

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01835
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land at Mulberry Cottage, 42 Perry Green , Charlton, Malmesbury, SN16 9DP
DEVELOPMENT DESCRIPTION:	Change of use of existing detached double garage to dual ancillary residential use and short-term holiday let, including associated works.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site relates to a detached double garage with ancillary studio accommodation above located within the residential curtilage of Mulberry Cottage, 42 Perry Green, Charlton. The site lies on the southern side of Perry Green within the settlement of Charlton.

The building comprises a two-storey detached outbuilding located to the front of the host dwelling. The ground floor is currently used for garaging, whilst the first floor provides ancillary office/studio accommodation. The building was approved and subsequently constructed under planning permission 16/06959/FUL.

The surrounding area is predominantly open space and residential in character, comprising of detached dwellings of varying ages and styles set within generous plots.

The site is generally level and benefits from an existing long driveway and vehicular access onto Perry Green, which serves Mulberry Cottage and the detached garage. Existing parking and turning space are available within the site. A public footpath (CHAR5) runs to the south of the site.

The existing garage building is well screened from the public realm by established hedgerow planting along the site. The proposed development would be contained entirely within the existing building and its immediate curtilage, with no extensions or significant changes to the established pattern of development.

The site is subject to the following key constraints and designations:

- Charlton Conservation Area.

PROPOSAL

The application seeks full planning permission for the change of use of an existing detached double garage with studio accommodation above to a dual ancillary residential unit and short-term holiday let, together with associated internal and external alterations.

The accommodation would comprise a single self-contained one-bedroom unit capable of serving two functions. Firstly, it would provide ancillary accommodation incidental to the occupation of Mulberry Cottage, such as accommodation for visiting family and friends.

Secondly, it would operate as short-term holiday accommodation for visitors to the area. The holiday-let use is proposed to accommodate short-term stays, typically ranging from a few days to a maximum of approximately two weeks.

No extensions or increases in the building's footprint, height, scale or overall massing are proposed. Access would continue to be taken from the existing vehicular access serving Mulberry Cottage, and parking would be provided within the existing parking area to the front of the building. A number of minor alterations are also proposed. The existing external staircase serving the first-floor studio accommodation would be removed, with the stair structure reused internally to create access between the ground and first floors. The existing first-floor entrance door would be replaced with a glazed window, and the existing timber double garage doors at ground floor level would be replaced with glazed sliding doors. A small patio area would be created adjacent to the sliding doors, providing limited external amenity space for occupants.

PLANNING HISTORY

Proposal / Summary
14/04027/FUL - Full planning permission Decision - Withdrawn Date: 17/6/2014 – New Garage with Office over
15/01273/FUL - Full planning permission Decision - Refused Date: 7/4/2015 – Erection of New Garage (Resubmission of 14/04027/FUL)
16/06959/FUL - Full planning permission Decision - Approve with Conditions Date: 31/8/2016 – Proposed Double Garage with Studio Over
16/09590/FUL - Full planning permission Decision - Approve with Conditions Date: 28/11/2016 – Replacement of existing stables with an American Barn and the construction of a manege
N/08/01334/FUL - Full planning permission Decision - Approve with Conditions Date: 21/7/2008 – Single Storey Rear Extension
N/11/00728/FUL - Full planning permission Decision - Approve with Conditions Date: 1/4/2011 – Proposed Double Garage with Studio Over
N/98/02355/FUL - Full planning permission Decision - Unknown Date: 3/3/1999 – EXTENSION TO DWELLING & ERECTION OF DETACHED GARAGE & NEW VEHICULAR ACCESS EXTENSION/GARAGE/ACCESS
PL/2023/04012 - Householder planning permission Decision - Approve with Conditions Date: 24/7/2023 – Replacement and enlargement of existing rear extension. Internal alterations. New window openings to east and south elevations.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 13 Spatial Strategy: Malmesbury Community Area
- Core Policy 39 Tourism Development
- Core Policy 40 Hotels, Bed and Breakfast, Guest Houses and Conference Facilities
- 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 60 Sustainable Transport;
- Core Policy 61 Transport & Development;

Draft Wiltshire Local Plan Policies

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: No objection.

