

APPLICATION FOR FULL PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/05316
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	Hundred Acres Farm, Sopworth, Chippenham, SN14 6PP
DEVELOPMENT DESCRIPTION:	Conversion of barn to provide ancillary accommodation to the main house and access road alterations
RECOMMENDATION:	Planning Permission be GRANTED

PROPOSAL

The application proposes the change of use of land and conversion of an existing barn to ancillary residential accommodation associated with dwelling 'Hundred Acres Farm' in Sopworth. Materials proposed to support the conversion are:

- Cardinal roof slates and natural stone slates to the roof
- Natural stone walls to match and vertical cedar timber
- Aluminium windows and doors – colour unspecified

In addition, the provided site plan also demonstrates that the application is requesting permission for amendments to the existing driveway (to include removal of a section of drystone wall) that serves the host dwelling. It appears that permission for these works are being requested retrospectively and that the repositioned driveway is likely concrete and parking area stone chippings; however, there are no annotations on plans to demonstrate what the hardstanding or boundary treatment materials at the site are.

A revised location plan was received during the course of the application, this was requested to ensure that the host dwelling and existing residential land is included within the application site, clearly demonstrating that the scheme is for an extended single planning unit, and to ensure that all proposed development (including the land where the amended driveway is positioned) forms part of the application site and assessment under this application.

The application form indicates that biodiversity net gain (BNG) applies to the development, and states that the pre-development biodiversity value was 1.33 on 12.06.2025.

SITE DESCRIPTION

The application site partly comprises a large Georgian 3-storey detached dwelling which benefits from ample off-street parking and outbuildings within the established residential curtilage; the other part of the site comprises the historic barn, which is proposed for conversion, along with an area of land to the north where the repositioned driveway is located and additional parking is proposed.

The site is in open countryside for planning purposes, over 500m east of the built form associated with the village of 'Sopworth' and more than 1.5km west of 'Sherston' which is the nearest village with a defined settlement boundary. The site is also outside of an area with a made neighbourhood development plan (NDP) but is wholly within the Cotswolds National Landscape (NL), previously Area of Outstanding Natural Beauty (AONB), part of the 'dip slope lowlands' character area.



Figure 1: barn to be converted in context with host dwelling (bluebook, 2026)



Figure 2: 'location plan' showing site (red)

The existing vehicular access point is connected to classified C-road to the north of the site, and there are existing public rights of way (PRoW) – including 'LUCK21' and 'LUCK22' - to the south of the site. Whilst the PRoW does not enter the application site at any point, it runs through land within the applicant's ownership and the application site can be partially viewed from short-range views along some parts of the path; the site is also visible from the short-range views along the C-road but is less visible from long-range views by virtue of the size of the site and the relatively flat topography across Sopworth.

The c-road, and a small section of the existing driveway are in an area at risk of flooding; however, the barn and host dwelling are in flood zone 1. The detail provided with the application indicates that there is a low-risk that bats may occur at the development site.

RELEVANT PLANNING HISTORY

Relevant to the site:

- PL/2023/03217 granted planning permission for *Rear and side two-storey extension to farmhouse and alterations to create 5 bedroom property. Erection of single storey double garage and store on 07.07.2023*

Relevant planning history near the site:

None recent

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP13: Spatial Strategy for the Malmesbury Community Area
- CP41: Sustainable Construction and Low-Carbon Energy
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP61: Transport and Development
- CP64: Demand Management
- CP67: Flood Risks

Saved Policies of the North Wiltshire Local Plan (NWLP)

- NE14: Trees, Site Features and the Control of Development

Wiltshire Local Transport Plan 3 (LTP4)

- Parking and Cycle standards (LTP3)

Wiltshire Design Guide (WDG)

Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA)

National Planning Policy Framework (NPPF)

- S3: Presumption in favour of sustainable development
- S5: Presumption of development outside settlements
- DP3: Key principles for well-designed places
- N2: Improving the natural environment
- N4: Protected landscapes
- F7: Ensuring development is safe from flooding
- TR3: Locating development in sustainable locations
- TR4: Street design, access and parking
- CC2: Mitigation of climate change
- DM8: Unauthorised development and enforcement

