council will use its planning powers to reduce the need to travel particularly by private car. Core Policy 61 states new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

The application site is located outside the current limits of development for any settlement and is considered open countryside. It has not been promoted through either a site allocations plan, or neighbourhood plan. The scheme involves the change of use and extension of an existing residential annex to form a separate single storey 3 bedroom dwelling. As such the most relevant policy in this case would be Core Policy 48 'Supporting Rural Life'. This policy states:

'Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria.'

The applicants have submitted a viability appraisal report that details whether the annex is suitable for conversion to either business or tourism related uses. The report concludes 'The demand for commercial premises which are remote from a town's employment pool is specialist; the restricted accessibility and the lack of ready transport facilities will limit the market appeal of this building for employment purposes.' In addition the report concludes conversion to holiday/tourism use and office/light industrial use would not be viable. As such it is considered clear evidence has been provided to discount employment, tourism, cultural and community uses for the annex.

In terms of criteria i to v above, the design of the proposed extension is considered acceptable and the scheme would not harm the character of the existing building or character and appearance of the landscape. The development would have no adverse impact on the living

conditions of neighbouring residents and would use the existing access which is considered adequate. The site has reasonable access to local services. The proposed development therefore complies with Core Policy 48 of the WCS and the principle of the change of use to residential use has been established.

Impact on openness of the Green Belt

There are no relevant development plan policies relating to the Green Belt at local level therefore the NPPF provides policy direction. The NPPF (paragraph 147) states that “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. Paragraph 149 states a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Listed exceptions to this amongst others include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. However the NPPF does not quantify what a ‘disproportionate addition’ is and the Council does not prescribe a volume/percentage maximum and each case must therefore be assessed on its own merits. Mindful of this information, the following volume calculations are estimated:

Existing annex = 128m³

Annex extension = 90m³

Adjacent buildings to be demolished = 221m³

The proposed extension would be to an annex within the confines of an existing residential site and directly adjacent the existing farm house. As set out in paragraph 137 of the Framework, the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and the essential characteristics of Green Belts are their openness and their permanence. Openness is the absence of development notwithstanding the degree of visibility of the land in question from the public realm and has both spatial and visual aspects.

In terms of the spatial aspect the development sits within the confines of an existing residential development and directly adjacent the existing farm house. The extension floorspace increase would be offset by the demolition of over 200m³ of outbuildings within close proximity to the development. In terms of the visual aspect of the scheme, the annex is set back from the highway and surrounded on all sides by existing residential development, mainly in the form of farm outbuilding converted to residential use. On the basis of the above, it is considered the extension would not materially harm the Green Belt and nor would it materially diminish its openness. The development therefore complies with national and local policy.

Impact on character of the Conservation Area

Core Policy 58 of the WCS seeks the protection, conservation and, where possible, the enhancement of heritage assets. Core Policy 57 of the WCS requires a high standard of design in all new developments and that development respond positively to the existing townscape and landscape.

The design of the proposed extension and external materials used are considered acceptable. The proposed extension is relatively small in size and would be seen against the back drop of the existing annex building, farmhouse and existing outbuildings on site. The extension is set back

from the highway and single storey in height. Due to the acceptable design of the extension, its sheltered location and minimal bulk, it is considered the development would have no adverse impact on the character of the conservation area or harm the heritage asset. In addition it is considered the demolition of the existing stables, store and summerhouse and new hardstanding would cause no harm to the character of the conservation area. Views from the public footpath would also not be harmed by the development. The scheme therefore complies with Core Policies 57 and 58 of the Wiltshire Core Strategy and advice contained in the Framework.

Impact on neighbour amenity

Core Policy 57 of the Wiltshire Core Strategy requires development to have regard to the compatibility of adjoining buildings and uses and the amenities of existing occupants including the consideration of noise and light pollution.

The existing annex is located directly to the south of the main farmhouse and the scheme includes the demolition of adjacent outbuildings. The proposed extension would be single storey only and additional doors and windows are proposed in the northeast and southwest elevations of the new extension. Due to the location of the extension and distance from adjacent residential units, in particular those to the east at Tower Barn, the proposed extension would have no adverse impact on the living conditions of these residents in terms of overlooking/loss of privacy or overshadowing. The scheme, including change of use, therefore complies with Core Policy 57 of the Wiltshire Core Strategy.

Highways issues

Core Policy 61 seeks to ensure that all new developments are capable of being served by safe access to the highway network.

