

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09824 (LBC) and PL/2025/09666 (HH)
APPLICATION TYPE:	Listed building consent (Alt/Ext) and House Holder Application
SITE ADDRESS:	Home Farm, Upper North Wraxall, Chippenham, SN14 7AG
DEVELOPMENT DESCRIPTION:	Extension and alterations
RECOMMENDATION:	That Planning Permission be GRANTED That Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission for extensions and alterations to the above property. The proposal will see the a replacement extension to the rear of the property, an amended door detail for the new kitchen side door.

The internal oil tanks will also be removed from the inner room to the utility rooms. A historic doorway will be opened up from the inner yard area. The floor level in the existing utility room will also be reviewed and altered, by removing a large area of modern concrete infill. The full height roof space will be used to accommodate a new mezzanine first floor area, where there is currently a flat roof.

This is a resubmission of a previously lapsed HH and LBC approvals (PL/2022/01940 and PL/2022/02126). Unlike the previously mentioned applications, the large scale details sought by condition 4 of the above application references have been submitted with this application. It is therefore sought by the applicant that Condition 4 is removed.

SITE DESCRIPTION/CONTEXT

Home Farm is a three storey, grade II listed building dated from the early 19th century, situated within the Upper Wraxall Conservation Area and Cotswolds National Landscape. It sits within substantial grounds and occupies a prominent position at the heart of the village.

As Upper Wraxall does not benefit from a settlement boundary, it is washed over by the countryside for planning purposes.

There are other listed buildings within the vicinity of the application site, comprising: The Old Farm House to the northwest; Home Farm Barn to the southwest; the base of the village cross to the northeast; and Woodseaves to the north, which are all grade II listed.

There is no adopted conservation area appraisal for Upper Wraxall, but the listed building and surrounding heritage assets (including the conservation area) have architectural interest and therefore aesthetic (designed) significance, as well as some historic (illustrative) significance.

The remains of the cross would also have historical associative value and the village green, albeit not designated as a heritage asset in its own right, is part of the conservation area and it has social value and communal significance.

The application site is subject to the following planning policy constraints:

- *Cotswold National Landscape*
- *Upper Wraxall Conservation Area*

PLANNING HISTORY

Proposal / Summary
N/96/00832/LBC - Listed building consent Decision - Unknown Date: 25/6/1996 – RENEWAL OF UNIMPLEMENTED PERMISSION N/91/1820/LB - CONVERSION OF REDUNDANT BARN AND STABLE BLOCK TO TWO DWELLINGS CONVERSION TO TWO DWELLINGS
N/96/00471/FUL - Full planning permission Decision - Unknown Date: 22/4/1996 – ERECTION OF SOW HOUSING SOW HOUSING
N/96/00831/S73 - Removal/variation of conditions Decision - Unknown Date: 25/6/1996 – RENEWAL OF PERMISSION N.91.1819.F - CONVERSION OF REDUNDANT BARN AND STABLE TO BLOCK OF TWO DWELLINGS/INSTALLSEWAGE TREATMENT PLANT CONVERSION TO TWO DWELLINGS
N/08/01027/FUL - Full planning permission Decision - Refused Date: 25/6/2008 – Erection of Double Domestic Garage
N/08/01028/COU - Full planning permission Decision - Approve with Conditions Date: 6/8/2008 – Conversion of Barn to Residential Use, Internal & External Alterations, Extension for Storage Shed; Boundary Walls and Fence (Amendment to 03.02580.COU)
N/05/02458/LBC - Listed building consent Decision - Approve with Conditions Date: 22/11/2005 – Proposed Internal and External Alterations and Erection of Open-Fronted Garaging
N/92/01730/FUL - Full planning permission Decision - Approved Date: 30/11/1992 – PROPOSED CONVERSION OF REDUNDANT BARN TO TOURIST COTTAGE UNITS AND IMPROVEMENT SCHEME TO EXISTING COTTAGE USE BARN AS TOURIST UNITS
N/09/00151/TCA - Work to Trees in a Cons Area Decision - Approved Date: 19/3/2009 – Fell 3 Silver Birch & 3 Corsican Pine
N/08/01029/LBC - Listed building consent Decision - Approve with Conditions Date: 6/8/2008 – Conversion of Barn to Residential Use, Internal & External Alterations, Extension for Storage Shed; Boundary Walls and Fence (Amendment to 03.02581.COU)
N/08/01030/COU - Full planning permission Decision - Approve with Conditions Date: 6/8/2008 – Conversion of Barn to Form Dwelling (Amendment to 07.00187.COU)
N/07/00187/FUL - Full planning permission Decision - Approve with Conditions Date: 30/5/2007 – Conversion of Barn to Form Dwelling (Amendment to 03.02580.FUL)