Planning Policy Guidance (PPG)

Countryside and Rights of Way Act 2000 (CROW)

Cotswolds AONB Landscape Strategy and Guidelines

- LCT 11: Dip Slope Lowlands

ISSUES

The main issues in the consideration of this application are:

- Principle / Sustainable Development
- Impact on the Cotswolds National Landscape, Design and Neighbouring Amenity
- Ecology / Biodiversity
- Highways Safety / Access
- Flood Risk / Drainage

CONSULTATION

Seagry Parish Council: No representation received

Councils Drainage Team: No objection subject to conditions

The SFRA mapping (Strategic Flood Risk Assessment Data Explorer) shows that the site is in Flood Zone 1 and has no risk of surface water flooding. Groundwater levels are expected to be between 0.025m and 0.5m bgl. The proposed works are minor in nature and will not result in a significant increase in impermeable area when compared to the existing baseline scenario. Therefore, the LLFA has no objection to the proposed development, provided that the recommended drainage condition is applied.

Councils Ecology Team:

18.07.2025 Further information required

I note that the submitted preliminary bat roost assessment found potential for bats to be supported by the building proposed for works. Emergence survey work has been recommended (as per best practice guidelines) to fully inform the mitigation requirements of the submission. I cannot see that this has been conducted and reported on; the DAS implies that there is no intention to conduct the additional required survey work.

The LPA should not determine this application without a final impact assessment of the proposal on roosting bats and nesting birds. If the recommended emergence survey work is not conducted to inform this final impact assessment, sufficient justification will be required as to why best practice guidelines have not been followed.

Any recommended mitigation measures should be incorporated into amended plans and drawings.

Once all the required information above has been submitted, please raise a new ecology consultation.

20.08.2026 No objection subject to conditions

[...] A completed statutory metric calculation completed by Ian Maslin on 11/07/2025 confirming the baseline and predicted post- development biodiversity units of the site has been submitted. Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. [...]

Councils Highways Team: Comment

Sopworth, the nearest village has minimal services limited to a church, and lies less than a mile from the proposal site. That said, future occupiers would be reliant upon principal settlements and market towns for the weekly shop, larger order goods, health, employment, higher education and entertainment. Future residents would likely rely on private vehicles to access these services and facilities.

There is no bus service that would represent a convenient alternative transport option. In these circumstances the use of private motor vehicles is the only practical means for future residents to access the day-to-day services they require. This combination of factors demonstrates that the site is not a location where a new dwelling would be considered acceptable having regard to the spatial strategy and accessibility to services and facilities.

The proposal is therefore contrary to WCS Core Policies 1, 2, 10, 60 and 61 and Paragraph 117 of the NPPF December 2024 which, amongst other things, seek to direct new development to appropriate locations and encourage the use of sustainable transport options.

There is no objection on parking access or highway capacity grounds.

REPRESENTATIONS

At the time of writing no public representations have been 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 WCS. Consideration has also been given to the policies of the NPPF as a material consideration in the assessment.

Principle / Sustainable development

Context

The site is located outside of any defined settlement limits, in open countryside, and the scheme proposes the change of use to land and barn to extend an existing residential unit, along with operational development associated with the conversion of the barn to ancillary accommodation.

CP1 and CP2 of the WCS relate to the spatial strategy for Wiltshire, setting the policy foundations for sustainable development within the county. CP13 of the WCS expresses that development in the Malmesbury Community Area should be in accordance with the Settlement Strategy set out in CP1. CP2 outlines that, other than in circumstances permitted by other policies within the WCS, development will not be permitted outside the limits of development, as defined on the policies map.

- Supporting text found at 4.25 identifies the exception policies within the WCS as being: CP34, CP37, CP39, CP40, CP44, CP46, CP47 and CP48.