No alterations are proposed to the access. The addition of vehicle movement associated with the new dwelling would be minimal and would not result in highway harm.

Ecology issues

WCS Core Policy 50 requires that all development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Furthermore, the policy specifies that all development should seek opportunities to enhance biodiversity. Paragraph 174 of the Framework requires development to protect and enhance valued landscapes and sites of biodiversity value and provide net gains to biodiversity.

A Preliminary Bat Roost Assessment undertaken in December 2020 determined that the annex had moderate suitability for use by bats as a day roost, that the stables had potential for use as a night/feeding roost and that the store building had low suitability for use by bats as a day roost. One dusk emergence survey and one dawn re-entry survey were carried out on the annex in July/August 2021. No bats emerged from or re-entered the annex and it is concluded that roosting bats are likely to be absent. Therefore, because the building is not used by roosting bats during the active period it is also considered unlikely that the building is used as a hibernation roost. In conclusion, it is considered that the proposed works to the annex are unlikely to have an impact on roosting bats. The internal inspections of the stables identified no evidence of use by bats as a

night/feeding roost and it is concluded that roosting bats are not using the stables, and therefore that the proposed demolition of the stables is unlikely to have an impact on roosting bats. In addition the internal inspections of the store identified no evidence of use by bats as a roost. Mitigation measures proposed include provision of bat boxes mounted on the external walls of the proposed dwelling or on adjacent trees. These mitigation measures would be conditioned.

Drainage issues

Paragraph 167 of the Framework states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Core Policy 67 of the WCS states all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

A foul and surface water drainage strategy has been submitted. The River Avon, A Main River, drains the local catchment. An unnamed watercourse flows in a south easterly direction approximately 20m south west of the site. It joins an unnamed tributary of the Avon, approximately 1km south east of the site. A highway drainage ditch is situated on the northern side of the road at the site's northern boundary. Two ponds, formed by the unnamed watercourse, are situated 20m south west of the site. Wessex Water records confirm that a 150mm diameter public foul sewer flows in a southerly direction under Ivy Lane, approximately 100m south east of the site. Foul drainage from the farm house and annex are drained to a private piped foul drainage system within the site. Surface water runoff from the existing buildings and hardstanding areas is to be disposed of by soakaway. As such runoff from the proposed extension roof and accesses will be discharged via infiltration into permeable gravel SuDS located within the proposed access track and parking areas.

RECOMMENDATION:

APPROVE, subject to conditions

Conditions: (6)

- 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:

Location plan scale 1:500 drg no. 01A
Site plan scale 1:200 drg no. 02B
Proposed site plan scale 1:200 drg no. 07C
Proposed floor plan scale 1:10 drg no. 04
Proposed north and east elevations scale 1:100 drg no. 05
Proposed west and south elevations scale 1:100 drg no. 06

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

- 3 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 4 Any gates shall be set to open inwards only.

REASON: In the interests of highway safety.

- 5 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

- 6 The mitigation measures detailed in the approved Bat Survey Report by Smart Ecology dated 27 August 2021 section 5 'Mitigation and Enhancements' shall be carried out in full prior to the first occupation of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.



Appendix 3

The Anchorage (reference PL/2025/04856)

DELEGATED REPORT

Application Reference:	PL/2025/04856
Application Type:	Planning Permission
Site Address:	The Anchorage, Nables Farm, Scotland Hill, Upper Seagry, SN15 5HB
Proposal:	Change of Use from Holiday Accommodation to Independent Dwelling
Recommendation:	Planning Permission be GRANTED

PROPOSAL

This scheme is requesting permission for a holiday let to be used as an independent 5 bed dwelling. There's a somewhat convoluted planning history associated with the wider site area; however, the plan provided indicates a unit which combines some of the holiday let unit land and includes part of the attached agricultural site which benefits from an extant prior approval (PA) decision for COU to residential.

No request for permission for operational development is being made, and no trees or hedges are proposed to be removed to aid the COU. An area for waste storage and collection hasn't been specified; surface water will be disposed of via existing watercourse and there will be no changes to how foul sewage will be disposed of. The application form also indicates that the scheme will meet the de minimis exemption for biodiversity net gain (BNG).

SITE DESCRIPTION

Whilst only limited plans have been provided as part of this application, it's clear from review of publicly available information that the habitable space is predominantly on the ground floor of the building with only a bedroom and en suite to the first floor and that land within the red line of the site includes off-street parking and external amenity area.



