

**APPLICATION FOR FULL-PLANNING PERMISSION (MINOR
DEVELOPMENT)
CASE OFFICER REPORT**

APPLICATION REFERENCE:	PL/2026/03872
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	31 Conyger Road, Amesbury, Salisbury, SP4 7YJ
DEVELOPMENT DESCRIPTION:	Retrospective change of use from residential (Use Class C3) to a mixed-use of residential accommodation and an Ofsted-registered childminding business (Use Class E(f) – Crèche, Day Nursery or Day Centre), offering childcare in a domestic setting.
RECOMMENDATION:	Approve with Conditions

1 SITE DESCRIPTION/CONTEXT

The application site is an existing two storey detached residential dwelling located within a predominantly residential area. The property has an existing detached former double garage building located behind access gates which now forms part of the use which is being sought as part of this application.



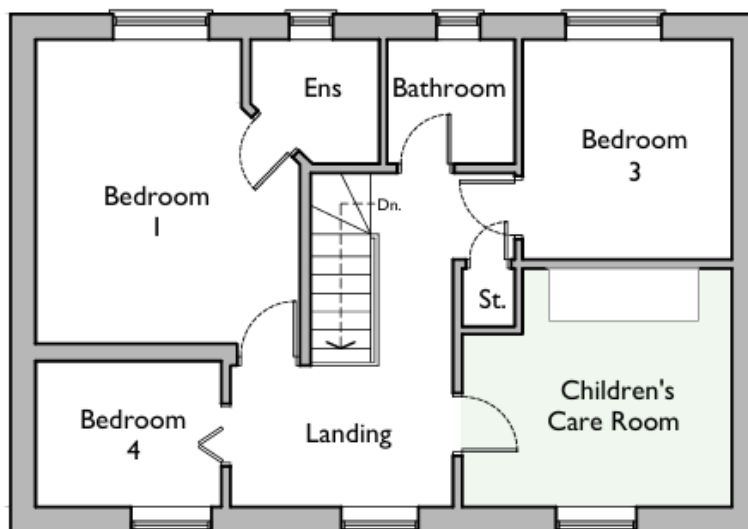
2 PROPOSAL

The proposal seeks retrospective permission for the change of use from residential to a mixed use of residential (C3) and a childminding facility, under Use Class E(f). It is understood that the facility could accommodate up to nine children.

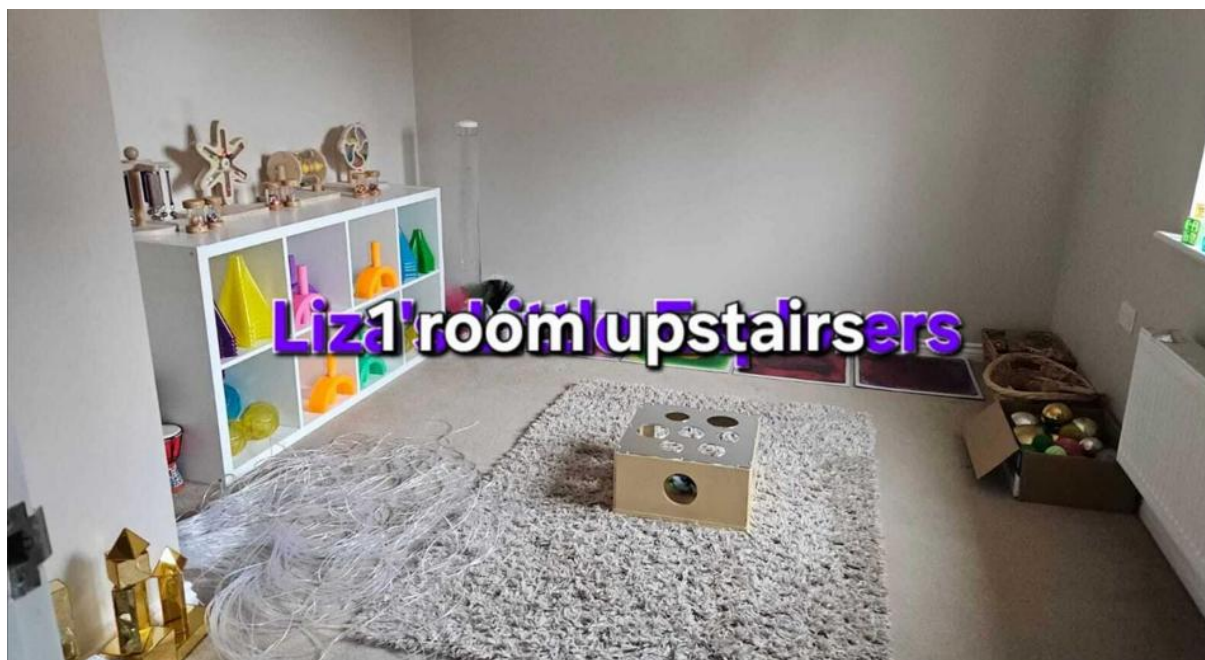
The existing double garage has been converted to provide for childcare, with one of the bedrooms within the 4-bedroom dwelling also providing childcare facilities, in the form of a Children's Care Room. Such a room is shown to accommodate a quiet space/sleeping area for children.