The NPPF directs, under Policy S3 that *development proposals should apply a presumption in favour of sustainable development.*

Policy S5 directs that *only certain forms of development should be approved outside settlements.*

S5(1)(c) supports the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;

S5(2) directs that in circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposals would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

When assessing proposals for ancillary accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

Assessment of the following should be made:

- Physical relationship: The proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship: Whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling. Where the proposed accommodation does not demonstrate a clear physical or functional relationship with the host dwelling, it may constitute a new dwelling and therefore not in accordance with the terms of what has been applied for i.e. ancillary accommodation.

Assessment

Initial plans provided under this application were somewhat inconsistent, with the site plan demonstrating a single unit but the location plan encompassing only the barn and land outside of the established residential unit which could indicate the intention to create a new planning unit; however, following the submission of a revised location plan, the application site now clearly includes the host dwelling, its existing residential curtilage, the barn and the land associated with the repositioned access and additional parking area. The scheme is therefore understood to be presented as an extension of a single residential planning unit, rather than the creation of a separate unit.

The proposal includes the COU of land surrounding the barn, which would bring the northernmost edge of the enlarged residential unit closer to the access road. This section of land has historically been kept laid to grass and, as such, whilst not benefitting from an existing residential planning use, has appeared separate from the arable parcels surrounding the dwelling for a significant period of time.

Taking the above into account, along with the fact that the operational development would be limited to an extension of the barn and installation of a driveway, the proposed extended planning unit would not result in an unacceptable encroachment into open countryside. It is, however, necessary to remove permitted development rights for certain development within the curtilage of a dwellinghouse given that significant residential paraphernalia (different to that which is proposed) has the potential to negatively impact the countryside setting, particularly when viewed from publicly accessible locations such as the highway.



Figure 3: Host dwelling, outbuilding and barn (bluebook)

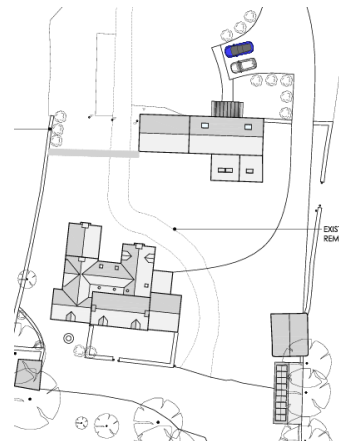


Figure 4: partial extract of proposed site plan

The provided design and access statement explains that the barn conversion is intended to provide guest accommodation and living space for relatives of occupiers of the host dwelling. The proposed accommodation is detached from the host dwelling but is in close proximity and, with amendments to the boundary treatments and driveway would be clearly viewed as being within a single planning unit.

It is acknowledged that the accommodation would contain facilities capable of supporting day-to-day residential living and, as such, could comfortably function on a largely self-contained basis; however, on this occasion, particular weight is afforded to the generous scale of the host dwelling and that the scale of the proposed ancillary accommodation (whilst similarly generous) would remain proportionately smaller.

The request for a new porch to serve the barn, along with a separate parking area also raises concerns given that those features further remove the dependency on the host dwelling for day-to-day services; however, the proposed relocation of the driveway and changes to boundary treatments would go some way to minimising that disconnection by clearly providing a shared access and by visually unifying the residential unit.



Figure 5: barn and relocated driveway etc. (bluebook, 2026) Figure 6: aerial view (google, 2026) Figure 7: aerial view (2025)

The relocated driveway, whilst not explicitly identified as such within this application submission, appears to have already been constructed and as such it's possible to view how the new route enhances the physical relationship between the barn and host dwelling. It also appears that some boundary treatment amendments have been carried out at the site, effectively capping off the route of the original driveway; however, the works which appear to have been carried out in that regard do not appear consistent with what is shown on the 'proposed site plan' and as such a condition would be necessary not only to secure the permanent stopping up of the original access route, but also to ensure that the details of the associated boundary treatment and landscaping works are agreed and retained.

Taking everything into consideration and given that the presence of self-contained facilities does not, in itself, determine whether development constitutes a separate planning unit, it is accepted that the use of the barn as ancillary accommodation would be appropriately subservient to the

host dwelling. The scheme is acceptable in principle subject to conditions and further assessment of matters associated with design etc. which will be covered in the next sections of this report.

