

APPLICATION FOR FULL PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08522
APPLICATION TYPE:	Planning Permission
SITE ADDRESS:	MARSHLANDS, STARTLEY, CHIPPENHAM, SN15 5HG
DEVELOPMENT DESCRIPTION:	Replacement of a stable block with a single storey outbuilding for use as a gym, office and games room. The outbuilding will not be habitable accommodation and will provide additional amenity to the main house only. Change of use of land to garden.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of the previous stable block with a single storey building in a 'C' shaped formation to house an office, gym and games room.

The application is part-retrospective, the stable building having been removed and the outbuilding partially constructed at point of submission. Chosen materials included cream painted weatherboard under a grey aluminium roof.

Following submission of the application, part of the application building was found to lie outside of the residential curtilage to the property, on the adjacent paddock land. The application was subsequently amended to include a change of use of a strip of land to the side of the property to accommodate this. New boundary treatment is proposed of post and rail fencing

SITE DESCRIPTION/CONTEXT

The site is "Marshlands" a detached bungalow set within the open countryside on the western side of the linear settlement of Startley. To the south of the dwelling is a field, also in the applicant's ownership. To the rear are open fields, whilst to the north is "Camblez", a detached chalet bungalow of similar age and design to Marshlands.

South of the field is bridleway GSOM10, whilst footpath GSOM12 crosses the land to the west, about 70m from the boundary with Marshlands. To the west of the dwelling at the rear of the property was a stable block, which has been removed with the proposed building under construction.

The application site is not subject to any ecological or landscape designations. It is not in a conservation area and there are no listed buildings in the vicinity, although Startley village has medieval origins and there was once a farm here associated with Goose Green Farm.

PLANNING HISTORY

Proposal / Summary
PL/2025/06855 - Householder planning permission Decision - Approve with Conditions Date: – Two Storey Rear and Side Extension
PL/2021/03446 - Householder planning permission Decision - Approve with Conditions Date: 10/8/2021 – Internal & external structural and non structural alterations to existing dwelling

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- 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 comments 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 in part seeks planning permission for the change of use of land from agricultural additional garden land ancillary to Marshlands, and the erection of an outbuilding on the existing and proposed sections of land identified as garden.

The site lies within Startley which as noted above is a linear settlement located outside of any settlement framework and is not identified as a large or small village within the local plan.

The application site comprises a parcel of paddock land located to the south of Marshlands. It adjoins established residential curtilage to the north and east, with further residential properties to the south on either side of the road. 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.

The land is identified as Grade 4 agricultural land and does not form part of the Best and Most Versatile agricultural land resource. As such, the proposal does not conflict with national policy which seeks to protect higher quality agricultural land, and limited weight is afforded to the loss of the land in agricultural terms, it having been most recently used as a pony paddock. The proposal is considered to represent a logical rounding-off of the existing curtilage rather than an encroachment into the open countryside.

Furthermore, it is noted that the proposal would not result in the 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.

The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

The application relates to the replacement of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

The new outbuilding replaces a stable building and whilst larger than the previous stable block, taking into account the size of the plot and the main dwelling and the single storey nature of the proposal to the rear of the plot, it is not considered that the addition is disproportionate nor does it have a harmful visual impact.

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.

Landscape

Core Policy 51 of the Wiltshire Core Strategy requires development to protect, conserve, and enhance landscape character and quality and respect local distinctiveness, key views, and visual receptors.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The application is seeking permission for change of use for a small section of land which in part will accommodate the new outbuilding. While the outbuilding is generous it would be seen against the backdrop existing residential development, which features a material palette of similar appearance. On balance it is not considered that the proposal results in an unacceptable harm to landscape character

The development is therefore considered acceptable in landscape and visual terms and accords with Core Policy 51 of the Wiltshire Core Strategy.

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.

The outbuilding is positioned to the rear of the plot and is ancillary to the main dwelling. Due to the distances to neighbouring properties the proposal will not result in overlooking, overshadowing or any other loss of amenities to local residents.

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.

Biodiversity Net Gain

Originally submitted as a householder application, the proposal was 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. The application was then revised to include a change of use of land to residential. The change of use of land is considered to fall under the de minimis exemption in this case given the area of habitat affected.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

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.

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

Proposed Elevations FIS/0491/13

Proposed Floor Plan FIS/0491/11
Received 27.10.25

Proposed Site Plan FIS/0491/14 Rev A
Site Location Plan
Received 06.08.26

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

Informatives

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply

Building Regs

Land ownership