The submission advises that the applicant relocated their home and business to the application site with the business having commenced operation on 28th April 2026.

The childminding facility is operated by the applicant 5 days a week, 0700 to 1800 hours, employing two additional members of staff, who are at the site between the hours of 0800 to 1730 hours.



First Floor Layout:



Liza's room upstairs



garden



3 PLANNING HISTORY

Proposal / Summary
N/A

4 RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1.1 Statutory Legislation:

4.1.2 National Planning Policy:

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

4.1.3 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 3 Infrastructure Requirements;
- Core Policy 4 Spatial Strategy for the Amesbury Community Area
- Core Policy 48 Supporting Rural Life
- Core Policy 49 Community Facilities
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management

4.1.4 Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

4.1.5 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

4.1.6 Other Relevant Policies and Documents

- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

5 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 proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)

6 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.

Amesbury Town Council: Support

WC Highways: No objection subject to condition

WC Public Protection: No objection, subject to conditions

The consultee responses have been carefully considered. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

7 REPRESENTATIONS

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

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.

14 letters of support were received

3 letters were received raising concerns regarding:

- Noise/Impact upon residential amenities
- Potential expansion
- Traffic and parking
- Precedent setting
- Impact upon the character and appearance of the area

8 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 NPPF (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.

8.1 Principle of Development

8.1.1 Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

The application site is within Amesbury which is classed as a Market Town for which there is scope for development where it enhances services and facilities to promote better levels of self-containment and viable sustainable communities.

In addition, NPPF Policy HC4 strongly supports proposals for new and improved community facilities. The Childcare provision the application would provide within this locality appears to be well sought after and therefore can be considered as a positive community facility.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

8.2 Design and Impact on the Character and Appearance of the Area

8.2.1 Policy Context

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be considered where relevant.

8.2.2 Assessment

The proposal does not include any external alterations to the property itself and therefore the visual impact of the property remain unaltered.

It is appreciated that the area is residential in character and although the childcare provision introduces a new use the provision is modest and due to this being a child minding setting it is not considered to introduce a significant intensification of use such as a nursey.

The provision provides childcare in a home setting with a limited number of children attending, which can also be conditioned upon any approval. The childcare provision relates solely to a single internal room, fully contained within the existing garage and the rear garden and therefore is confined within the curtilage of the property which is still physically seen as a residential dwellinghouse within the street scene.

The use of these areas within the curtilage of a private house could naturally be used for various ancillary uses by numerous occupants and visitors and therefore the childcare provision for no more than 9 children is not considered to be excessive or result in any use which would significantly alter the character of the area, in line with Core Policy 57.

Precedent setting

A concern was raised regarding the potential impact an approval at this site would have in terms of setting a precedent for the area. Officers do not consider this to be of a concern due to each application being determined upon their own merits.

8.2.3 Conclusion

Having regard to the above, it is considered that the childcare provision would not result in any significant harm upon the overall character and appearance of the area with the C3 dwellinghouse remaining visually unaltered and subject to conditions controlling the max number of children attending the setting to 9 would not adversely affect the predominant use of the use as a dwellinghouse.

8.3 Amenity

8.3.1 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.

Policy P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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.

As identified above the application site is located within a residential area and has neighbouring properties surrounding the site.

The application has received numerous letters of support for the use with many being direct neighbouring properties. However, concerns have also been raised in relation to the use.

Noise and Disturbance

Concerns have been raised in relation to the uses potential impact in relation to noise and disturbance. Officers have carefully considered this and although it is acknowledged that such a use will inevitably result in noise officers must consider whether the noise would result in any harm.

The garage is set back within the site along the shared boundary with number 33 Conyger Road. The garage is single storey with the doors opening out upon the application sites driveway and no windows along any shared boundaries.

The applicant provided officers with a typical schedule for both summer and winter months:

Summer term:

- 0800hrs – 1100hrs children are in garden ,within this time only 30 to 45mins is free play to allow children to be themselves and freely express themselves.(Supervised)
- 1500hrs – 1700hrs children are in outdoor play area (garage), (Supervised)
- 1530hrs – 1630hrs dinner time (Supervised)

Winter term:

- 0900hrs – 1100hrs children are in garden ,within this time only 30 to 45mins is free play to allow children to be themselves and freely express themselves. (Supervised)
- 1300hrs – 1500hrs children are outdoor play area (garage), (Supervised)
- 1530hrs – 1630hrs dinner time (Supervised)

The above demonstrates that the children have a set routine and no one area is solely used for the entire day. All activities are fully supervised.