Impact on the Cotswolds National Landscape, Design and Neighbouring Amenity

Context

Policy CP41 of the WCS relates to sustainable construction and low-carbon energy and encourages development including building conversions to incorporate design measures to reduce energy demand.

CP57 of the WCS requires development to achieve a high standard of design.

CP51 of the WCS requires development to protect and conserve landscape character.

Section 245 of the Levelling Up and Regeneration Act 2023 introduced a statutory duty on relevant authorities to seek to further the statutory purposes of protected landscapes. With regards to National Landscapes, this requirement has been incorporated into Section 85 of the CROW Act, which now states: *In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.*

Policy N4 of the NPPF reiterates that duty and places substantial weight on the importance of conserving and enhancing the natural beauty of Protected Landscapes, and requires development proposals in these settings to be sensitively located and designed to avoid or minimise adverse impacts. Policy DP3 of the NPPF outlines key principles for well-designed places.

The site is within the Cotswolds NL; Detail within the Cotswolds AONB Landscape Strategy and Guidance identifies the wider character area for this part of the AONB as 'Dip Slope Lowland'

11.1 of the guidance identifies the following summarised potential landscape implications which are relevant to the site and scheme:

- *Degradation of views to, from and across the Dip-slope Lowland*
- *Impact or loss of views of key features [...]*
- *Increased traffic leading to increased damage to road verges and roadside hedges and walls [...]*
- *Loss of archaeological and historic features, field patterns and landscapes*

Section 11.1 also provides strategies to avoid potential landscape implications, of which the following summarised points are relevant to the site and scheme:

- *Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated [...]*
- *Ensure new development is proportionate and does not overwhelm the existing settlement*

- *Avoid development incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character.*
- *Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.*
- *Control the proliferation of suburban building styles and materials.*
- *Propose the use of local stone and buildings styles in the construction of new buildings [...] new buildings should, at least, respect local vernacular style.*
- *Retain existing trees, dry stone walls, hedges etc.*
- *Ensure new development is visually integrated into its surrounding [...] break up harsh edges of new development with appropriate and adequate tree planting [...]*

Assessment

Whilst the extended residential unit and conversion would introduce a greater degree of domestic activity in this countryside setting, taking into account the observations made in the previous section of this report regarding the ancillary use and that the northern part of the site having historically been somewhat separate from the adjacent arable activities, the existing farming context would not be unacceptably eroded by the proposal. The operational development associated with the driveway alterations and boundary treatments in the extended area do, however, still raise some concerns regarding the potential for introduction of suburban features; these concerns can be appropriately addressed by the inclusion of conditions suggested in the previous section of this report.

The barn proposed for conversion forms part of an existing group of buildings associated with Hundred Acres Farm and, whilst a new porch is proposed, the scheme would not introduce substantial new built form into the landscape and would secure the continued use of an existing building through its conversion, which is generally consistent with the NL strategic objectives of conserving traditional build features which contribute positively to local character.

Fenestration proposed to the east elevation would respect the existing openings of that part of the building, and 3 of the ventilation slits to the south and north elevations would remain visible, which is welcomed. There would be a design preference for no porch, and less fenestration to the north elevation and roof slopes, so that more of the existing character of the building could be viewed after the conversion; however, the character of the building would not be significantly eroded by the proposed development and the design concerns are not considered, either individually or cumulatively, so objectionable to warrant refusal.

Similar to the driveway and boundary treatments, it is noted that there appears to have been some development carried out to the barn and, as such, the current building does not appear to precisely correspond with the submitted existing elevations. For example, it appears that a lean-to part of the structure shown on the south elevation of the submitted drawings has been removed prior to determination of this application which suggests that the proposed conversion would require rebuilding of that lean-to section.

The post-development form of the barn shown on the proposed plans is considered acceptable, and the existing plan discrepancy has not prevented a full assessment of the proposal; however,

given that the submission as a whole suggests that the lean-to would be converted and would not be a new extension, it is unclear what the treatment of that area would be. Given the importance of retaining the agricultural character of the building, a condition should be imposed to require detailed drawings (including sections to demonstrate how the adjacent ventilation window would be treated) to be provided and approved prior to commencement of works above slab level.



