

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09347
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old Vicarage, Church Street, Maiden Bradley, Warminster, BA12 7HN
DEVELOPMENT DESCRIPTION:	Proposed domestic outbuilding (retrospective) for purposes ancillary to the residential use of the dwellinghouse
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

The Old Vicarage (the 'site') is a residential property situated on the western side of the B3092 Church Street at the southern edge of Maiden Bradley which is designated as a Small Village in the adopted Wiltshire Core Strategy.

The site is occupied by the large grade II listed 19th century vicarage (now a detached house), an outbuilding to the north and surrounding garden grounds. The property is positioned centrally within its grounds and is described in the Historic England listing, copied below:

MAIDEN BRADLEY CHURCH STREET ST 83 NW (west side) 4/92 The Old Vicarage II Vicarage, now detached house. 1843-44 by Chapman of Frome, 1883 wing. Dressed limestone, Welsh slate roof, diagonally set pairs of stone stacks. Rambling plan with rear wings. Two-storey, 3- window. Two-storey projection to left with gabled porch with ribbed inner door, stone oriel to first floor, gable with open quatrefoil vent with shield, to left is external stack with offsets, range to right has 2-light and 3-light casements with hoodmoulds to ground and first floors; all casements with margin- panes. Left return has square bay with 3-light mullioned window and parapet to right, 3-light casement with hoodmould to left and two to first floor. Rear has 1880s central wing with large casements and triple sash, wing to right has attached C20 conservatory with margin-pane French windows within, 2-light casement with hoodmould over. Right return has lean-to services, external stack and casements, triangular attic dormer. Interior said to retain original fittings. Ceased to be the vicarage during 1970s. (H.D. Kitching, Guide to All Saints Church, Maiden Bradley, 1970)

The proposal specifically relates to the western-most aspect of the lower garden which is circa 60m from the rear aspect of the house.

The site is surrounded by the following uses:

- North: Access to Church Farm (which also forms part of public footpath MBRA5) with fields and the built-up area of Maiden Bradley beyond.
- East: B3092 Church Street with the woodland buffer of Bradley Park beyond.
- South: Greenfield agricultural land.
- West: Greenfield agricultural land.

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

- Maiden Bradley Conservation Area
- The Old Vicarage grade II listed building located ~75m to the east.
- Cranborne Chase & West Wiltshire Downs National Landscape – Landscape character type 6: Greensand Terrace, character area 6B: Kilmington Greensand Terrace
- Public footpath MBRA5 located ~60m to the north.
- Bat roosts: Brown long-eared Bat
- Deciduous Woodland Priority Habitat located ~140m to the east
- Hampshire River Avon Catchment

PROPOSAL

The proposal seeks retrospective planning permission for the construction of a domestic outbuilding used for the ancillary domestic purposes as a home office and gym. The building is nestled into the northwest corner of the lower garden and is a single-storey L-shape structure with a very shallow mono-pitch roof. It measures 11.2m by 8.7m with a footprint of circa 74sqm. The eaves measure 2.75m and rise up to the front ridge which measures 3.4m. The external materials of the outbuilding comprise darkened vertical timber panelling with aluminium-framed glazed openings (French doors, full height windows and standard windows) and lead-style GRP roofing. The outbuilding is arranged around a paved patio with a central pond and surrounding pathway.

Further to discussions with officers, the proposal now includes tree planting in order to help assimilate the outbuilding into its context. A landscaping plan has been submitted which illustrates the planting proposals and is copied below:

Planting Schedule:

Name	Size: Height & Girth	Number of Trees	Plan Reference
Acer campestre – Field Maple	250cm & 10cm	2	FM
Crataegus monogyna – Hawthorn	250cm & 10cm	2	H
Cerasus L - Cherry Blossom	200cm & 8cm	3	CH



PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
PL/2023/01052	New wall to eastern boundary of site	Withdrawn	03/05/2023
PL/2023/01058	New wall to eastern boundary of site [listed building consent]	Withdrawn	03/05/2023
PL/2023/01511	Replacement of existing conservatory [listed building consent]	Approved	16/05/2023
PL/2023/01902	Replacement of existing conservatory	Approved	16/05/2023

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conversation Areas) Act 1990

Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 50: Biodiversity and geodiversity
 - Core Policy 51: Landscape
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 58: Ensuring the conservation of the historic environment
- West Wiltshire District Plan (Adopted June 2004):
 - Saved Policy C40: Tree planting

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
 - Section 15. Conserving and enhancing the natural environment
 - Section 16. Conserving and enhancing the historic environment
- Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24):
 - Policy 4: Addressing climate change
 - Policy 85: Sustainable construction and low carbon energy
 - Policy 88: Biodiversity and geodiversity
 - Policy 91: Conserving and enhancing Wiltshire's landscapes
 - Policy 98: Ensuring high quality design and place shaping
 - Policy 99: Ensuring the conservation and enhancement of the historic environment

- Cranborne Chase Partnership Plan 2019-2024
 - Policies LAN4-LAN6: Landscape
 - Policy HE9: Historic and cultural environment
 - Policy DNS2: Dark night skies
 - Policies PT14-PT15: Planning and transport

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)

CONSULTATION RESPONSES

Parish Council: No comment.

Highways Department: No objection.

REPRESENTATIONS

No third party comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Principle
- Design
- Heritage
- Landscape
- Residential amenity
- Trees

Principle

There is no strategic policy governing the principle of an outbuilding that is incidental to the residential use of its host dwelling and is located within its residential curtilage of said dwelling, as such development is inherently acceptable in principle. This planning matter is only assessed in order to confirm the proposed use of the outbuilding and its relationship with the residential curtilage given the sensitive site context.

The proposal is for a retrospective domestic outbuilding in use as a home office and gym. Officers are satisfied this use is incidental to the existing dwelling and is therefore acceptable, subject to the proposal being sited within the residential curtilage of the existing dwelling.

Having regard to the physical layout of the site (notably its proximity with the host dwelling and integration within the enclosed garden grounds), the historic and continuous ownership of the site as part of The Old Vicarage and the domestic use of the site, officers are satisfied the proposed outbuilding is sited within the residential curtilage and the principle of development is considered acceptable.

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

The proposed outbuilding is sited to the rear of the grade II listed host dwelling in the secluded northwest corner of the lower garden. In this location, it has a limited presence and does not impose on the grade II listed building. In addition, its low single storey scale further minimises its presence and also telegraphs its significantly lower order status in relation to the host dwelling which is appropriate.

It is acknowledged that the outbuilding is ostensibly contemporary in its appearance and this represents a significant departure from the traditional 19th century architecture of the host dwelling. However, its L-shape plan layout reflects its garden corner siting, and the dimensions of its ranges are, to some degree, comparable to those of traditional rural agricultural outbuildings such as cart sheds. Moreover, the contemporary style and visually muted materials palette is of a distinctive, yet modest and subtle nature which sensitively assimilates the outbuilding into its context. Moreover, the soft landscape proposals further integrate the outbuilding into its context.

By virtue of its sensitive siting, low scale, contemporary yet unassuming style, visually muted materials palette and soft landscaping enhancements, the proposal is of a high design quality appropriate to its context. The proposal therefore complies with the design principles set out in Core Policy 57 of the Core Strategy, draft Policy 98 of the emerging Local Plan and the Design Guide.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special regard be had 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 Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Core Policy 57(i) and (iv) require that development proposals be sympathetic, respond positively to and conserve the historic environment.

Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance. This requirement is carried forward in draft Policy 99.

Paragraph 207 of the NPPF states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 210 states that local planning authorities should take account of, in relation to this case, (a) the desirability of sustaining and enhancing the significance of heritage assets.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

Paragraph 213 states that any harm to the significance of a designated asset, including from development within its setting, requires clear and convincing justification.

Policy HE9 of the Cranborne Chase Partnership Plan 2019-2024 broadly echoes the above.

As mentioned, the host dwelling is a grade II listed building, and the site lies within the Maiden Bradley Conservation Area. The applicant has provided a Heritage Impact Assessment (HIA) which acknowledges that the outbuilding forms the setting of the listed building and the southern aspect of the Conservation Area. This is agreed and officers further consider that the site makes a positive contribution to the setting, character and appearance of these designated heritage assets by virtue of its historic and functional connection with The Old Vicarage and its rural quality (which is a key contextual element of the historic environment).