WC Conservation: No objection.

Charltons Parish Council: No objection.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Each material planning issue raised is addressed within the assessment below.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Core Policy 13 states that development at Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

Core Policy 39 supports tourist and visitor facilities within or close to Local Service Centres, Large Villages and Small Villages and states that, where practicable, such development should be accommodated within existing or replacement buildings. The policy recognises the importance of tourism to Wiltshire's economy and supports development that enhances the visitor economy whilst respecting local character and amenity.

Core Policy 40 supports appropriately scaled visitor accommodation within Small Villages where proposals are compatible with their surroundings and do not result in unacceptable impacts.

Core Policy 48 supports the diversification and reuse of existing rural buildings where proposals help sustain rural communities and economic activity and do not adversely affect the character of the countryside.

Assessment

The application seeks planning permission for the change of use of an existing detached double garage and studio accommodation to a dual-use unit capable of functioning as ancillary

residential accommodation associated with Mulberry Cottage and as short-term holiday accommodation.

The proposal relates to an existing building that was granted planning permission under application 16/06959/FUL and has been implemented. Consequently, the application does not involve the construction of a new building, encroachment into the countryside, or an increase in the site's built form. Rather, it represents the reuse and adaptation of an existing structure within the established residential curtilage of Mulberry Cottage.

The site is located within Charlton, a Small Village identified within the Wiltshire Core Strategy settlement hierarchy. As such, the site occupies a location where Core Policy 39 specifically envisages tourism and visitor-related development. The proposal therefore benefits from a significantly stronger policy position than tourism proposals located within isolated countryside locations removed from identified settlements.

The proposal is considered to accord closely with the objectives of Core Policy 39. It would provide small-scale tourist accommodation through the conversion of an existing building, thereby supporting the local visitor economy without requiring additional built development. The proposal would utilise an existing building, existing access arrangements and existing infrastructure, which is entirely consistent with the policy's preference for the reuse of buildings.

The proposal is also supported by Core Policy 40. The accommodation would comprise a modest one-bedroom unit and is therefore appropriate in scale to both the host property and the wider character of Charlton. There is no evidence that the proposed use would generate unacceptable levels of activity, traffic or disturbance.

Further support is provided by Core Policy 48. The proposal secures a viable and flexible long-term use for an existing rural building, supports rural tourism, contributes to local economic activity and ensures the continued beneficial use of an existing structure without detriment to the character of the countryside.

A key consideration is whether the proposal would result in the creation of an unrestricted independent dwelling. The application explicitly seeks a dual ancillary residential and holiday-let use rather than the creation of a separate market dwelling. The supporting information confirms that the accommodation would be used by visiting family and friends of the occupiers of Mulberry Cottage when not operating as holiday accommodation.

It is acknowledged that the accommodation contains facilities associated with independent occupation. However, the Local Planning Authority has approved a number of similar proposals involving the use of ancillary outbuildings as holiday accommodation, subject to appropriate conditions preventing occupation as an unrestricted permanent dwelling. In this instance, it is considered reasonable and necessary to impose conditions restricting the unit to either ancillary residential accommodation associated with Mulberry Cottage or short-term holiday accommodation. Such conditions would ensure that the proposal does not give rise to a separate planning unit or independent dwellinghouse.

The proposal would also deliver modest economic benefits through visitor spending within Charlton, Malmesbury and the surrounding area, supporting local businesses and services in accordance with both local and national tourism objectives.

Conclusion

The proposal comprises the re-use of an existing detached building within the curtilage of an established dwelling to provide dual ancillary residential accommodation and short-term holiday accommodation. It does not involve new built development, expansion of the settlement or the creation of an unrestricted dwelling in the countryside.

The proposal is considered to accord with the objectives of Core Policies 13, 39, 40 and 48 of the Wiltshire Core Strategy, which support appropriately scaled tourism development, the re-use of existing buildings and measures which support rural communities and the local economy. The proposal is also consistent with the aims of the NPPF in supporting sustainable rural tourism and economic growth.

Subject to the imposition of conditions restricting the accommodation to ancillary residential use associated with Mulberry Cottage and/or short-term holiday accommodation, and preventing its occupation as an unrestricted independent dwelling, the proposal is considered acceptable in principle. Accordingly, the development complies with the relevant provisions of the Wiltshire Core Strategy and the National Planning Policy Framework.

Design and Impact on the Character and Appearance of the Area and the Conservation Area.

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

Core Policy 58 of the WCS seeks to conserve and, where appropriate, enhance the historic environment. The policy requires designated heritage assets and their settings to be protected in a manner appropriate to their significance.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, when exercising planning functions in Conservation Areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of those areas.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies and all other material considerations.

The proposal does not seek to enlarge the building or alter its overall footprint, height, scale or massing. The works comprise a change of use alongside a number of limited external alterations, namely the removal of the external staircase, replacement of the first-floor door with a window, replacement of the existing garage doors with glazed sliding doors and the formation of a small patio area.

These alterations are modest in scale and are not considered to materially alter the appearance of the building or its relationship with the surrounding area. The removal of the external staircase would simplify the appearance of the structure and is considered to result in a visual improvement. The proposed sliding doors are appropriate to the existing building and are sympathetic to the contemporary design approach already present within the site.

The existing boundary hedgerow along the frontage is to be retained and will continue to provide an important landscape feature and a degree of visual screening from the public realm. Consequently, the proposal would not result in any significant change to the character of the street scene or wider locality.

Furthermore, the submitted block plan demonstrates that the building remains located within the established curtilage of Mulberry Cottage and behind existing frontage landscaping. The proposed patio area is modest in scale and positioned adjacent to the building, whilst established boundary hedgerows continue to provide effective screening from Perry Green. As such, the replacement of the existing garage doors with glazed sliding doors would have a limited visual presence within the public realm and would not materially affect the character or appearance of either the surrounding area or the Charlton Conservation Area.

The application building is a modern detached outbuilding approved under planning permission 16/06959/FUL. It is not considered to be a heritage asset in its own right and makes a neutral contribution to the significance of the Charlton Conservation Area. The proposed alterations are confined to existing openings and comprise the removal of the external staircase, replacement of the first-floor door with a window and replacement of the existing garage doors with glazed sliding doors. No enlargement of the building is proposed. The building is screened by established boundary hedgerows and the changes would not

materially alter its appearance within the street scene or wider Conservation Area. Consequently, the proposal would preserve the character and appearance of the Charlton Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and Chapter 16 of the NPPF.

Whilst views of the building may be available from Public Footpath CHAR5 to the south of the site, the proposal does not involve any extension, increase in height, footprint or massing. The development is limited to minor alterations to an existing building and would not materially affect the rural character, settlement pattern or other features that contribute to the significance of the Charlton Conservation Area.

The Council's Conservation Officer has raised no objection to the proposal. It is noted that, given the planning history of the site and the modern nature of the existing garage building, the proposed alterations are acceptable. Furthermore, as the proposal does not enlarge the existing structure, the Conservation Officer considers that the impact upon the Conservation Area would be limited. Whilst comments are made in relation to potential impacts arising from future landscaping works or any physical separation of the site, no such works form part of the current application.

Having regard to the scale and nature of the proposed alterations, the retention of the existing landscaping and the absence of any increase in built form, the proposal would preserve the character and appearance of the Charlton Conservation Area. No harm to the significance of the designated heritage asset has been identified. The proposal would result in no harm to the significance of the Charlton Conservation Area and therefore the balancing exercise for proposals resulting in less than substantial harm does not apply.

Conclusion

Having regard to the above, it is considered that the proposal represents an appropriate and sympathetic adaptation of an existing building. The development would preserve the character and appearance of the area and the Charlton Conservation Area and would not result in harm to the significance of any heritage asset.

The proposal therefore complies with Sections 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy, and Chapters 12 and 16 of the National Planning Policy Framework.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.

Overlooking / loss of privacy

The proposal does not involve the introduction of any additional first-floor openings that would materially alter existing overlooking. Whilst the first-floor access door would be replaced with a window and the ground-floor garage doors replaced with glazed sliding doors, these alterations would serve accommodation within an existing building and would not introduce any significant new opportunities for overlooking beyond those that could reasonably occur from the existing studio use.