Figure 8: existing barn at time of submission (structural survey) Figure 9: existing barn with lean-to removed & cladding (bluebook)

Furthermore, whilst the submission suggests an intention to utilise natural stone walling and vertical cladding, which would be sympathetic to the building, it is noted that the newer section of the barn appears to have been clad in horizontal timber prior to determination of the application. Whilst the orientation of the cladding is not, in itself, objectionable, the discrepancy between the submitted details and the development visible at the site raises concerns regarding the final appearance of the building and the enforceability of any approved plans condition. Similarly, whilst aluminium windows and doors are proposed, insufficient detail has been provided regarding the colour and finish. Given the sensitivity of the site, and the contribution that external materials can make to the overall design quality of conversion schemes, a condition is necessary requiring the submission and approval of external material details prior to development above slab level. This would be necessary in addition to the previously mentioned condition requiring approval of hardstanding and boundary treatment detail.

The converted barn would be ancillary to the host dwelling and there are no neighbours directly adjoining any part of the proposed extended unit; therefore, the scheme would not result in an unacceptable impact on neighbouring amenity.

Ecology / Biodiversity

Context

Biodiversity net gain (BNG) is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development.

Policy CP50 of the WCS outlines that Wiltshire's natural environment is one of its greatest assets and identifies protection measures necessary for consideration when assessing the impact of development on biodiversity and geodiversity.

Policies N2 and DM3 of the NPPF similarly require development proposals to contribute to the conservation and enhancement of biodiversity.

Assessment

The application was initially subject to an objection from the Councils ecology team due to insufficient survey information relating to bats given that the submitted Preliminary Bat Roost Assessment identified bat roost potential within the building and recommended further survey work in accordance with best practice.

Following the submission of additional ecological information, including further bat survey work and BNG metric information, the ecology team withdrew their initial objection, subject to conditions, and the team accepted that the notified pre-development habitat value appears to be an accurate baseline assessment.

The ecological assessment identifies mitigation measures required to safeguard protected species; the ecology team's recommended 'strict accordance' condition to approve these measures is necessary in the interest of biodiversity, as is their recommended condition regarding external lighting.

Highways Safety / Access

Context

Policy CP61 of the WCS requires new development to be served by safe access to the highway network.

Policy CP64 of the WCS relates to demand management measures which includes car parking management and standards.

Policies TR3 and TR4 of the NPPF seek to ensure that development is served by safe and suitable access arrangements, and is located in a manner that promotes sustainable travel choices where possible.

Assessment

Given the inconsistencies between the originally provided location plan and site plan, the Councils highways team provided a representation which reflected their observation that the barn conversion appeared to be intended for use as an independent dwelling; as the scheme is not for an independent dwelling their objection raised regarding the unsustainable location is not considered relevant to the assessment of this scheme. It is, however, noted that they raised no objection on parking or access.

As referenced earlier in this report, the proposal includes a revised access arrangement which appears to have already been implemented; the proposed route would allow for a more direct relationship between the barn and host dwelling and would reinforce the ancillary nature of the

accommodation. The former access route also appears to have been stopped up prior to determination of this application; however, details of those works are not consistent with the submitted plans and remain unclear. With the previously noted necessary condition requiring the permanent stopping up of the access and the provision and approval of further details in that regard, the scheme is acceptable on highway safety grounds.

Flood Risk / Drainage

Context

Policy CP67 of the WCS relates to flood risk and provides direction for development proposed in flood zones 2 and 3 and includes the requirement for development to reduce the rate of rainwater run-off and to improve rainwater infiltration to soil and ground, unless site or environmental conditions make these measures unsuitable.

Policies F7 and F8 of the NPPF seek to ensure that development is safe from flooding for its lifetime without increasing the risk of flooding elsewhere.

Assessment

The submitted plans do not clearly identify the materials associated with the relocated driveway and parking area; whilst this limits the ability to fully assess permeability and surface water implications, this matter can be appropriately addressed through the conditions previously noted as necessary regarding securing the details of hard surfacing.