The use of these areas during these times are not considered to be excessive and would be fully always supervised. Although the children will be heard, particularly during garden playtime by neighbouring properties, considering the number of children involved (which can be controlled by condition) and the limited hours the use is not considered to introduce any noise and disturbance associated with the childcare provision, which would warrant a refusal.

As with any private gardens, these can be used all day for various activities by the existing occupants and various visitors without any control and considering this and the conditions which can be imposed upon any approval ensuring the maximum numbers for the childcare and the hours of use for the facility the use is not considered to result in any levels of noise which would be detrimental upon residential amenities.

Furthermore, the Councils Public Protection team were consulted and raised no objection, such to conditions. These include a condition to ensure no amplified music, karaoke equipment, public address system, loudspeaker or other amplified sound associated with the childcare use shall be used in any outdoor area of the site.

The above condition is considered appropriate in ensuring the nature of play within the external areas remain neighbourly and address some of the concerns raised

Overlooking/loss of privacy

The use of the garden area and garage for the childcare provision raises no concerns in relation to any overlooking or loss of privacy concerns. The nature of the use at ground floor level ensures this.

In relation to the first-floor childcare room, this room was previously a bedroom and is located to the front of the dwellinghouse with the outlook upon the road. Therefore, the use of this room for the children is not considered to pose any amenity concerns.

Therefore, considering the above. although the childcare provision will inevitably be heard by the immediate neighbouring properties, the level of noise is not considered to be substantially different to that of occupants of a family home using their private garden for ancillary purposes.

Such a use can be controlled via conditions and considering the provided summer/winter term schedules it is apparent that the external areas are not used continuously all day.

Furthermore, given the age and nature of the children involved they would be always fully supervised. The use therefore is not considered to result in and noise and disturbance would which harmfully effect the residential amenities of neighbouring properties in accordance with Core Policy 57.

An informative would also be placed upon any approval advising that if any noise levels do arise from the premises which causes a statutory nuisance these may be subject to investigation under separate legislation to planning - The Environmental Protection Act 1990.

8.4 Highways Impacts and Parking

8.4.1 Policy Context

Policies TR3-TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access, promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60-64 of the Wiltshire Core Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

Where relevant, regard should also be had to the Wiltshire Local Transport Plan, the Council's parking standards and any applicable Local Cycling and Walking Infrastructure Plans (LCWIPs).

8.4.2 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 key considerations are set out below.

Following concerns received by third parties in relation traffic and parking the council requested additional information from the applicant regarding the operating and management of the facility.

In addition, the Council's Highways Officer was consulted on application and provided the following comments:

Sustainability

The site is located within an established residential estate with good access to local facilities and public transport. The pedestrian network surrounding the site provides highly accessible access for pedestrians for sustainable travel to and from the site.

Access and Parking The site is served by a driveway access from Conyger Road which is of a single vehicle width for the initial length of approximately 7 metres up to a set of double gates. Within the gates the driveway widens out to provide access to a double garage and two surfaced parking spaces in front. The proposals would result in the loss of the garages for car parking, with the residual parking provision within the site being three spaces. Such spaces would meet the requirement for the parking for a 3-bedroom dwelling, in accordance with the current car parking standards.

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

Table 2.0 – Minimum Residential Car Parking Standards

With regard to the parking requirement for the childminding business, the car parking standards set out in the LTP4 require the following:

Use Class	Land Use	Wiltshire Optimum Standard
E (f)	Nursery/Day Centre/Creche	1 per 2 staff + 1 per 6 children

Given the facility accommodates up to nine children, the parking requirement would be 3 spaces. This would be in addition to the residential requirement but accepting that parking for the applicant would be accommodated within the residential parking requirement.

Highway Considerations

The childminding facility requires the provision of 3 parking spaces for the operational requirements of the business, in addition to the retention of 2 parking spaces for the retained residential use.

The residential parking can be accommodated within the gated section of the driveway.

With regard to the childminding facility, the only parking available would be in the form of a single parking space on the driveway with all other parking requirements being accommodated on-street.

It is accepted that the facility is within a sustainable location where there is access to sustainable means of travel. However, it is also accepted that the nature of the business is such that there is invariably a need for parents to drop off children on the way to work, which is often part of a combined trip on the way to employment locations, and is carried out by car.

It is clear that on-street parking takes place on Conyger Road and given the limited off-street parking that the site can provide it is reasonable to assume that the majority of drop-offs and pick-ups will be from the roadside.

The potential level of demand for on-street parking is not excessive, and it is accepted that the demand would be over a limited length of time at both ends of the operational day and could be accommodated within the existing highway network. There are, however, amenity issues to consider.

