

Development Management

Wiltshire Council

County Hall, Bythesea Road, Trowbridge BA14 8JN

By Planning Portal

7th October 2026

Site	The Byres 1 to 3, 84 Westbrook, Bromham, Chippenham, SN15 2EE
Applicant	Westbrook Farm Chippenham Ltd
Proposal	Change of use of three holiday units (Byres 1 to 3) to three dwellinghouses (Class C3), with minor internal alterations to Byres 1 and 3
Previous application	PL/2025/09713 (not determined)
Related appeal	6008204 (undetermined)

Dear Sir or Madam

Planning application — change of use of The Byres 1 to 3 to Class C3 dwellinghouses, with minor internal alterations to Byres 1 and 3

We act for the applicant, Westbrook Farm Chippenham Ltd, and enclose a planning application for the change of use of the three existing holiday units at The Byres to three dwellinghouses.

Why this application is made

1. Application PL/2025/09713, for the same change of use, was not determined. It is the subject of an appeal against non-determination (reference 6008204), lodged on 6 May 2026, which remains undetermined.
2. On 17 August 2026 the National Planning Policy Framework was replaced in full. The Council's case on the appeal, dated 10 June 2026, rests on provisions of the December 2024 Framework that no longer exist. This application invites the Council to determine the proposal under the Framework now in force. The enclosed Planning, Design and Access Statement explains why it falls within Policy S5(1).

3. For the reasons given at paragraphs 3.6 to 3.12 of the statement, we would ask the Council to determine the application on its merits rather than decline to do so under section 70B of the Town and Country Planning Act 1990.

What has changed

4. The Council's only internal space objection to the earlier application was the bedroom of Byre 3, which it measured at 6.8 square metres against the 7.5 square metre single bedroom standard.
5. This application removes that objection. In Byre 3 the stud partition between the bedroom and lounge is taken out, forming one bedroom of 4.90 m x 3.00 m (14.7 square metres) against the 11.5 square metre minimum. Built-in wardrobes are fitted either side of its window, so its full 3.0 m width is kept, and the former lounge door is blocked to form a hall store. Byre 3 becomes a one-bedroom, two-person dwelling of 50.2 square metres against a 50 square metre minimum, with about 1.9 square metres of built-in storage against the 1.5 square metres required. Its kitchen/dining room becomes the kitchen/living/dining room. The changes are shown on drawing 24-1035/001 E, which also gives the area of every room in all three units with a schedule of accommodation (repeated at page 20 of the statement). All three units now meet the space standard in full: floor area, bedroom and built-in storage.
6. These internal alterations affect only the interior of the building and are not themselves development requiring permission (section 55(2)(a) of the 1990 Act). They are shown so that the plans describe the layout the Council is being asked to approve.
7. To meet the standard's built-in storage requirement in every unit, the existing lobby alcove in Byre 1 is fitted with doors as a store. Built-in storage is then about 1.3 square metres in Byre 1 and 1.5 in Byre 2 (each against 1.0 required) and 1.9 in Byre 3 (against 1.5). The storage counted is marked on drawing 24-1035/001 E.
8. Nothing else changes. No external alterations are proposed, Byre 2 is unchanged, and the parking and garden arrangement is as previously submitted (drawing 25-1137/303 AF Rev B).

Enclosures

- Application form and ownership certificate (submitted through the Planning Portal).
- Planning, Design and Access Statement, Revision D, October 2026.
- Drawing 24-1035/002 C — Block and location plan (1:200 and 1:1250 @ A1).
- Drawing 24-1035/001 E — Existing and proposed floor plans with room areas and schedule of accommodation (1:50 @ A1).
- Drawing 24-1035/003 — Existing elevations (1:50 @ A1); unchanged, as no external alterations are proposed.
- Drawing 25-1137/303 AF Rev B — Parking and amenity/garden areas (1:500 @ A3).
- Drawing and document schedule, October 2026.

We should be grateful for confirmation that the application has been validated, and would welcome the opportunity to discuss it with the case officer.

Yours faithfully

Planning and Land

For and on behalf of the applicant