

Our Ref: ST/240309/P3

8 December 2025

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



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Erection of ancillary accommodation

At: The School House, Little Bedwyn, Wiltshire SN8 3JG

PP-14447654

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs B Walker to submit a Householder Application to Wiltshire Council for the above development at The School House. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £262.00;
- Drawing No.240309-10: Location Plan;
- Drawing No.240309-15: Site Plan Existing;
- Drawing No.240309-25: Site Plan Proposed;
- Drawing No.240309-25: Site Sections Proposed;
- Drawing No.240309-60A: Design Scheme;
- Drawing No.MFschoolhouseTOPO: Topographical Survey;
- Arboricultural Impact Assessment & Method Statement by Naturally Trees Ltd;
- Tree Protection Plan by Naturally Trees Ltd;
- Flood Risk Assessment by Cole Easdon Consultants Ltd;
- Covering Letter by Fowlers (see below); and
- CIL Form 1: Additional Information.

1. Site and Surroundings

The School House is located within the village of Little Bedwyn, Wiltshire. The site extends to 0.3ha and comprises the existing dwelling of The School House, annexe and established

residential curtilage. To the immediate east of the site lies additional land within the applicant's ownership.

The application site is located to the eastern side of the Borough – approximately 6.4 miles east of Marlborough, 8.7 miles north-east of Pewsey and 9.7 miles north of Ludgershall.

Access to the site is taken from the north – directly off School Lane. To the north and south of the site lies agricultural fields and countryside. To the east and west lie neighbouring dwellings of Old Manor Cottage and The Pavilion.

The site is located within the Little Bedwyn conservation area and within the North Wessex Downs National Landscape (formally the AONB). Two TPO trees (reference: TPO/2023/00010) are located to the north of the site, along the boundary with School Lane – relating to two sycamore trees.

The site is located within Fluvial Flood zone 1 - with low chance of flooding. The nearest listed building is Old Manor Cottage (Grade II listed) which is located around 140m to the south-east of the site and is well screened by mature vegetation and trees (including a mixed natural English deciduous hedgerow planted by the applicants around 10 years ago).

The property was built as a National School in 1854 from the proceeds of public subscription on land provided by the Savernake Estate, who were also responsible for its construction. It housed both boys and girls and closed in 1970 before being converted to residential use. In the Council's opinion the building should be considered as a non-designated heritage asset.

The site is otherwise unconstrained and unaffected by any other designation.

2. Planning History

PL/2024/10535	12/05/2025	Extension to existing annexe. Erection of pool house and formation of swimming pool (part retrospective).	Withdrawn
16/02944/FUL	13/07/2016	Demolition of existing garage, conservatory and side extension of annex building. Proposed conservatory to replace existing and a two storey and single storey extension to the rear and pool in garden. New access gates	Approved
K/86/0214	09/05/1986	New conservatory and flag pole	Approved
K/81/0248	28/05/1981	Conversion of existing classroom into living accommodation	Approved
K/78/0537	07/09/1978	Use part of the former school premises as showroom, offices and store	Approved
K/75/0561	30/10/1975	Conversion of disused classroom to create a separate additional dwelling.	Approved

A pre-application enquiry was undertaken in July 2025 to seek the Council's views on the 'Erection of Ancillary Accommodation' at The School House. The pre-app was registered under **ENQ/2025/01179** and a response received in September 2025.

The pre-app response confirmed the following:

- Development is acceptable in principle;
- The conservation team confirmed that they considered that the design and siting of the proposed annexe is appropriate to the context and would ensure impacts on heritage assets are acceptable.
- This view was supported by the development management team in that the proposed building appears to relate well in terms of its scale, form, materials and details to the character of the site and area.
- It was anticipated that the proposal would be received favourably in relation to its design and impact on the character and appearance of the area, including heritage assets and landscape character.
- The County Archaeologist has confirmed that they do not anticipate unrecorded archaeology to be a constraint to this development.
- Trees – The development would be constructed within proximity of significant trees, T3 and T4 on the submitted plans appearing to reside on neighbouring land. It is anticipated that an application would be favourably received subject to it being accompanied by an updated Arboricultural Impact Assessment & Arboricultural Method Statement which should be appropriate to the development proposals and shall detail the exact locations and specifications of tree protection measures and address any above and below ground works required within the vicinity of the trees RPAs including: Plant and material storage, Demolition/construction works, Installation of utilities, Surfacing.
- Conservation – Unlike previous applications, this enquiry sites the proposed annex separately to the existing annex, so allowing clear separation and breaking up the massing. The proposed annex would be taller and of greater footprint to the existing annex but remains largely traditional in its scale and proportions, is commensurate to the plot and does not seek to challenge the host dwelling, successfully integrating by matching materials and echoing the rhythm of fenestration all on one elevation. On balance, it is considered that the proposed annex would have a neutral impact on the non-designated property, on its setting within the Conservation Area, and on the character and appearance of the conservation area itself. The requirements of current conservation legislation, policy and guidance are considered to be met and there would therefore be no objection to an application made on this basis.
- Flood Risk – The application site is wholly within Flood Zone 1, but Council's Strategic Flood Risk Assessment indicates that the site is in an area there is a risk of groundwater flooding to surface and subsurface assets. The applicant is encouraged to prepare an FRA that is proportionate to the scale of the development and level of flood risk in order that the Local Planning Authority can reach an informed decision.