N/05/02459/FUL - Full planning permission Decision - Approve with Conditions Date: 22/11/2005 – Proposed Erection of Open-Fronted Garaging
N/08/01031/LBC - Listed building consent Decision - Approve with Conditions Date: 6/8/2008 – Conversion of Barn to Form Dwelling (Amendment to 07.00188.LBC)
N/05/01384/FUL - Full planning permission Decision - Approve with Conditions Date: 17/2/2006 – Installation of Eight Submerged LPG Gas Tanks
N/07/00188/LBC - Listed building consent Decision - Approve with Conditions Date: 30/5/2007 – Conversion of Barn to Form Dwelling (Amendment to 03.02581.LBC)
N/92/01731/LBC - Listed building consent Decision - Approved Date: 30/11/1992 – PROPOSED CONVERSION OF REDUNDANT BARN TO TOURIST COTTAGE UNITS AND IMPROVEMENT SCHEME TO EXISTING COTTAGE ADJOINING USE BARN AS TOURIST UNITS
18/00430/FUL - Full planning permission Decision - Approve with Conditions Date: 21/3/2018 – Realignment of Entrance Driveway, including new entrance gates and amendments to walls. Conversion of Former Laundry and Store to Office and Study Demolition of existing rear extension and replacement with new to form extension to Kitchen. Removal of Side
18/00680/LBC - Listed building consent Decision - Approve with Conditions Date: 21/3/2018 – Realignment of Entrance Driveway, including new entrance gates and amendments to walls. Conversion of Former Laundry and Store to Office and Study Demolition of existing rear extension and replacement with new to form extension to Kitchen. Removal of Side
17/10345/PDENQ - PD Enquiries Decision - PP Required Date: 30/10/2017 – Realign the walls at the main drive entrance and erect gates.
17/11379/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 15/12/2017 – 1) Re-alignment of Driveway, 2) Conversion of Former Laundry and Store, 3) Kitchen Extension, 4) New External Door to Kitchen, 5) Canopy over Exterior Door to Boot Room, 6) Window to First Floor Staircase Landing
17/05467/LBC - Listed building consent Decision - Approve with Conditions Date: 31/7/2017 – Stonework repairs to Home Farm, Upper North Wraxall
16/06986/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 25/8/2016 – Fell 1 Scots Pine
PL/2025/09666 - Householder planning permission – Extension and alterations
PL/2022/01940 - Householder planning permission Decision - Approve with Conditions Date: 14/7/2022 – Extension and alterations
PL/2022/02126 - Listed building consent Decision - Approve with Conditions Date: 14/7/2022 – Extension and alterations
PL/2025/09824 - Listed building consent (Alt/Ext) – Extension and alterations

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity

- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

North Wraxall Parish Council: No comment received

Wiltshire Council Conservation: No comment received

Wiltshire Council Archaeology: No objection

REPRESENTATIONS

No comments were received.

ASSESSMENT

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 adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

As these applications are effectively resubmissions of a previously approved scheme (albeit with large scale details included) it is also considered that this is a factor in weighed in the applications favour. However, there is no precedent in the planning process and as such all applications are to be considered on their own merits.

- Amended details for the new kitchen side door as part of the extension;

- Removal of internal oil tanks to form an inner room to the utility space and re-siting the oil tank in the utility yard to the northwest, along with an air-source heat pump. This area would be enclosed by a new 1.2m high drystone wall and hedging c.1.8m high that would heavily filter views;
- Reopen a historic doorway in the inner yard area;
- Amendments to ground levels in the utility room;
- Insertion of a mezzanine about the utility room;
- Reconfiguration of the front staircase; and
- Minor repositioning of the previously approved new window.

In terms of design and scale, each element will be considered individually. The scale of the proposal is of a reduced form when compared to the extant permission (2018). The proposed alterations and extensions do not suggest that the proposal is being over developed or subsumed by the proposed extensions. In terms of scale the proposal is acceptable and does not suggest that the wider site is being overdeveloped.

The resulting design and appearance of the proposal is again of a modest form and style which relates well to the existing property. As a result of the proposal's sympathetic design the proposal is considered to be acceptable. Furthermore, the resulting appearance is not considered to detract from the largely rural nature of the surrounding area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Loss of Light / Overshadowing

Due to the proposal's limited form and relative distance from neighbouring properties it is not considered that the proposal would result in unacceptable impacts in terms of either loss of light or overlooking.

Loss of Privacy

Again due to the proposal's limited scope and form it is not considered that the proposal would result in an unacceptable impact on levels of privacy for either neighbour or future occupiers.

Overbearing Impact

Cumulatively the proposal has a limited built form which remains sympathetic to the host property and the wider area. As a result of this appropriate built form, it is not considered that the proposal would result in any unacceptable impacts in terms of overbearing impacts.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

In this instance the proposal has seen a reduction and alteration to the proposed style to lead to a more sympathetic addition to the host building. As such it is considered that the resulting development/works would not result in a detrimental impact on the character or setting of either the listed building or the wider conservation area.

It is also noted that the proposal is a simplified scheme as when compared to the currently extant permission in place, which has been described in the accompanying statement as "overly fussy".

Furthermore, the internal alterations proposed are minor in nature and are easily reversible in the future if required. It is also noted that the alteration to the internal staircase is a again

applied to a more modern element, as such no unacceptable loss of historic fabric is considered to have occurred. As such no public benefit is required to offset the harm.

The proposal will also see the delivery of a property which reflects the character and appearance of the wider Upper Wraxall Conservation Area. As such it is not considered that the proposal would result in harm to this heritage asset.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of both the conservation area and setting of the listed building/setting of the heritage asset. It would not result in harm to the significance of any heritage assets, and no comments have been raised by the Conservation Officer.

It is also noted that unlike the original application/permission appropriate large scale drawings have been submitted as part of the application being dealt with here. These are considered to be acceptable. As such it is considered that there is no requirement for the previously attached condition (No 4 on both the previous LBC and HH decision notices) to be utilised again. To do so would not satisfy the tests of suitability for the use of planning conditions.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposal is located within a small area of built form, which forms part of the settlement of Upper Wraxall. As such the proposal will be seen in this wider context, as a result of this location it is not considered that the proposal would have a detrimental effect on the character, appearance or visual amenity of the wider Cotswold National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswold National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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 and Site Plan
- P.22.MBSG.00 – Existing Ground Floor
- P.22.MBS.00 – Existing First and Second Floors
- JHF E1 – Existing Elevations
- PF.22.KDE.00 – West-facing Kitchen Door Elevation
- PF.22.KDD.00 – Kitchen Door Details
- PF.22.GFP.00 Rev 1 – Proposed Ground Floor
- PF.22.FFP.00 – Proposed First-Floor Plan
- PF.22.BRD.00 – Breakfast Room Floor Details

- PF.22.BRE.00 – Proposed Breakfast Room Elevation
- PF.22.SAB.00 – Sections A and B – Proposed Staircase
- PF.22.SCD.00 – Sections C and D – Proposed Breakfast Room Extension
- PF.22.SF.00 – Sections F – Proposed First-Floor Study
- PF.22.UD.00 – Utility Room Door Details
- PF.22.UYE.00 – Utility Yard Elevations
- 101 – Typical Window Detail
- 102 – External Kitchen Door
- 103 – External Utility Room Door
- 104 – Internal Door Detail
- 105 – Staircase Details – Sheet 1
- 106 – Staircase Details – Sheet 2
- 107 – Staircase Details – Sheet 3
- 108 – Utility Room – Staircase Sheet 1
- 109 – Utility Room – Staircase Sheet 2
- 110 – Infill Extension – Plans and Sections
- 111 – Infill Extension – Details – Sheet 1
- 112 – Infill Extension – Details – Sheet 2
- PL-001INST_B-Plateau Roof Ligh

(Received by LPA 10th December 2025)

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

RECOMMENDATION: That Listed Building Consent be GRANTED subject to conditions.

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 and Site Plan
- P.22.MBSG.00 – Existing Ground Floor
- P.22.MBS.00 – Existing First and Second Floors
- JHF E1 – Existing Elevations
- PF.22.KDE.00 – West-facing Kitchen Door Elevation
- PF.22.KDD.00 – Kitchen Door Details
- PF.22.GFP.00 Rev 1 – Proposed Ground Floor
- PF.22.FFP.00 – Proposed First-Floor Plan

- PF.22.BRD.00 – Breakfast Room Floor Details
- PF.22.BRE.00 – Proposed Breakfast Room Elevation
- PF.22.SAB.00 – Sections A and B – Proposed Staircase
- PF.22.SCD.00 – Sections C and D – Proposed Breakfast Room Extension
- PF.22.SF.00 – Sections F – Proposed First-Floor Study
- PF.22.UD.00 – Utility Room Door Details
- PF.22.UYE.00 – Utility Yard Elevations
- 101 – Typical Window Detail
- 102 – External Kitchen Door
- 103 – External Utility Room Door
- 104 – Internal Door Detail
- 105 – Staircase Details – Sheet 1
- 106 – Staircase Details – Sheet 2
- 107 – Staircase Details – Sheet 3
- 108 – Utility Room – Staircase Sheet 1
- 109 – Utility Room – Staircase Sheet 2
- 110 – Infill Extension – Plans and Sections
- 111 – Infill Extension – Details – Sheet 1
- 112 – Infill Extension – Details – Sheet 2
- PL-001INST_B-Plateau Roof Ligh

(Received by LPA 10th December 2025)

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.