The application site is located in flood zone 1, at the lowest risk of fluvial flooding and the Councils drainage team have confirmed that the scheme is broadly acceptable; however, the drainage team have also confirmed that part of the access route would be susceptible to other flooding from other sources and, consequently, recommend that an emergency flood plan is secured by condition.

With the inclusion of that condition, it is not considered that granting planning permission will result in an increased flood risk at, or adjacent to, the site.

SUMMARY AND PLANNING BALANCE

The proposal has been submitted and assessed as an extension of the residential unit and creation of ancillary accommodation to be associated with existing dwellinghouse 'Hundred Acres Farm'. Whilst not explicitly stated within the submission, some development proposed is being applied for retrospectively.

The building is generous in scale, would contain facilities capable of supporting independent day-to-day living and exhibits a number of characteristics commonly associated with a self-contained dwelling; however, a condition can be applied to restrict the use and the accommodation would remain well-related to the host dwelling, would form part of the same planning unit, utilise shared

access arrangements, and would be proportionately subservient to the scale of the substantial host dwelling.

Weight is afforded to the retention and reuse of an existing traditional rural building in this NL setting, securing its long-term maintenance whilst conserving its character and historic use associated with the farmstead. Taking fully into account that some works appear to be requesting permission retrospectively, subject to conditions requiring submission and approval of further details, along with restrictions on permitted development rights to prevent uncontrolled domestic development within the extended curtilage, the scheme is acceptable on design grounds.

Subject to all conditions discussed in this report, including those relating to ecology and drainage matters, the proposal meets the aims of relevant policies in the WCS and NPPF.

RECOMMENDATIONS:

That planning permission be GRANTED subject to the following 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, 5391 11 Rev B, received 28.08.2026
Proposed site plan, 5398 58B, received 20.06.2025
Proposed barn elevations, 5398 57A, received 20.06.2025
Proposed barn ground floor, 5398 55A, received 20.06.2025
Proposed barn first floor, 5398 56A, received 20.06.2025

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

3. The development hereby permitted shall be carried out in strict accordance with Section titled 'Mitigation' in the Dusk Emergence Survey report for Bats (All Ecology, June 2026).

REASON: For the avoidance of doubt and for the protection, mitigation, and enhancement of biodiversity.

4. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Hundred Acres Farm.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to planning policies pertaining to the area, would not permit a wholly separate dwelling.

5. a) Within 6 months of the date of this permission, details of the permanent stopping up of the former driveway access, together with details of all hard and soft landscaping and boundary treatments associated with the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority.
b) The approved details shall be implemented in full prior to the first use of the development hereby permitted.
c) the former driveway access shall thereafter remain permanently closed and shall not be brought back into use unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of visual amenity, the character of the area, and to ensure that the converted barn remains physically associated with the host dwelling as an ancillary form of accommodation.

6. a) Within 6 months of the date of this permission, details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority.
b) Development shall be carried out in accordance with the approved details.
c) Any timber weather boarding approved shall not be treated in any way and instead shall be left to weather naturally and retained as such thereafter.

REASON: In the interest of visual amenity and the character and appearance of the area.

7. a) Notwithstanding the details shown on the approved drawings, no development above slab level shall take place to the south elevation of the barn until detailed elevations and section plans showing any redevelopment have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - i) The type, dressing, coursing and bedding of the natural stone
 - ii) The type of pointing and mortar mix
 - iii) The relationship between any rebuilt fabric and the existing barn
 - iv) The retention, alteration, or reconstruction of the existing ventilation slit on the south elevation
 - v) details of roofing material, flashing, lintels, cills and joinery
b) The redevelopment shall be constructed in accordance with the approved details.

REASON: In the interest of visual amenity and the character and appearance of the area.

8. a) Prior to the first use of the development hereby permitted, an emergency flood plan relating to access and egress from the site during flood events shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures for managing flood risk associated with the access route, details of emergency procedures, evacuation arrangements, and the identification of safe refuge locations.
b) The development shall thereafter be operated in accordance with the approved plan.

REASON: In the interest of the safety of occupants, given that the site access is predicted to flood.

9. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by wildlife.

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

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

INFORMATIVES TO APPLICANT:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.