Figure 1: site photo (sykes cottages)



Figure 2: Indicative floor plan (sykes cottages)

The full site area has been notified within the application form as measuring 0.25Ha; review of the provided site plan, however, suggests that the application area requesting permission for an

independent dwelling (to include land within the curtilage but not to include the shared access track) is closer to 0.14Ha. The access track connects to classified C road 'Scotland Hill' in Upper Seagry, a small village part of the Chippenham Community Area, which benefits from being part of a neighbourhood development plan area but does not have a defined framework boundary.

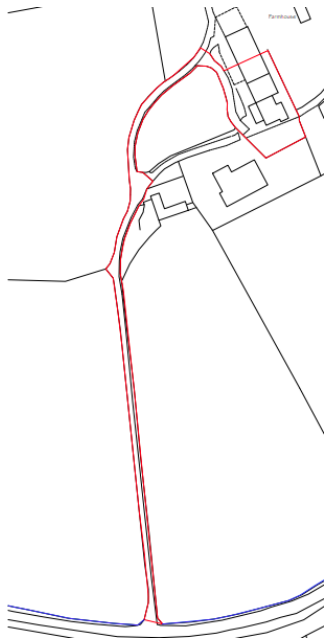


Figure 3: application site (in red) plan



Figure 4: PA site (in red) plan



Figure 5: aerial view (sykes cottages)

The site is not listed, within a conservation area or a protected landscape. There is no current local record of protected species at the site, and the site is located within an area identified as being Flood Zone 1 – at the lowest risk of flooding from rivers/sea.

RELEVANT PLANNING HISTORY

Relevant planning history at the site: (inter alia)

- 16/08358/FUL refused the *erection of two bed bungalow (retrospective)* on 18.11.2016
- 17/00244/FUL approved the *use of annex/agricultural building as holiday accommodation* on 17.05.2017
 - o 18/05603/VAR approved the *removal of condition 3 on 17/00244/FUL regarding use of annex as holiday accommodation* on 03.08.2018
 - PL/2023/06342 refused the *removal of conditions 3 and 4 of 18/05603/VAR* on 13.02.2024
- PL/2025/01981 granted prior approval for *conversion of tractor shed to create 2 No new dwellings* on 23.04.2025

Recent, relevant planning history in the wider area (inter alia):

- PL/2024/00866 approved the *Erection of five new build dwellings in the alternative to applications PL/2021/07596 and PL/2022/08822 which authorised the conversion of*

various buildings at Nables Farm, Upper Seagry, Wiltshire, creating five new dwellings on
29.08.2024

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP3: Infrastructure Requirements
- CP10: Spatial Strategy for the Chippenham Community Area
- CP41: Sustainable Construction and Low-Carbon Energy
- CP50: Biodiversity and Geodiversity
- CP57: Ensuring High Quality Design and Place Shaping
- CP60: Sustainable Transports
- CP61: Transport and Development
- CP64: Demand Management
- CP67: Flood Risks

Saved Policies of the North Wiltshire Local Plan (NWLP)

- H4: Residential Development in Rural Areas

Seagry Neighbourhood Development Plan (NDP)

- SNP6: Small Infill Development
- SNP9: Electric Charging Points

Wiltshire Local Transport Plan 3 (LTP4)

- Parking standards (LTP3)

The Wiltshire Housing Site Allocations Plan (WHSAP)

Wiltshire Design Guide (WDG)

Waste storage and collection: guidance for developers 2011

Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA)

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

- Technical housing standards

HOUSING LAND SUPPLY

The Councils Housing Land Supply (HLS) Statement (base date: April 2024) was published in June 2025 and covers the HLS for Wiltshire and each Housing Market Area within Wiltshire as set

out in the WCS. The HLS position identified under section 6 of the statement expresses that the current number of years deliverable supply is 2.42 years.

Briefing Note (No. [25 – 04](#)) dated 18.06.2025 reiterates that position and states under section 2.3 that: *The council cannot demonstrate the requisite five-year housing land supply. The current position indicates there is a 2.42 years supply.*

ISSUES

The main issues in the consideration of this application are:

- Principle / Sustainable Development
- Design and Neighbouring Amenity
- Ecology / Biodiversity
- Highways Safety / Access
- Flood Risk / Drainage

CONSULTATION

Seagry Parish Council: No objections subject to conditions

Thank you for the opportunity of commenting on this Full planning application. My Council met last evening and has asked me to forward the following comments to you.

The Council noted that this application is very similar to PL/2023/06343 refused by your own Council on the 13th February 2024.

