

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03198
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Pyke Farm, Court Street, Sherston, Malmesbury, SN16 0LL
DEVELOPMENT DESCRIPTION:	Conversion and change of use of outbuilding (workshop, storage and stables) to form ancillary residential annex and associated works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the alteration and refurbishment of the existing outbuilding to create ancillary accommodation incidental to the enjoyment of the main house. The proposal does not create an independent dwelling and the accommodation will remain ancillary to the principal residence.

Externally, the scheme includes replacement roofing materials, insertion of rooflights and photovoltaic panels, new windows and doors, timber framing elements and areas of larch cladding and lime render.



SITE DESCRIPTION/CONTEXT

Pyke Farm comprises a traditional rural property containing an ancillary outbuilding characteristic of the local agricultural vernacular. The application building is an existing single-storey outbuilding positioned within the established residential curtilage.

The surrounding area is characterised by traditional Cotswold stone buildings, simple agricultural forms, natural materials and rural detailing which together contribute positively to the significance and character of the Conservation Area.

The existing outbuilding is of mixed construction, including Cotswold stone walls and concrete blockwork walls; an asbestos main roof and smaller Cotswold stone roof; timber doors and

windows. The building currently accommodates storage, workshop and stable uses.

The proposal is within the Cotswold National Landscape.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Sherston Neighbourhood Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Sherston Parish Council: No objection

Wiltshire Council Highways- No objection subject to condition tying the proposal as ancillary.

Wiltshire Council Conservation- Comments

Raises concern over the number of solar panels proposed on the building and concern over the saddle stones and timber posts. Suggest that they are removed.

REPRESENTATIONS

No comments were received.

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 adopted Wiltshire Core Strategy (2015) and, where applicable, any the Sherston Neighbourhood Plan.

Principle of Development

In most householder applications, the principle of development is not a matter for detailed assessment, as the residential use of the site is already established and the proposal typically involves minor works within the curtilage of a lawful dwelling.

However, in this instance, it is necessary to consider whether the proposed development is acceptable in principle due to nature of the proposal. It is noted that the application seeks to convert a building into ancillary residential accommodation. In this instance the proposal is within close proximity and has been submitted via a householder application, which means that a separate planning unit cannot be achieved under this process. Furthermore, the application will be tied to the same planning unit as the main dwelling.

As such, the principle of development is considered acceptable, subject to the detailed assessment of design, amenity, and other material considerations set out below.

Design and Impact upon the upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

In terms of scale the proposal will see a limited increase in the overall height of the eaves and ridge height. The footprint of the proposal is unchanged from the existing situation. While the proposal will have an increased height it is considered that while noticeable it remains subordinate to the wider plot and street scene and does not suggest that the location is being overdeveloped.

The proposed palette of building materials reflects the character and setting of the wider agricultural area and is appropriate. The use of the saddle stones and posts is a typical rural feature which further reenforces the rural character and nature of the site.

The installation of the solar panels is undoubtedly a modern addition, which will be apparent. However, the use of the solar panels will help to mitigate the carbon emissions from the property and is also a common example of installation found in both rural and urban areas and as such is acceptable.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

While there is a slight increase in the height of the building, due to the location of the proposal it is considered that the proposal would not result in unacceptable impacts upon the amenity of the neighbouring property in terms of overlooking, overbearing impact, loss of light or privacy.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development will remain ancillary to the main residential unit within the property. This will be secured by way of condition. The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The comments from the Council's Conservation Officer are noted. Concern is raised in connection to the number of solar panels and the timber posts and saddle stones. They do not raise issue with the loss of a stone gable end or the proposed use of imitation slate tiles.

The solar panels as noted previously are a modern addition to the building and wider Conservation Area. While a modern element and the number of panels is noted, the proposal may result in some limited harm at the very lower end of less than substantial to the conservation area. This is because they have been neatly arranged and spaced on both elevations set well in from the gable ends, the eaves and ridge. They have a uniformity that is neat and tidy, only interrupted by rooflights and flues (which the conservation officer has not found issue with). As such, the harm is minimised. Furthermore, the harm which is afforded great weight in accordance with the NPPF is demonstrably offset by the public benefit arising as a result of the installation of low carbon energy solutions. In this case significant weight is attached to the need to support energy efficiency and low carbon heating improvements to existing buildings as set out under paragraph 167 of the NPPF. As such the panels and their number are acceptable in this case.

The comment regarding the posts and saddle stones is noted. The proposal is not listed and due to the location of these elements it is not considered that this element would result in harm or detriment to the character and setting of the Sherston Conservation Area. It must be acknowledged that this elevation would be an enhancement in materials over the existing painted breeze blocks and cement sheeting roof. Moreover, it would not be prominent within the conservation area.



The proposal, by virtue of its scale, design, and use of materials, is considered to have a minor detrimental impact to the character and appearance of the conservation area based on the technical expert opinion of the Council's conservation officer. However, the harm is likely to be at the very lower end of less than substantial harm, has been minimised through the design approach and the impact is offset by the public benefit of bringing the building back into use, the investment and job creation and the introduction of sustainable construction measures. The public benefits outweigh the harms identified by the conservation officer.

The development is therefore considered to broadly comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in light of the relevant provisions of the NPPF.

National Landscape

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.

The proposal will be located within the built area of Sherston and as such its contextualised position in this instance ensures that the proposal would not detract from the character and setting of the wider Cotswold National Landscape.

The proposed solar panels in this instance may be noticeable, however due to the single storey nature of the proposal and its location within the built form it is not considered that the proposal would result in an unacceptable impact upon the Cotswold National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds National Landscape. Appropriate mitigation ensures that any localised impacts are minimised.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 of the NPPF in conserving and enhancing the National Landscape.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology. Any residual concerns are outweighed by the public benefits of granting planning permission.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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 and Site Plans

Proposed Plans and Elevations

Existing Plans and Elevations

(Received by LPA 2nd June 2026)

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

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 detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Pyke Farm .

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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 dwelling.