

Our Ref: ST/250203/P1

13 November 2025

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning (Listed Buildings & Conservation Areas) Act 1990

Proposal: Erection of single-storey rear extension. Minor internal alterations.

At: The Old Farmhouse, 9 Mill Lane, Poulshot, Wiltshire SN10 1SA

PP-14484614

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs A Ritchie to submit a Householder and Listed Building Consent application to Wiltshire Council for the above development at The Old Farmhouse, Poulshot. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £528.00;
- Drawing No. 250203-01: Location Plan;
- Drawing No. 250203-002: Proposed Plans;
- Drawing No. 250203-003: Proposed Elevations;
- Drawing No. 250203-009: Existing Site Plan;
- Drawing No. 250203-010: Proposed Site Plan;
- Drawing No. MFoldfmpoulGFTOP: Existing Ground Floor/Topographical Survey;
- Drawing No. MFoldfmpouleL: Existing Elevations;
- Drawing No. MFoldfmpoulRP: Existing Roof Plan;
- Covering Letter by Fowlers (see below);
- Heritage Statement by Forum Heritage Services;
- Draft Unilateral Undertaking by Thrings Solicitors; and
- CIL Form 1: Additional Information.

1. Site and Surroundings

The Proposal Site (the 'Site') is located to the south of the village of Poulshot, Wiltshire. The site lies approximately 3 miles south-west of Devizes, 4.8 miles south-east of Melksham and 6.8 miles east of Trowbridge.

The site is located on the northern side of Mill Lane and comprises the existing residential dwelling of The Old Farmhouse, garage and established residential garden curtilage.

The Old Farmhouse is a Grade II listed building, added to the list on the 3 April 1987. The Historic England list entry is as follows:

'House, C16 raised in late C18 or early C19 and refenestrated in C20. Roughcast over brick with Bridgwater tile roof, hipped to west and one stack on north roof slope. Two storeys, 3-window range entirely of C20 timber windows. Centre door. Lean-to on west end. Interior: ground floor left room has heavy chamfered beams to 4- panel compartmental ceiling and exceptionally large unmoulded stone depressed-arched fireplace. Chamfered beam in ground floor right room. C18 or early C19 roof trusses. Included for interior features'.

The site is currently accessed via a private access driveway to the south-west of the site – directly off Mill Lane.

The site is located in Fluvial Flood Zone 1, with low risk of flooding, and within the Poulshot Conservation Area

2. Planning History

PL/2021/06144	08.09.2021	Proposed roof mounted PV array to existing garage roof	Approved
19/09113/FUL	19.11.2019	Proposed Two Storey Rear Extension and Demolition of Garage and Construction of Replacement	Approved
19/09389/LBC	19.11.2019	Proposed Two Storey Rear Extension and Demolition of Garage and Construction of Replacement.	Approved
K/30217	11.07.1994	A rear extension and associated works	Approved
K/30209/L	11.01.1994	The demolition of rear porch, minor internal works, new 2 storey rear extension, minor flood prevention and works to garden	Approved
K/79/0103	20.02.1979	Extension to dwelling	Approved
K/77/0121	05.04.1977	Demolish dilapidated barns and replace with domestic garage/loose box.	Approved

More recently, a pre-application enquiry was submitted to the Council to explore the possibility of a single-storey rear extension:

ENQ/2025/00764 - Erection of single-storey rear extension. Response received: 6 August 2025.

The pre-app response can be summarised, as follows:

- The erection of extensions and alterations within the curtilage of an existing residential property is considered acceptable in principle.
- The proposed extension appears to be relatively modest in scale and would be sited to the rear of the existing dwelling and not readily visible from public vantage points. Given the scale and siting of the extension, it is unlikely that the proposals would give rise to concerns from a planning perspective.

The main concern raised by the pre-app was the over-development of the site. As noted within the above planning history, listed building consent and planning permission was granted in 2019 for the construction of a replacement garage and the construction of a two-storey rear extension. Under this 2019 consent, the garage has been constructed but the two-storey extension has not been. However, as the garage has been constructed, these permissions have been implemented and the approvals are extant.

In this regard, the conservation officer provided the following comments to the proposed development:

‘Whilst the proposed extension is modest and subservient and would not involve any loss of fabric or substantially alter the aesthetics of the property, the owners were informed in 2019 at the time of the last proposal for an extension to the building that, ‘the property is getting to the point where the extensions are on the verge of dominating the original house’. I concur with this comment and in conservation terms would be not be willing to accept a further addition to this building, since the building has already reached its optimal size without having a harmful effect on the significance of the designated heritage asset.

However, since the previously approved extension has not been built (although the permission has been implemented through the erection of the garage), I do not know if there is a possibility to offer the applicant an either/or option as to which extension they would prefer? However, as stated above I would be unwilling to accept both extensions for the reason stated above’.

These concerns have been sought to be overcome as part of this current planning application. The applicants instructed Thrings Solicitors to act on their behalf to draw up a draft Unilateral Undertaking (UU) for the Council’s review. This has been submitted as part of this application. The draft UU advises that should permission be granted for the single-storey extension – the applicants would rescind the 2019 (19/09113/FUL & 19/09389/LBC) permission – which would prevent them from implementing the approved two-storey extension as well as the current single-storey extension.