- Residential amenity - The closest neighbouring dwelling to the application site is The Pavillion, although Old Manor Cottage is found some way to the east. The development proposal is of a scale and position which does not pose significant cause for concern in relation to impacts on the amenity enjoyed by occupants of neighbouring land, particular on account of the distances and intervening features.
- Other required information at planning stage - a site section showing the relationship between the proposed building, existing buildings and the host dwelling.

The pre-application response is considered in more detail in the below sections.

3. Proposed Development

This application seeks planning permission for the following development at The School House – *‘erection of ancillary accommodation’*.

It is proposed to erect an outbuilding to the west of the site & to the south of the existing annexe.

The proposed outbuilding will be used as ancillary accommodation in connection with the existing main dwellinghouse of The School House. The outbuilding will comprise an office, WC and gym space.

The proposed ancillary accommodation will be single-storey and will measure 15m by 4.6m with a height of 2.5m to the eaves and 4.4m to the ridge. The outbuilding will be constructed from brick and a clay tile roof to match the adjacent annexe. Bifold doors will be located to the south-east elevation, and 1no. rooflight.

The proposed development does not exceed 100sqm (GIA) and is therefore not CL 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.

The Wiltshire Design Guide SPD and the Little Bedwyn Conservation Area Statement (March 2023) are also relevant in the determination of this application.

5. Planning Analysis

Policy CP51 states *'development must protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'*.

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'*.

Policy CP58 is concerned with the protection of the historic environment. The policy advises that *'development should protect, conserve and where possible enhance the historic environment'*.

The proposed outbuilding is modest in scale and has been designed to complement the adjacent annexe. The outbuilding will be constructed from brick and tile to match the existing annexe, with 1 no. rooflight and bifold doors to the south-east elevation. The existing annexe is located to the west of the site, and the proposed ancillary accommodation is not considered to cause any impact on the existing annexe, nor on the character and appearance of the conservation area.

This view was supported by the Council in pre-application enquiry ENQ/2025/01179.

In terms of the surrounding conservation area, the site is well screened from the adjacent road and conservation area by a brick and flint boundary wall, leading to no or minimal visibility of the site. In addition, the proposed outbuilding is single-storey and located to the rear of the dwelling / west of the site where it cannot be seen from public vantage points of the conservation area. It is not considered that this building would have any impacts on the setting of the non-designated heritage asset by way of location, design, size and materials.

This view was supported by the Council and conservation team in pre-application enquiry ENQ/2025/01179.

In terms of trees, there are no on-site trees to the west of the site – however there are a couple of existing trees within the neighbouring site to the west. Following receipt of pre-application enquiry ENQ/2025/01179, an updated Arboricultural Impact Assessment & Method Statement has been prepared and is submitted in support of the proposed works. The report confirms that there will be no harm to the trees on the adjacent property to the north-west, and the proposed site plan has been updated to reflect the protection measures noted within the Tree Protection Plan. The proposed site plan also notes the location of plant/materials storage, demolition/construction works, installation of utilities and surfacing – as requested – demonstrating that there would be no harm to existing trees.

In terms of flood risk, while the site is located wholly within fluvial flood zone 1, the site is at risk of groundwater flooding. A Flood Risk Assessment has been instructed by the applicants to demonstrate that the proposed development will not increase areas of impermeable

surface and will not result in any adverse flood risks. The Flood Risk Assessment by Cole Easdon Consultants Ltd confirms that the proposed development can be accommodated without increasing flood risk within the locality in accordance with objections set by Central Government and the EA/LLFA.

The application site is large enough to accommodate the proposed ancillary accommodation 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.

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 MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients