

APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03469 and PL/2026/03818
APPLICATION TYPE:	Full Planning Permission and Listed Building Consent
SITE ADDRESS:	Sparrow Farm, Fowlswick Lane, Lanhill, Chippenham, SN14 6LX
DEVELOPMENT DESCRIPTION:	Conversion of outbuilding to annexe
RECOMMENDATION:	That Planning Permission be GRANTED That Listed Building Consent be GRANTED

PROPOSAL

This application is requesting planning permission and listed building consent for the conversion of an existing outbuilding to an annexe. The planning statement asserts that, notwithstanding the close spatial relationship to buildings on the farmstead, the outbuilding is used for domestic storage and that the land where the outbuilding is sited has an established residential use.

The conversion does not propose to increase the footprint of the building but proposes some operational development to allow for the building to become habitable. Whilst the planning statement indicates that windows will be timber framed and that there will be some external repairs, there has been limited detail provided regarding door/window finish/colours, or the finish of proposed rooflights and repair works.

SITE DESCRIPTION

The outbuilding proposed for conversion is a historic cowbrye associated with Sparrow Farm in the hamlet of Lanhill; the outbuilding appears likely to have been used as stables in more recent history and for domestic storage after that until present day.



Figure 1: map view of site (blue), conversion site (red) and listed building (black)



Figure 2: photo of north elevation (LPC)

'Sparrow Farmhouse and Dovecote Cottage Attached' is Grade II listed; whilst Historic England's official list entry does not explicitly refer to the application outbuilding as being part of the listing, review of historic mapping indicates that the outbuilding was in situ at the time of the listing (09.12.1985) and it appears likely that there was connected ownership/function of the outbuilding and listed building historically and at the time of the listing.



Figure 3: OS mapping 1945-65



Figure 4: photo of south elevation (LPC)

Given the above, along with the siting of the building within the historic farmstead courtyard associated with the farmhouse, it is considered that the building is curtilage listed. The application site is outside of a defined framework settlement boundary but benefits from being part of the neighbourhood development plan (NDP) area for 'Chippenham Without'.

RELEVANT PLANNING HISTORY

Relevant planning history at the site:

None

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
- CP10: Spatial Strategy for the Chippenham Community Area
- CP41: Sustainable Construction and Low-Carbon Energy
- CP50: Biodiversity and Geodiversity
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring Conservation of the Historic Environment
- 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

Chippenham Without Neighbourhood Development Plan (NDP)

- HE1: Good quality design
- HE3: Historic assets
- BE3: Local character
- NE1: Landscape character
- NE2: Biodiversity gains

Wiltshire Design Guide (WDG)

Wiltshire Local Transport Plan (LTP4)

- Parking standards (LTP3)

National Planning Policy Framework (NPPF)

- S3: Presumption in favour of sustainable development
- S5: Principle of development outside settlements
- CC2: Mitigation of climate change
- L2: Effective use of land
- DP3: Key principles for well-designed places
- TR4: Street design, access and parking
- N2: Improving the natural environment
- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets
- HE6: Proposal affecting designated heritage assets

Planning Policy Guidance (PPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 66: General duty as respects listed buildings in exercise of planning functions

ISSUES

Taking into account the site context, and description of development, the main issues in the consideration of this application are:

- Principle / Sustainable Development
- Impact on Heritage Assets, Design and Living Conditions
- Highway Safety / Access
- Flood Risks / Drainage
- Biodiversity / Geodiversity

CONSULTATION:

Chippenham Without Parish Council: No representation received

Councils Conservation Team: No objection subject to condition

The application concerns a curtilage-listed stable range within the wider farmyard that forms the setting of Sparrow Farmhouse and the attached Dovecote Cottage.

In this case the listed building comprises the Farmhouse and Cottage, and the application site is an ancillary structure that has been amended over time and considered to be of secondary importance.

The proposals on balance are considered to have public benefits in the retention and reuse of the existing redundant agricultural building for domestic purposes; the use is considered to offer the optimum viable use of the curtilage listed structure.

The works would remove the existing modern roof and replace in a more aesthetically pleasing material that will enhance the wider setting of the adjacent farmhouse.