Traffic Generation

The submitted Planning Statement, in considering the traffic impacts of the childminding business, makes the judgement that “there is unlikely to be any significant increases in traffic or issues with parking and highway safety.”

This assessment is based on the potential for an increased number of adults residing and visiting at the property, as a larger family home.

While the Planning Statement concludes that the existing provision of three on-site parking spaces is “sufficient to accommodate ordinary operational demand associated with the use”, it fails to recognise the retained need for domestic car parking, and the fact that two parking spaces are enclosed by the gates.

The additional information submitted to support the application advises on the staff means of travel, which details only one member of staff drives to work with their car being parked within the property boundary, and not occupying a space on-street.

It is now understood that the 2 assistant members of staff are on site for the full day, and the facility is operating at its full capacity of 9 children.

The supporting statement clarifies that the facility operates a staggered drop-off/pick-up regime with a limited 5-minute slot to enable to quick drop-off and pick-up of children and to limit the time vehicles are parked on the highway.

Summary and Recommendations

The application seeks a retrospective permission for the use of the double garage and one bedroom within the property for use in connection with a childminding business which accommodates up to nine children, and employs two members of staff, in addition to the applicant.

The parking requirement for the shared residential use and the childminding business would be 5 spaces, where two spaces would be provided for the residential element within the gated driveway and a further space is available within the residual driveway area for staff/visitors.

Parking is available on-street on Conyger Road and having regard to the sustainable location of the site within an established residential estate, there are more sustainable options for travelling to and from the site.

It is understood that the facility has only been operating at the site for a few months and there is general support for the use.

The applicant has now provided details of the operation and management of the facility, which seeks to ensure that there are staggered drop-offs and pick-ups which minimise the impact of parking on the adjoining highway.

The proposal does not demonstrate compliance with the full parking standards applicable to a mixed residential and childminding use, but the scale of the operation is relatively small and the surrounding highway network is capable of accommodating the likely level of on street parking demand generated by the proposal.

Based on the information available, the Local Highway Authority does not consider the residual cumulative impact on the highway network to be severe, nor that there would be an unacceptable impact on highway safety.

It is therefore recommended that no highway objection is raised subject to the facility operating in accordance with the submitted Staffing and Parking Arrangements and Operational Procedures.

8.5 Conclusion

development is considered acceptable in planning terms. Having regard to the Development Plan, the NPPF and all other material considerations, the proposal is considered to accord with the Development Plan.

The proposed mixed use provides a facility which appears to be required within the local area and would therefore be in accordance with Core Policy 49 and NPPF policy HC4 for the provision of a community facility to which substantial weight should be given. Considering the above the use can be controlled via condition to remain limited to 9 children as a maximum.

The childcare provision is not considered to negatively impact the character and appearance of the area with the property remaining primarily used as a dwellinghouse and visually appearing as one.

The supervised nature of the childcare provision and intermittent use of the external garden area is not considered to pose any significant harm upon any residential amenities which would warrant a refusal. Therefore, the application is considered to be acceptable and in accordance with the NPPF and Core Policies CP49, CP57, CP61, and CP 64.

Accordingly, planning permission should be granted.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

SC477 P3 Proposed house floor plans and elevations received 18/06/26
SC477 P2 Existing garage floor plans and elevations received 18/06/26
SC477 P4 Proposed garage floor plans and elevations received 18/06/26
SC477 P6 Location plan received 18/06/26
SC477 P1 Existing house floor plans and elevations received 18/06/26
SC477 P5 Existing and proposed block plan received 18/06/26

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

2. The use of the garage and first floor childcare room as shown on drawing number SC477_P3 hereby approved shall be used for the purposes of the Ofsted-registered childminding business (Use Class E(f) only and for no other purpose including any other purpose in use class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: In the interest of the character and appearance of the area

3. The childcare use shall operate only between 07:00 and 18:00 Mondays to Fridays and at no time on weekends or Bank/ Public Holidays.

REASON: In the interest of residential amenity.

4. The Childcare provision hereby approved shall be limited to a maximum of 9 children attending at any one time.

REASON: in the interest of residential amenity and highways safety.

5. No amplified music, karaoke equipment, public address system, loudspeaker or other amplified sound associated with the childcare use shall be used in any outdoor area of the site.

REASON: In the interest of residential amenity.

6. Outdoor play activities shall be supervised at all times and managed so as to minimise noise disturbance to neighbouring occupiers.

REASON: In the interest of residential amenity.

7. The childcare provision shall fully comply with the details contained within the submitted Staffing and Parking arrangements and operational procedures received 18/08/26.

REASON: In the interest of highways safety.

INFORMATIVE: The operator should also be advised that any noise arising from the premises which causes a statutory nuisance may be subject to investigation under the Environmental Protection Act 1990.