In response to that application my Council wrote to you on the 13th September 2023 and to be consistent the Council feels that they should reiterate those views.

The applicant suggests that this is a sustainable location and given the existing built infrastructure there would be a positive contribution to the supply of much needed new houses, thus avoiding greenfield development.

As before the Council has some sympathy with the concept of additional residential accommodation within the Parish making use of existing buildings and in this case using buildings that already take the form of a dwelling albeit that there is the holiday-let limitation.

The provision by this means allows for the increase of small-scale housing stock within the Parish that is designated as a small village category in the Local Plan allowing for very limited new development an important policy also within the adopted Seagry Neighbourhood Plan.

The Council has based their consideration on the understanding that the proposal is simply to remove the existing temporary holiday let conditions and allow permanent residential use of the property as it exists. The Council reminds you that the original holiday-let condition identified the reason as being that the site was 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 an additional unit of permanent residential accommodation.

With this in mind in determining the application your Council will need to do an about-face in this respect but planning situations change and the Parish Council is willing to support a change in views that might lead to future long-term occupants supporting the whole Seagry community.

In offering this support the Council has a number of concerns that need to be addressed. Firstly, the Council is concerned with the cumulative effect creating a large-scale hamlet of dwellings in this location outside of the natural framework boundary of Upper Seagry.

Secondly that no independent dwelling created should gain permitted development rights.

Finally, there are some local concerns expressed in regards to water supply and foul water drainage dispersal generally in this area. It is to be assumed that water supply to the dwelling is adequate. No doubt Wessex Water will be consulted on this. There have been concerns in regards to foul water effluent polluting local ditches. There needs to be assurance from the Environment Agency that the foul water treatment plant serving the whole built form in the Nables Farm area is fit for purpose.

In closing I confirm that the Council has no objections to the proposals in principle.

The Council trusts that their views will be taken into consideration when the application is determined.

Councils Highways Department: Comment

The site is outside of any development boundary and there are clear policies against development in locations where there is total reliance on private car journeys for all everyday services.

Scotland Hill is lightly trafficked and the access to the site is an existing access to the highway, although visibility 2.4m back from the carriageway edge is less than optimum and likely sub-standard it would be difficult to justify that the small increase in vehicle movements could result in a defensible highway safety refusal reason.

Parking and turning is adequate on-site, therefore I would not recommend a highways refusal on grounds of highway safety or parking shortfall.

The site is considered to be in the open countryside so I will be guided by the LPA on policy.

REPRESENTATIONS

At the time of writing, no public representation has been received.

ASSESSMENT

Principle / Sustainable development

Context

CP1 and CP2 of the WCS relate to the spatial strategy for Wiltshire, setting the policy foundations for sustainable development within the county. CP10 of the WCS expresses that development in the Chippenham Community Area should be in accordance with the Settlement Strategy set out in CP1.

CP2 outlines that, other than in circumstances permitted by other policies within the WCS, development will not be permitted outside the limits of development, as defined on the policies map.

- Supporting text found at 4.25 identifies the exception policies within the WCS as being: CP34, CP37, CP39, CP40, CP44, CP46, CP47 and CP48.
- In addition to those exception policies, saved policy H4 of the NWLP provisions explicit exception criteria for new dwellings in the countryside, outside of framework boundaries.

The site is located outside of any defined settlement limits, in open countryside, and proposes conversion of a barn to a new dwelling and, as such, broadly conflicts with the aims of CP1, CP2 and CP10.

The scheme does not meet any of the exception criteria of the WCS, nor the saved policy H5 of the NWLP.

Notwithstanding the above, the Council have accepted that the requisite housing land supply cannot be demonstrated and as such, for applications including housing provision, the policies which are most important for determining the application should be considered out-of-date.

The NPPF directs, under paragraph 11, that in these circumstances planning permission should be granted unless one or both of the following apply:

- (i) *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- (ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

Paragraph 14 of the NPPF goes on to further express that:

In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply: (a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and (b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.

For the avoidance of doubt, as the NDP was made in May 2021 it therefore became part of the development plan less than 5 years ago; however, the NDP does not contain policies and allocations to meet its identified housing requirement and as such the requirements of paragraph 14(b) of the NPPF have not been met.

Paragraph 11d(i)

The site is located within flood zone 1 and has not been identified as being in an area at high risk of surface or ground water flooding. The site is not located within (or in close proximity to) a SSSI, SAC, Ramsar, SPA, SAC or CWS and is not designated as green belt or local green space.

Furthermore, the site is not within a National Landscape or Conservation Area, is not part of a National Park area, or defined as Heritage Coast, irreplaceable habitat, or a designated heritage asset.

Paragraph 11d(ii)

The scheme is not for major development and, notwithstanding the rural location, on this occasion the development would not result in the creation of an isolated home in the countryside.

Consultation with the Councils Highways Team raised concerns regarding the sustainability of the location for 1 no new dwellings but raised no concerns regarding the suitability of the existing access. Further comments on highway's impacts (including parking provisions etc) of the scheme will be made later in this report.

There is no operational development proposed as part of this scheme; however, careful consideration around whether an independent dwelling would negatively impact the prevailing character of the setting needs to be made. Further comment and assessment of design/visual impacts of the scheme will be made later in this report.

Benefits and harm

This scheme relates to housing development and, whilst for one dwelling only and consequently representing only a very minor benefit to the housing supply for Wiltshire, granting permission would result in a net increase to the number of residential units should the development be completed which would consequently bring about some benefit to the housing supply for Wiltshire.

Different to when application PL/2023/06342 was determined, the current HLS position is such that great weight must be attached to the overall benefit that any proposed new dwelling would have on the HLS for Wiltshire.

Potential harm has, however, been identified by virtue of the site being in an unsustainable location and planning balance must be applied to determine whether the scheme is acceptable.

Design / Visual Impacts and Neighbouring Amenity

Policy CP41 of the WCS relates to sustainable construction and low-carbon energy and encourages development including building conversions to incorporate design measures to reduce energy demand.

Policy CP57 of the WCS requires high quality design and place shaping for all new development including extensions, alterations and changes of use.

Section 9.2 of the WDG sets expectations around private amenity space, providing the following minimum standards (subject to site specific constraints) for gardens, applicable to houses:

Type of private amenity space	1 storey houses	2 storey houses	3 storey houses
Minimum rear garden area	Equal footprint of dwelling	Equal footprint of dwelling	Equal footprint of dwelling
Minimum length of garden	9m if north facing, 5m otherwise	12m if north facing, 10m otherwise	15m if north facing, 10m otherwise

Technical housing standards deal with internal space within new dwellings. Setting requirements for the Gross Internal floor Area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home. There are set criteria for measuring and the following summarised nationally described space standards are applicable for assessment of the proposed 5-bedroom, 2-storey house:

Bedrooms	Bed spaces	Minimum gross internal floor area	Required built-in storage
5 bed	6 person	110	3.5
5 bed	7 person	119	3.5
5 bed	8 person	128	3.5

The councils SPD on 'waste storage and collection' provides guidance for developers and includes the following summarised points relating to the external storage of waste:

- (5.4.1) Waste storage areas should be appropriate located [...] within the boundary of the property [...] These storage facilities should not obstruct sight lines for pedestrians, drivers and cyclists and should not interfere with pedestrian or vehicular access to buildings.
- (5.4.2) External storage spaces must be on hard standings, and they should be away from windows [...]

- (5.4.3) Rear-garden storage is preferable where possible provided that there is a suitable route to the collection point [...]

Notwithstanding the limited detail provided under this application, reviewing the footprint of the building and comparing it to publicly available information on the holiday let has allowed for assessment of the living conditions which would be achievable at the site. No operational development is being proposed and, based on all information available to me, appropriate levels of private amenity would be achievable and necessary GIA would be more than the minimum required without the need for extensions etc.

Notwithstanding that the site was originally more than one building, the painted sections allow for a cohesive appearance whilst allowing the evolution of the agricultural site to still be respected. Given the rural location, it is important to ensure that this character remains; as such, any permission for the use of the site as an independent dwelling should include the removal of permitted development rights for extensions etc. A removal of permitted development rights for outbuildings and means of enclosure are similarly necessary for the same reason.

No area for waste storage has been identified which is regrettable; however, based on the size of the unit it is considered that such an area would be achievable in line with guidance.

The proposed dwelling is directly adjacent to a building which has a current agricultural use but benefits from prior approval for COU to residential. The permitted neighbouring use as 2 dwellings would be in-keeping with the proposed use of this site as an independent dwelling; however, I have some concerns that, if the neighbouring approval isn't implemented and the agricultural use is continued, an agricultural building directly adjacent to a dwelling could result in odour and/or noise impacts on the occupiers of that dwelling. Conditions requiring receipt of further detail prior to first occupation of the dwelling are necessary in the interest of public amenity.

Biodiversity, Geodiversity and Trees

Biodiversity net gain (BNG) is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development.

Policy CP50 of the WCS outlines that Wiltshire's natural environment is one of its greatest assets and identifies protection measures necessary for consideration when assessing the impact of development on biodiversity and geodiversity.

Given that the scheme does not include any operational development and is to allow for occupation of the building as an independent dwelling, alone, the applicant has stated that the development is exempt from BNG. There are no ecological concerns relating to the scheme.

Highways Safety / Access

Policy CP61 of the WCS requires new development to be served by safe access to the highway network.

Policy CP64 of the WCS relates to demand management measures which includes car parking management and standards. There is a requirement for a minimum of 8 parking spaces for B8 use where the site is more than 500m².

The site is in open countryside and is not in a location considered to be sustainable insofar as access to services etc. The scheme conflicts with the aims of WCS policies and is contrary to para 115(a) of the NPPF which requires sustainable transport modes to be prioritised. The site will, however, be served by a safe/suitable access and the Council's Highways team has raised no concerns that residential traffic, resulting from the development, onto the C-road would result in a negative impact on the transport network or highway safety.

Whilst not shown on plans, the site can achieve sufficient off-street parking for a 5-bed dwelling, and it can reasonably be conditioned that such parking be provided etc. prior to first occupation. Furthermore, there is sufficient amenity area to allow for cycle storage to be provisioned and, with the inclusion of a condition requiring such details to be approved prior to first occupation, a non-car related transport option can be encouraged/accommodated.

Policy SNP9 of the NDP relates to the provision of electric vehicle (EV) charging for all new houses. The scheme will result in a material COU from holiday let to residential and as such building control regulations associated with charging requirements will likely apply, thereby meeting the aims of SNP9.

Flood Risk / Drainage

Policy CP67 of the WCS relates to flood risk and provides direction for development proposed in flood zones 2 and 3 and includes the requirement for development to reduce the rate of rainwater run-off and to improve rainwater infiltration to soil and ground, unless site or environmental conditions make these measures unsuitable.

The site is on land in flood zone 1, at the lowest risk of flooding and whilst there is known groundwater issues at the site, the development does not include any further hardstanding or any development which may otherwise exacerbate the existing situation.

SUMMARY AND CONCLUSION

The site is in open countryside and not in a sustainable location; as such, there would be adverse impacts of permitting a dwelling in this location given the necessary dependence on private car use. The application is therefore contrary to the aims with CP1, CP2 and CP10 of the WCS and para 115(a) of the NPPF.

No other adverse impacts (which cannot reasonably be conditioned in order to fully mitigate the harm) have been identified as part of assessing this application, however. On this occasion, taking fully into account the tilted balance, the benefit to the HLS for Wiltshire that a single dwelling would bring (whilst understandably only modest) would outweigh the identified harm.

With the inclusion of necessary conditions, the scheme is acceptable on balance.

RECOMMENDATIONS:

That planning permission be GRANTED subject to the following conditions:

- 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.

- The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, received 13.08.2025

Proposed Site Plan, received 02.06.2025

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

- The dwelling hereby approved shall not be occupied until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- The dwelling hereby approved shall not be occupied until details of parking for 3 vehicles together with vehicular access thereto has been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site, in the interests of highway safety.

- The dwelling hereby approved shall not be occupied until a site layout plan showing the distance between the dwelling and potential agricultural odour sources has been submitted to the Local Planning Authority. If the dwelling is identified as being within 400m of intensive livestock operations, an Odour Impact Assessment and measures for reducing odour impacts to occupiers of the dwelling must be submitted to and approved by the Local Planning Authority. Any necessary measures for reducing odour impacts must be provided

in accordance with the approved detail prior to the first occupation of the development hereby permitted and shall be retained thereafter.

REASON: In the interests of the amenities of the area.

- The dwelling hereby approved shall not be occupied until a site layout plan showing the distance between the dwelling and agricultural buildings. If the dwelling is identified as being within 400m of intensive livestock operations, a Noise Impact Assessment, conducted in accordance with BS4142:2014+A1:2019, and necessary mitigation measures (e.g. acoustic glazing, orientation, or separation distance) must be submitted to an approved by the Local Planning Authority. Any necessary measures for reducing odour impacts must be provided in accordance with the approved detail prior to the first occupation of the development hereby permitted and shall be retained thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

INFORMATIVES TO APPLICANT:

- The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice regarding the requirements of the Party Wall Act 1996.

- Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.