Further improvements to the setting of the existing building and farmhouse could be delivered via the removal of the existing concrete yard and more permeable surface with integrated landscaping. [...]

Councils Ecology Team: No objection

The location of the barn is not confirmed on any of the submitted plans. However, assuming that the application relates to the barn identified in Figure 1 of the Preliminary Roost Assessment, significant impacts on biodiversity are not anticipated. Adherence to the precautionary measures and enhancement recommendations set out in Section 4.2 of the report is encouraged and would be welcomed. [...]

Councils Highways Team: No objection

The proposal will provide a relatively large, totally independent 2 bed dwelling and I will be guided by you as to whether you consider this to be an annexe or a separate dwelling. [...] should you be minded to support the development, I raise no highway objection.

REPRESENTATIONS:

At the time of writing, no public representations have been received

PLANNING CONSIDERATIONS

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 as a material consideration in the assessment.

Principle / Sustainable Development

Land use

Notwithstanding that the Design and access (D&A) statement asserts that *'the northern range of the western courtyard is clearly in established domestic use'* in the absence of any planning history or substantive evidence that a residential use of the full application site is legally established (e.g. by the passage of time) the scheme is understood to require a change of planning use of some land to residential use.

It is acknowledged that the application site is located outside of a defined settlement boundary and that new residential development occurring in the open countryside would typically be resisted. In this instance, however, the proposed development is to accommodate domestic use associated with an existing dwelling and the scheme does not propose the creation of a new, separate, residential unit. Moreover, the land requiring a change of land use to support the conversion to an annexe has close spatial and functional connection to the dwelling and is modest in scale when taking into account the extent of the wider agricultural holding to the south.

Given the above, the principle of the extended residential unit is, on this occasion, considered to be acceptable; however, the suitability of the proposal is subject to further assessment discussed within this report below.

Annexe conversion

When assessing proposals for annexed 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 and must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship: 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 would not accord with the terms of what has been applied for.

The provided D&A statement indicates that the annexe would provide self-contained accommodation for a carer assisting the applicant's elderly father. The proposed annexe would be achieved by the conversion of an existing building which is detached from but adjacent to the dwellinghouse and garage 'Sparrow Farm'. The building forms part of the historic group of structures associated with the farmhouse and is physically well-related to the host dwelling.

The annexe would share the same access arrangements as the host dwelling and would similarly share amenity and parking areas. The submitted floor plan shows that the accommodation would contain all facilities necessary for independent day-to-day living, including kitchen and bathroom facilities and as such there is the potential for the accommodation to be capable of operating as a self-contained unit; however, the D&A identifies how the annexe accommodation would be used in a manner that is subordinate and ancillary to the host dwelling.

On balance, whilst the proposed accommodation would provide a high degree of self-containment, the submission demonstrates a clear physical and functional relationship with the host dwelling and the proposal represents ancillary accommodation that would be appropriately subservient to the host dwelling and would not result in the creation of an independent dwelling. Subject to a condition restricting occupation of the annexe, the development is acceptable in principle.

Impact on Heritage Assets, Design and Living Conditions

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on decision makers, when considering whether to grant development which affects a listed building or its setting, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 15 of Historic England's Historic Environment Good Practice Advice in Planning 2 (Managing Significance in Decision-Taking in the Historic Environment) relates to assessing the significance of curtilage structures which are deemed designated by being fixed to the principal building or by being ancillary within its curtilage and pre-dating 1 July 1984.

The scheme proposes alteration to an existing outbuilding which, does not form part of the official list entry for Grade II listed 'Sparrow Farmhouse and Dovecote Cottage attached', but is understood to be curtilage listed. Consultation with the Councils Conservation team has been duly carried out, for their specialist comment on the scheme, which resulted in no objection being raised subject to the imposition of conditions including 2no pre-commencement conditions requiring submission and approval of further details relating to masonry works, roof materials and external joinery. Confirmation has been received on 11.08.2026 that such pre-commencement conditions can be applied, should planning permission be granted.

The development will result in less than substantial harm to the historic significance of the Grade II listed asset and its setting; however, the harm is outweighed by the public benefit associated with the continued use of the building in a way that reflects the historic significance.