The building is located within the residential curtilage of Mulberry Cottage and benefits from separation from neighbouring properties. Having regard to the existing relationship between the building and surrounding dwellings, it is not considered that the proposal would result in any unacceptable loss of privacy to neighbouring occupiers.

Appropriate levels of privacy would also be available for future occupants of the accommodation.

Loss of light / overshadowing

The proposal does not involve any increase in the footprint, height, bulk or massing of the existing building. As such, the development would not introduce any additional overshadowing or loss of daylight to neighbouring properties beyond the existing situation.

Given that the physical form of the building would remain substantially unchanged, there are no amenity concerns in respect of loss of light or overshadowing.

Overbearing Impact / Overall sense of enclosure

As no extensions or increases in built form are proposed, the development would have no greater physical presence than the existing building already present on the site.

The proposal would therefore not result in any additional overbearing impacts or increased sense of enclosure for neighbouring occupiers.

Noise

The proposal would facilitate the use of the building as ancillary accommodation and short-term holiday accommodation. The unit would comprise modest one-bedroom accommodation and would be associated with low levels of occupancy.

Whilst holiday accommodation can give rise to activity different from that associated with a conventional dwelling, the scale of the accommodation is limited and visitor numbers are likely to be low. Furthermore, the building lies within a residential curtilage and there is adequate separation to neighbouring properties. The proposed patio area is also modest in scale and is unlikely to generate significant levels of outdoor activity.

It is therefore considered that the proposal would not result in unacceptable noise or disturbance to neighbouring occupiers and would be compatible with the character of the surrounding residential area.

Internal and External Space Standards

The accommodation would be created within an existing detached building and would provide a suitable standard of accommodation for its intended use as ancillary residential accommodation and short-term holiday accommodation. The proposal includes internal living accommodation and access to a small outdoor patio area, providing an area of private amenity space for occupiers.

Given the intended ancillary and holiday-let use of the unit and its modest scale, it is considered that an acceptable level of internal and external amenity would be provided for future occupants.

Conclusion

Having regard to the above, it is considered that the proposal would not result in any unacceptable impacts in terms of overlooking, loss of privacy, loss of light, overshadowing, overbearing impact, noise or disturbance. Furthermore, the proposal would provide an acceptable standard of accommodation for future occupants.

The development therefore accords with Core Policy 57 of the Wiltshire Core Strategy and Paragraph 135 of the National Planning Policy Framework.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies and all other material considerations.

No alterations are proposed to the existing vehicular access arrangements, and access would continue to be taken from Perry Green via the established access serving Mulberry Cottage.

The proposal would utilise existing parking available within the site. Given the modest scale of the accommodation, comprising a single one-bedroom unit, the available parking provision is considered sufficient to meet the likely demands arising from both ancillary residential use and short-term holiday occupation.

The development is not anticipated to generate a material increase in vehicle movements when compared to the lawful use of the building as ancillary accommodation associated with the host dwelling. Any increase in traffic associated with holiday-let guests would be limited in scale and would not give rise to a severe impact on the local highway network.

Whilst Charlton is a rural location where occupiers are likely to be reliant to some extent on private vehicles, the proposal represents the reuse of an existing building rather than the creation of a significant new trip-generating development.

Wiltshire Council's Highway Officer has been consulted on the application and raises no objection to the proposal. The Highway Officer is satisfied that the existing access arrangements and parking provision are acceptable and that the development would not result in harm to highway safety.

Conclusion

Having regard to the above, it is considered that the proposal would not result in an unacceptable impact on highway safety, parking provision or the operation of the local highway network. The development would utilise existing access arrangements and generate only a limited level of additional traffic associated with the occupation of a modest one-bedroom unit. The proposal is therefore considered to accord with Core Policies 60, and 61 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies and all other material considerations.

No extensions are proposed, and the development would be accommodated within the existing building envelope.

The site does not lie within or adjacent to any statutory or non-statutory designated wildlife site. The proposal largely comprises the reuse of an existing building and does not involve the removal of significant areas of vegetation, trees, hedgerows or other habitats that would be likely to support notable ecological interest. The existing frontage hedgerow, which provides biodiversity value and contributes to local habitat connectivity, is to be retained.

Given the limited scale and nature of the works proposed, it is not considered that the development would result in harm to protected species, priority habitats or ecological networks. Furthermore, the proposal would not result in any significant intensification of activity that would adversely affect biodiversity interests within the surrounding area.

In respect of Biodiversity Net Gain (BNG), the proposal constitutes a change of use of an existing building with only minor associated operational development. As such, it falls within the category of development generally regarded as exempt from the statutory Biodiversity Net Gain requirements, given that there is no material loss of habitat and minimal ground disturbance associated with the proposal.

Having regard to the above, the proposal is not considered likely to result in adverse ecological impacts and no objections are raised on biodiversity grounds.

Conclusion

Having regard to the above, it is considered that the proposal would have no adverse impact on biodiversity, protected species, priority habitats or ecological networks. The retention of existing landscaping and the limited scale of the proposed works ensure that ecological interests are safeguarded.

The proposal therefore accords with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework relating to the protection and enhancement of the natural environment.

National Landscape

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that “great weight” should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Under Section 245 of the Levelling Up and Regeneration Act 2023, the Council must now ‘seek to further’ the purposes of the National Landscapes in its decision-making. This legislative change strengthens the duty under Section 85 of the Countryside and Rights of Way Act 2000, which originally required that authorities ‘have regard to’ their conservation purpose. In assessing this proposal, the Council has actively considered how it will conserve and enhance the natural beauty of the National Landscape, in line with national legislation and the area's Management Plan.

Assessment

The site is not within or adjacent to a designated National Landscape. The proposal involves the reuse of an existing building with no increase in scale or massing, and only minimal external alterations. As such, there is no visual intrusion, loss of openness, or harm to landscape character, and the building remains consistent with the established residential context. No concerns have been raised by consultees or third parties.

Conclusion

The proposal preserves the rural character and landscape quality of the area and accords with Core Policy 51 and the NPPF.

CONCLUSION

The application seeks the change of use of an existing detached garage and studio building to provide dual ancillary residential accommodation and short-term holiday let accommodation, together with minor associated alterations.

Having carefully considered the proposal against the provisions of the Development Plan, the National Planning Policy Framework and all other material considerations, it is concluded that the proposal represents an appropriate reuse of an existing building within the curtilage of Mulberry Cottage. The development would support rural tourism and the local economy, whilst preserving the character and appearance of the Charlton Conservation Area and maintaining acceptable living conditions for neighbouring occupiers and future users.

There are no objections from the Highway Authority, Conservation Officer or Charlton Parish Council, and no technical constraints have been identified that would warrant refusal of planning permission.

Subject to conditions, including restrictions to ensure the accommodation remains ancillary to the host dwelling and/or used for short-term holiday accommodation and not as an unrestricted

independent dwelling, the proposal is considered to accord with the relevant policies of the Wiltshire Core Strategy and the National Planning Policy Framework. Accordingly, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions:

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 and documents:

Location plan: DWG No. 3292-001; Received 13 April 2026

Existing Floor and Elevation Plan; DWG No. 3292-100; Received 13 April 2026

Proposed Block Plan; DWG No. 3292-002; Received 13 April 2026

Proposed Floor and Elevation Plan; DWG No. 3292-200; Received 13 April 2026

Planning Letter: Ref No. 3292; Received 18 March 2026

Application Form; Received 18 March 2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential occupation of Mulberry Cottage, 42 Perry Green, Charlton, Malmesbury, SN16 9DP, or for short-term tourist accommodation.

When used for short-term tourist accommodation, the annexe shall not be occupied as a person's sole or main residence and shall not be occupied by any individual or group of individuals for a continuous period exceeding 6 weeks in any calendar year. No individual or group of individuals shall re-occupy the annexe within 6 weeks of the end of such period.

An up-to-date register of the names of all occupiers, together with their principal home addresses and dates of occupation, shall be maintained and made available to the Local Planning Authority on request.

REASON: The additional accommodation is sited 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 a wholly separate, unrestricted dwelling.