



01 INTRODUCTION

- 1.1 This document has been prepared on behalf of the applicant to support a Full Planning Permission submission for the extension of the existing farm house at Ridgefield Farm, The Ridge, Corsham.
- It looks at the Site and Context, and Development Proposals



02 SITE AND CONTEXT

Location

The application site is located at the Ridge, which is a small, scattered settlement characterized by a mix of residential and commercial elements. It comprises a few cottages, farmsteads, a Manor House, and some modern commercial units, all nestled within a landscape of agricultural land used for pasture and crops. Historically, the area was significant for its stone quarry and mining activities.

Geographically, The Ridge is situated south of Corsham, approximately 1.5 kilometres away, and west of Lacock, about 4 kilometres distant. It also lies a short distance to the southwest of Gastard and Chapel-Knapp. The settlement is served by three roads – Brockleaze, Monk's Lane, and Green Road – which converge just north of the site, providing key access routes. A small patch of woodland adds to the rural character of the area.

Site

Ridgefield Farm is situated off Green Lane, at a point where the road changes direction. The land, originally part of either Pond Close Farm or Boyd's Farm, was subdivided, creating smaller agricultural holdings, with Ridgefield Farm becoming its own entity.

Historically operated by Wiltshire Mushrooms, the site features a mix of uses, including agricultural activities alongside commercial units classified as B2 and B8. The property comprises a linear access road extending north-south from Green Road, leading to two staggered rectangular sections. The eastern rectangle houses commercial and agricultural buildings along its northern boundary, adjacent to woodland. These barn-like structures are surrounded by hardstanding. South of these buildings, along the access road, is a static caravan nestled among trees, followed by the main farmhouse. The farmhouse is surrounded by a garden, hardstanding, and smaller agricultural sheds for livestock. Beyond the farmhouse, the access road continues through two fields, encompassing the majority of the land.

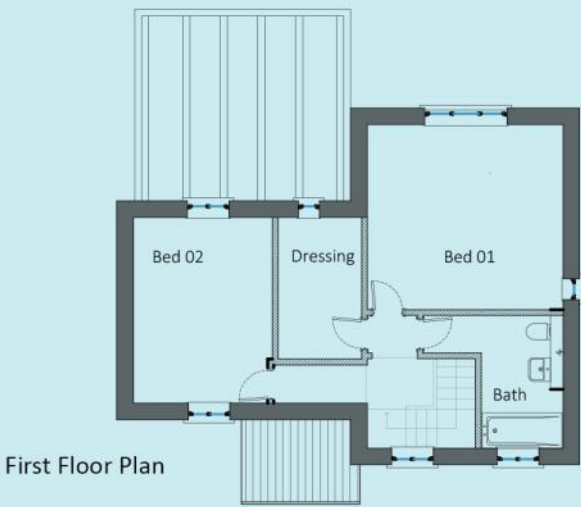
A public right of way traverses the access road and extends in a straight line through the fields. The fields are enclosed by trees and hedgerows, typical of the rural setting.



02 SITE AND CONTEXT

Existing farm house

This application focuses on the existing farm house building which is located broadly in the middle of the overall site. It is of relatively modern construction and is clad with natural, local rubble stone, with a local, natural red clay roof tile. Facias, soffits and rainwater goods are all coloured dark grey to match the powder coated aluminium windows and doors. The house is two stories and consist of living room, kitchen, conservatory, utility and cloakroom downstairs and then 2 bedrooms and a bathroom upstairs.



Existing Floor Plans



03 PLANNING CONTEXT

3.1 Planning Policy

The application site is outside the Settlement Framework Boundary (CS -CP1) and is not within any special designation (Conservation Area or Green Belt) and there are no Listed Buildings in the immediate vicinity.

The site is located within Flood Zone 1, which has a low probability of flooding from rivers and the sea.

A Public Right of Way runs through the site, running north-south with the reference CORM27.

The main planning documentation relevant to this application is the Wiltshire Core Strategy 2015. One of the key policies within the document is 'Core Policy 48 - Supporting Rural Life'.

3.2 Planning History

PL/2023/06355— Planning application for the proposed mixed use of existing land and caravan to allow its use as a self-contained independent holiday let and for purposes ancillary to the residential use of the dwellinghouse—Permitted

PL/2023/06354— Retrospective planning application for the proposed change of use of agricultural land to residential and above ground fish tank—Permitted

PL/2023/05206— Commercial use of former agricultural buildings (Retrospective) Permitted

17/04190/FUL— Retrospective application for the erection of two agricultural buildings- Approve

16/05796/FUL— Two storey side extension to existing dwelling—Withdrawn

N/11/03489/FUL Erection of One 2 Bedroom Holiday Cabin (Resubmission of 11/02343/FUL) - Refuse

N/11/02343/FUL— Erection of One 2 Bedroom Holiday Cabin—Withdrawn

N/08/02265/S73A—Removal of Agricultural Occupancy Condition—Refuse

3.3 Client Needs

The applicant currently lives in the farmhouse at Ridgefield Farm. It is a modest farmhouse and does not represent a suitable residence for two reasons.

- 1- There is insufficient accommodation for the farmer and their growing family
- 2—There is inadequate provision for an office to assist with the running of the farm.

The applicant is looking to extend the existing property in order for them to effectively run the farm

3.4 Planning Assessment

The planning history for the site mainly revolves around the change of use of the existing buildings on the site and the creation of the new holiday let on site. Several years ago there was an application by a previous owner of the site for a 2 storey side extension but this was withdrawn.

Within the Wiltshire Core Strategy 2015, the key policy for the support of an extension to the existing house is Core Policy 48. This policy outlines the approach to supporting rural communities in Wiltshire and focuses on:

- Protecting the countryside and maintaining its local distinctiveness.
- Supporting the sensitive reuse of built assets to help meet local needs.
- Supporting improved access between places and to services.
- Supporting the community in taking ownership of local services.

Any proposed extension to Ridgefield Farm farmhouse will need to prioritize supporting the farm's operational needs whilst respecting the character of the rural setting. Functionally, the design must provide adequate living space for multi-generational occupancy, ensuring continuity of the agricultural enterprise, this will need to include dedicated space for administrative tasks carried out for the farm.

The design needs to be such that it supports the rural economy without compromising the area's character. Crucially, the scale and layout must be directly justified by the requirements of the farm business. A successful design will need to demonstrably enhance the farm's viability.

Aesthetically, the extension must integrate harmoniously with the existing farmhouse and its surroundings. Design, scale, massing, and

materials should be sympathetic to the local vernacular and minimize visual impact on the landscape. Preservation and enhancement of existing landscape features are essential, alongside appropriate landscaping to integrate the development.

The farmhouse has an agricultural tie to the land and is used for the keeping of livestock. The extension is essential to support the agricultural tie.

The above assessment talks about the expectations that a proposed extension at the property should meet. The next section demonstrates that this has been achieved through the proposed design. However, as part of the proposals the client is willing to remove the existing static caravan on site in a bid to reduce the proposals visual impact on the setting.

04 DEVELOPMENT PROPOSALS

4.1 Establishing Need

The proposed expansion of the farmhouse is essential to support the evolving needs of the agricultural enterprise and the family managing it. The existing dwelling, no longer meets the requirements of a modern farming business and the family residing within it. The additional space, including the provision of a home office, is critical for the efficient management of the farm, enabling administrative tasks, to be carried out effectively on-site. Furthermore, the enlargement will facilitate multi-generational living, ensuring the continued involvement of family members in the agricultural operation, securing its long-term viability. The proposed increase in size has been carefully designed to respect the character of the existing dwelling and its setting, utilizing appropriate materials and design that is in harmony with the surrounding rural landscape. The development therefore represents a sustainable enhancement of the property, supporting the rural economy and the agricultural use of the land.

4.2 Use and Amount

As mentioned above the main purpose of the proposals is to increase the size of floor space to accommodate a growing family and provide an office to assist with the management of the farm. The living accommodation proposed includes additional living and family rooms, new kitchen and utility area, plus additional bedrooms at first floor. The house is currently shown as 2 bedrooms and a dressing room, or 3 bedrooms at a push, given the third bedroom is very small. The proposals do not increase the number of bedrooms, but it does increase the size of bedrooms so that they are more useable. The key addition at first floor is the introduction of the office, which will provide much needed space for the day to day administrative tasks for the running of the farm. A basement is proposed underneath the new kitchen.

The proposals are a balance between providing the right level of accommodation, whilst reducing the visual impact of the new proposals.

4.3 Layout and Landscape

The site layout will remain broadly the same following the proposals. There will still be an area of hardstanding to the east of the property and although this will be reduced it will still provide space for three cars to park and manoeuvre.

Landscape will remain the same as existing, where there will be a small

First Floor Plan



Ground Floor Plan



04 DEVELOPMENT PROPOSALS

patio area to the rear and the rest of the garden will be grassed and bounded by agricultural style post and rail fencing. This will retain the rural and agricultural, open feel of the setting.

The existing main house remains as the central element of the house and the proposals seek to extend this to the east and the west. To the west, a two storey extension is proposed and within this space a new lounge is proposed at ground floor and two bedrooms with a shared ensuite at first floor.

The existing conservatory is proposed to be replaced and extended to tie in with the proposed extension. The front entrance porch is proposed to also be replaced as part of the proposals.

To the east, a new single storey extension is proposed to accommodate a new kitchen, utility and WC. This will allow for a modern accessible space to cater for the growing family.

Within the existing house there are proposed to be some internal alterations to accommodate the new layout.

4.4 Scale and Appearance

The aim of the proposals is to maintain the rural feel of the existing house whilst providing the much needed accommodation.

The two storey extension creates a mirror of the elevation in order to add balance and symmetry to the elevation and make it feel as if was originally intended to be built as such. This will have the same rubble stone walling and stone details as the existing house. Central to the building is a clearly defined entranceway with grey timber cladding creating a subtle contrast to the rubble stonework.

To the west of the main section of the house is the single storey extension. This has been designed to be agricultural in appearance, with the use of metal cladding and using roof proportions that can be found on nearby agricultural buildings. This is intended to tie in the appearance of the proposals with the surrounding buildings.

Although larger than the existing house, the scale of the proposals is appropriate for the setting and the intended use as a farmhouse. The context of the existing and potential future agricultural buildings and their scale make the proposals seem modest.



05 CONCLUSION

5.1 Full Planning Permission is sought for an extension to an existing dwelling at Ridgefield Farm, The Ridge, Corsham.

The proposed expansion of the farmhouse is essential to support the evolving needs of the agricultural enterprise and the family managing it. The development will therefore represent a sustainable enhancement of the property, supporting the rural economy and the agricultural use of the land.