The building occupies a traditional position within the historic farmstead group and no extension to the footprint of the building is proposed; the overall form, scale and massing of the structure would remain largely unchanged. The limited alterations include the installation of glazing and the introduction of rooflights, together with repairs and upgrading works necessary to make the building suitable for habitation. Given that limited detail relating to materials and finishes, a condition requiring the submission and approval of those details would be necessary in the interest of preserving the character and appearance of the listed building and its setting.

The site does not have any immediate neighbouring dwellings, and there is no extant planning permission for residential development on the adjoining land. Given the rural context, the scheme would not result in overlooking from external sources and there are no existing structures that would restrict the availability of natural light to the proposed habitable rooms.

Highways Safety / Access

Access to the site is proposed to continue from the existing vehicular access arrangements serving the dwelling and wider farmstead. No alterations to the access, driveway or parking arrangements are proposed as part of the development.

Representation received from the Councils highways team indicates that, whilst the accommodation would comprise a relatively large unit capable of independent occupation, adequate off-street parking is available, and no concerns have been raised regarding the suitability of the access.

The representation concludes that there is no highway objection to the proposal, subject to Officers being satisfied that the accommodation is appropriately considered an annexe.

Flood Risks / Drainage

The site is not identified as being at risk of flooding and the proposal comprises the conversion of a building which would not result in a material increase in hardstanding, or other impermeable surfaces, at the site. The proposal is considered acceptable in flood risk and drainage terms.

Ecology / Biodiversity

In support of the application, the submission has included a preliminary roost assessment; consultation with the Councils ecology team has been carried out for their specialist review of the assessment, and scheme as a whole.

The representation received raised no objection to the proposal and advises that, with the understanding that the application relates to the building assessed within the assessment, significant impacts on biodiversity are not anticipated. Their representation further advises that adherence to the precautionary measures and biodiversity enhancement recommendations contained within section 4.2 of the assessment is welcomed.

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. The development meets the de minimis threshold and, as such, BNG does not apply; however, the detail provided with the application indicates that there would be biodiversity enhancement measures (such as features for birds and bats) which would nonetheless provide modest ecological benefits.

SUMMARY AND CONCLUSION

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 known as 'Sparrow Farm'

The building would contain facilities capable of supporting independent day-to-day living; 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 and parking arrangements, and would be proportionately subservient to the scale of the host dwelling.

The proposal would secure the reuse of an existing historic outbuilding and, subject to conditions, would preserve the character and significance of the curtilage listed building and its relationship with the Grade II listed farmhouse. Whilst the development would result in some degree of harm arising from the domestication of the former agricultural building, this harm would be less than substantial and is outweighed by the public benefits associated with securing the ongoing use, repair and long-term maintenance of the building.

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, LPC 6318 EX 01 A, received 16.06.2026

Proposed site plan, LPC 6318 PR 01 A, received 16.06.2026

Proposed elevations, LPC 6318 PR 03, received 02.06.2026

Proposed flood plan, LPC 6318 PR 02, received 02.06.2026

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 4.2 of the 'Preliminary Roost Assessment' (prepared by Ellendale Environmental, dated 23.03.2026)

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 Sparrow 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) No works to repoint or repair the external brickwork or stonework shall be undertaken or works to replace the existing roof until:
 - i) Details of the extent of repointing, the proposed mortar composition and colour, and the method of pointing have been submitted to and approved in writing by the Local Planning Authority; and
 - ii) Detail of the proposed new roofing material has been submitted to and approved in writing by the Local Planning Authority.
- b) The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and Listed Building Consent the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

6. No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and Listed Building Consent the matter is

required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

7. The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

8. 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: In the interests of the amenity and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

That listed building consent 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:

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

3. a) No works to repoint or repair the external brickwork or stonework shall be undertaken or works to replace the existing roof until:
 - i) Details of the extent of repointing, the proposed mortar composition and colour, and the method of pointing have been submitted to and approved in writing by the Local Planning Authority; and
 - ii) Detail of the proposed new roofing material has been submitted to and approved in writing by the Local Planning Authority.
- b) The works shall be carried out in accordance with the approved details.

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4. No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

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5. The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

6. The existing roof timbers shall be retained, uncut and unaltered in situ.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

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 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.
- The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the

event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.