

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01550
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Marsh Farm, Startley, Chippenham, SN15 5HG
DEVELOPMENT DESCRIPTION:	Change of use of land to ancillary residential use
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a change of use of land to ancillary residential use. The proposal seeks to change the use of an area of land immediately adjacent to the existing residential curtilage as established under PL/2025/04874.

The proposal will see the use of an area of land currently used as an agricultural paddock being used as a residential element. It is noted on the application form that the change of use has been in place since 1st May 2015. No operational development is proposed under this planning application.

SITE DESCRIPTION/CONTEXT

The site is currently informally used as ancillary domestic storage and ancillary residential uses. The curtilage to the dwelling is tightly drawn around the dwelling and the three structures indicated to the east of The Stables and associated gravelled area, which also contains a pond under a timber pergola.

The remainder of the paddock to the west of the dwelling is mown grass and has been planted with a number of small native and fruit trees that are currently becoming established. Immediately behind the dwelling, the northern boundary is formed by close board fence in front of a mature native hedge, the fence stops at the edge of the gravelled area where the paddock boundary is formed solely by the hedge. The remaining west and south boundaries are similarly formed by strong, native hedges. The east boundary with the access and parking area is demarked by a Leylandii hedge.

The smaller parcel of land to the east of the dwelling contains the access and parking space the northernmost was a small porta-cabin that was destroyed by fire in January 2026, the other two structures are, in fact temporary car tents which have since been removed due to fire damage.

The remainder of the area through which access to "The Stables" passes has been used to store construction materials and provides an access to the agricultural land to the south. It is entirely enclosed by fencing, of various condition, on the internal face, and with a native hedge to the northern external boundary and a mature Leylandii to the south and west. Bridleway GSOM10 runs east to west along the northern boundary of the application site. The site does

not fall within a designated landscape, or Conservation Area, nor an area of special biodiversity protection. Neither The Stables nor Marsh Farm itself are designated heritage assets.

PLANNING HISTORY

Proposal / Summary
PL/2025/04874 - Lawful development: Existing use Decision - Approve Date: 14/10/2025 – Erection of building and use as a dwelling

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Great Somerford Parish Council: No comment received

Wiltshire Council Rights of Way: No comment received

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 made Neighbourhood Plans.

Principle of development

The application seeks planning permission for the change of use of land from agricultural to residential curtilage ancillary to the established domestic dwelling.

The site lies adjacent to the village of Startley, which is identified as a Small Village under Core Policy 1 of the Wiltshire Core Strategy. The settlement does not benefit from a defined settlement boundary, and as such, proposals are assessed having regard to Core Policy 2, which seeks to ensure that development is of an appropriate scale and respects the character and form of the settlement, whilst avoiding unjustified encroachment into the surrounding countryside.

The application site comprises a parcel of paddock land located to the west of the dwelling known as “The Stables”. While it is on the end of an established run of development it reflects the established built form. It adjoins established residential curtilage to the east and north and is closely related to the existing built form of the village. In this context, the site reads as a contained parcel of land that is physically and functionally associated with the surrounding residential properties and is clearly distinguishable from the wider agricultural land beyond.

Although the site lies outside any defined settlement boundary, its immediate relationship with adjacent built development and its enclosed nature result in it being perceived as part of the existing built form of the village, rather than as an isolated or encroaching extension into the open countryside.

In spatial terms, the proposal would extend the domestic curtilage of “The Stables” into a parcel of land that is closely related to, and contained by, existing residential development. Given the site’s enclosed nature and relationship to surrounding residential uses, the proposal is considered to represent a logical rounding-off of the existing curtilage rather than an unacceptable encroachment into the open countryside.

Furthermore, it is noted that the proposal would not result in the unacceptable elongation of the settlement, nor would it consolidate sporadic development. The defined and established boundaries of the site ensure that the residential use would remain contained and would not extend domestic influence further into the surrounding rural landscape.

Having regard to the above, the principle of development is therefore considered acceptable, subject to consideration of material impacts set out below.

Design and Impact 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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

In this instance the proposal does not seek any operational development, rather it is solely concerned with the change of use to residential curtilage. As such no objection is made to the proposal in terms of design or scale.

Consideration has been given to the potential impact upon the character and context of the wider area. In this instance the proposal will see the creation of a new residential curtilage. While the proposal is located on the end of a spur of residential development, it is clearly in close proximity to the established built form. Furthermore, the proposal in this instance is comparable in overall plot size to the wider area. As such the proposal in totality is considered to be an acceptable form and would not result in an unacceptable encroachment or enclosure of the wider countryside.

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

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, 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.

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.

Again due to the lack of operational development in this instance the proposal is considered to be acceptable in terms of overlooking, loss of light, overshadowing or privacy impacts.

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

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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

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.

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.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality. The proposal in this case is not within a National Landscape.

While the site is not within a National Landscape, due consideration is still required to be given to the potential impacts upon the wider landscape.

As previously identified the proposal is outside of a defined settlement boundary, however, while it is on the edge of the spur of development. The proposal is in close proximity to the wider built form and as such the creation of the enlarged residential curtilage would be contextualised by this and would be appropriate.

A condition will be applied which removes the permitted development rights for further development which will control any further residential development.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the immediate or wider area.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the existing landscape.

Biodiversity Net Gain

The application is supported by a Biodiversity Net Gain assessment which has confirmed that the proposed development falls under the de minimis exemption as there will be no material change or impacts on the existing habitat units on site.

Other matters

The site is covered in part by an established public right of way (Bridleway GSOM10 runs east to west along the northern boundary of the application site). As no development is proposed as part of this proposal and the separate legal system which covers the access it is not considered that the proposal would have an unacceptable impact on the right of way.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

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:

Location Plan (LDC_2454B_01A)

Location Plan

Site Plan (LDC_2454B_02A)

(Received by LPA 1st July 2026)

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

3. The land for which the change of use is hereby approved shall be used solely for purposes incidental to and in association with the residential enjoyment of the dwelling known as 'The Stables, Marsh Farm, SN15 5HG' as annotated on the approved site plan.

REASON: The site is in a position where the Local Planning Authority, having regard to planning policies pertaining to the area, would not permit a wholly separate residential unit.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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.