This would limit the amount of approved development built out on the site, and avoid an overdevelopment of the listed building.

In addition, the planning officer drew attention to the conservation comments on the 2019 application – specifically referencing the works to the rear elevation: *‘Additionally, the creation of a new opening in the rear elevation would lead to a loss of historic fabric. These concerns were also raised in the 2019 application, which similarly proposed alterations to the historic rear elevation’.*

These concerns have been addressed through the submission of a thorough Heritage Statement.

3. Proposed Development

This planning application seeks permission and listed building consent for the following development – *‘erection of single-storey rear extension’.*

The proposed extension will be located to the rear of the dwelling, located between the rear elevation of the dwelling, and the existing two-storey rear extension. The proposed extension will be single-storey and of an orangery style design.

An existing window to the rear (north-east) elevation is proposed to be enlarged to form a doorway, to allow access to the new extension.

The measurements for the extension are as follows: a main plan width of 4m, a main plan depth of 5.5m and a height of 3m to the top of the parapet roof.

The extension will be finished in render to match the existing dwelling, with a new flat roof and timber windows and doors to match.

Minor internal alterations are also proposed – to the areas of modern fabric – as follows:

- Creation of GF W/C in existing hallway – including the erection of a section of new stud wall to close off the space (50mm x 100mm softwood timber stud partition with insulation); and
- Subdivision of existing kitchen space to allow for the creation of a utility room. The space will be separated by a new stud wall with integrated pocket doors (50mm x 100mm softwood timber stud partition with insulation).

As the proposed development is under 100sqm, it is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved

policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011** (LP) adopted June 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged, The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

5. Planning Analysis

Core Policy 57 of the CS states *'a high standard design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place though drawing on the local context and being complementary to the locality'*.

CP58 is concerned with the conservation of the historic environment. The policy states *'development should protect, conserve and where possible enhance the historic environment'*. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

Poulshot is a designated 'small village' where, according to CP1, development will be limited to meet the housing needs of settlements and to improve employment opportunities, services and facilities. Poulshot does not benefit from a Settlement Policy Boundary, and therefore the site is located in the countryside for planning purposes. However, as the proposals relate to an existing dwelling, the principle of development is considered acceptable provided it accords with the relevant plan policies. This is confirmed by the Council within the ENQ/2025/00764 pre-app response.

In terms of design, scale and appearance the proposed extension has been designed to be single-storey so it is considered sensitive and appropriate to the listed building. Keeping the extension as single-storey ensures it is seen as subservient to the existing dwelling and allows it to sit comfortably within the building envelope. The extension will be located to the north-east elevation of The Old Farmhouse, which is the rear elevation, meaning the extension will be well screened by the existing building and the mature boundary vegetation that surrounds the site. The ENQ/2025/00764 pre-app response confirmed that the Council had no concerns regarding the scale or appearance of the proposed extension.

In regards to heritage, the proposals present an opportunity to enhance the heritage significance of The Old Farmhouse, whilst continuing the viable residential use of the historically significant building, and meeting the applicant's needs. The single-storey extension is located to the north-east of the existing dwelling, and has been designed in such a way to ensure it is seen as sympathetic and subservient to the existing dwelling.

In terms of the surrounding conservation area, the site is well screened from the adjacent road and conservation area by mature boundary vegetation, leading to no or minimal visibility of the site. In addition, the proposed extension is single-storey and located to the

rear of the dwelling where it cannot be seen from public vantage points of the conservation area.

This application is supported by a Heritage Statement by Forum Heritage services. The statement confirms the following:

- The fact that the exterior of the house was evidently not considered to merit designation as the building was specifically included in the List because of its internal features is highly relevant to the assessment of the potential impact of the proposed alteration on the significance of the listed building.
- Given the low level of architectural interest of the exterior, which almost wholly relates to the front elevation of the former farmhouse, it is considered that the principal of a single-storey extension to the rear of the building should be acceptable.
- The proposed extension is a modest structure that will be clearly subservient to the host building and not harm the character of the house.
- The opening of the flank wall of the kitchen extension relates to modern fabric of no significance. The only area of change relating to the historic element of the house is the change of a window to a door. It is notable that this window is set into a slightly recessed area which might suggest that this may have been a doorway.
- The proposed extension will not be visible from the front of the house or from the public realm due to the extent of screening provided by the hedge to the roadside boundary and will be hidden by the two-storey extension on the glimpsed views possible from the north-west. Therefore, there will be no harm to the character and appearance of the conservation area.

The application site is large enough to accommodate the proposed extension allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the neighbours through overlooking, loss of privacy or overbearing nature.

As noted in Section 2 above, this planning application is supported by a draft UU. The applicants only wish to implement the proposed single-storey extension and can demonstrate that through the submission of the UU. Should the Council be willing to accept the terms included within the UU, the legal agreement can be progressed as part of the application process.

6. Conclusion

Overall, the Applicant contends that, due to the proposed location and sensitive design, the development can be successfully integrated into the site. Consequently, the scheme represents high quality design in-keeping with the character and appearance of the locality. The proposed works are minor in nature and ensure the outbuilding is seen as subservient to the existing dwellinghouse. As such the proposed development is in accordance with Policy CP57 and CP58.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients