



PLANNING STATEMENT

Convert and extend two barns to create a dwelling house with ancillary accommodation including the erection of an outbuilding and associated works at Water Farm, Corsley, Warminster BA12 7QD

3.0 Proposed Amendments

The revised scheme proposes the following for New Barn unless otherwise stated:

- Reinstatement of the original approved floor levels;
- A modest increase in the footprint of the study and the bedroom accommodation above;
- Change in external materials with the removal of the half timber cladding to revert back to stone and lime render as per the discharge of conditions **PL/2023/00422** dated 03/2/2023
- An increase in the roof pitch of the proposed outbuilding.

The amendments are reflected in the revised floor plans, elevations and site plan submitted with this application.

4.0 Planning Considerations

The proposed amendments do not alter the nature, scale or purpose of the development previously approved. The revisions are limited in scope and relate primarily to the building's floor levels, associated elevations and minor alterations to the internal accommodation.

Importantly, reverting to the original floor levels removes the need to raise the roof structure of the existing barn. This approach better preserves the character and appearance of the original building and aligns more closely with the approved principle of converting the existing structure.

The Planning Officer's report for the previous application noted that the extent of the approved increases in eaves and ridge heights was such that the development could no longer reasonably be regarded as a straightforward barn conversion. The proposed revisions address this concern by allowing the existing roof structure to be retained, thereby reinforcing the conversion-led approach originally intended.

The findings of the site investigations and subsequent flood risk assessment undertaken by Tumu provide robust technical justification for reinstating the original floor levels. As a result, the revised scheme represents a more sympathetic and proportionate intervention whilst maintaining appropriate flood resilience measures.

5.0 Condition 2 – Approved Drawings

Existing Approved Drawings

Condition 2 currently requires the development to be carried out in accordance with the following drawings:

- Proposed Site Plan – Drawing No. **1245/2A** (received 21/11/2025)
- Proposed Floor and Roof Plans – Drawing No. **1245/3** (received 31/07/2025)
- Proposed Elevations – Drawing No. **1245/4A** (received 21/11/2025)
- Proposed floor plan and elevations of outbuilding - Drawing No **1245/7** - Received 31/07/25

6.0 Proposed Replacement Drawings

This application seeks to vary Condition 2 to substitute the approved drawings with the following revised drawings:

- Proposed Site Plan – Drawing No. **1245/2B** (revised 10/07/2026)
- Proposed Floor and Roof Plans – Drawing No. **1245/3A** (revised 10/07/2026)
- Proposed Elevations – Drawing No. **1245/4B** (revised 10/07/2026)
- Proposed floor plan and elevations of outbuilding - Drawing No **1245/7A** (revised 10/07/2026)

7.0 Conclusion

The proposed amendments are minor in nature and principally comprise the reinstatement of the original floor levels and external materials, modest increases to the study and bedroom accommodation, and a revised roof pitch to the outbuilding.

The revised proposals retain the overall design concept of the approved development and remain consistent with the character and appearance of both the existing barns and the wider rural setting. Furthermore, the amendments allow retention of the existing barn roof structure, resulting in a scheme that is more closely aligned with the original conversion approach and the observations made within the previous officer assessment.

For these reasons, it is respectfully requested that planning permission be granted for the variation of Condition 2 to enable the revised drawings to supersede those previously approved.