The HIA concludes that, by virtue of the extent and layout of the large garden, the discreet location and the modest domestic scale of the outbuilding, the proposal preserves the character, appearance and setting of the affected heritage assets. For similar reasons, in addition to those set out in the design subsection above, it is considered that the proposal conserves the historic environment in accordance with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58, draft Policies 98 and 99, section 16 of the NPPF and Policy HE9 of the Cranborne Chase Partnership Plan.

Landscape

Core Policy 51 requires development to protect, conserve and, where possible, enhance the character of Wiltshire's landscapes through sensitive design and landscape mitigation and enhancement measures. Proposals should have due regard to the relevant Landscape Character Assessments. Clause (ix) states that great weight should be given to conserving and enhancing the landscape and scenic beauty of Areas of Outstanding Natural Beauty [now National Landscapes]. Proposals within or affecting [National Landscapes] are required to demonstrate that they have taken account of the relevant Management Plan for the area. This requirement is carried forward in draft WLP Policy 91.

Draft WLP Policy 92 also states that within [National Landscapes], development will only be supported where it conserves or enhances the intrinsic quality of dark skies. Development must exercise all opportunities to reduce light pollution.

Policies LAN4-LAN6, DNS2 and PT14-PT15 of the Cranborne Chase Partnership Plan broadly echo the above policies.

For the same reasons as set out in the design and heritage subsections above (particularly the secluded siting, low scale and muted appearance of the outbuilding), the proposal is considered to conserve the character of Kilmington Greensand Terrace landscape character area of the Cranborne Chase & West Wiltshire Downs National Landscape.

Moreover, while the outbuilding siting can be glimpsed from the southern approach of the B3092, views of the structure are well-screened even in Winter and seen in the context of the host dwelling and against the backdrop of the rising landform and mature vegetation. The site will also be further screened and assimilated into the landscape by the proposed planting which introduces interplanting along the southern boundary and a line of Cherry Trees.

Having regard to the above, it is considered that the proposal conserves the landscape and scenic beauty of the National Landscape in accordance with Core Policy 51, draft Policy 92, NPPF section 15 and Policies LAN4-LAN6, DNS2 and PT14-PT15 of the Cranborne Chase Partnership Plan.

Residential Amenity

WCS Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft WLP Policy 98.

By virtue of the proposed low-intensity incidental domestic use, secluded siting and modest scale of the proposed outbuilding, it would not impact the residential amenity of any user of neighbouring properties. The proposal therefore complies with Core Policy 57(vii) and draft Policy 98.

Trees

Saved Policy C40 states that trees of visual amenity value will be retained, particularly within conservation areas. The policy requires the replacement of protected trees with new specimens of an appropriate size and species in the immediate locality.

The proposed outbuilding has been constructed within close proximity of multiple mature trees. As the site lies within the Maiden Bradley Conservation Area, all trees with a stem diameter of 75mm or more at 1.5m above ground level are protected. Given this, the outbuilding is considered to impact multiple protected trees which weighs against the proposal.

Having regard to the retrospective nature of the proposal, officers consider it appropriate to apply a condition requiring the replacement of all trees immediately surrounding the outbuilding which show signs of damage resulting from the development within a set time period. In addition, the applicant has submitted a landscaping scheme which provides a

commitment to plant additional trees that would be proportionate to the trees impacted in order to better screen the development. A condition should also be attached to a permission to ensure that the planting proposals are implemented in accordance with the landscaping scheme in a timely manner.

Subject to the provision of the replacement and additional tree planting in accordance with the recommended conditions, the proposal is considered to comply with Saved Policy C40.

CONCLUSION

In summary, the proposed development constitutes a retrospective outbuilding that, by virtue of its secluded siting, low scale, high-quality contemporary yet unassuming style, muted materials palette and associated soft landscaping, is appropriate to its sensitive historic and landscape context.

Resultantly, the proposal is considered to be acceptable in respect of principle, design, heritage, landscape, residential amenity, trees and all other matters. It therefore complies with the aforementioned sections and policies of the Planning (Listed Buildings and Conservation Areas) Act 1990, Wiltshire Core Strategy, emerging Wiltshire Local Plan, NPPF, Wiltshire Design Guide and the Cranborne Chase Partnership Plan. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location plan, ref: LPC 6247 EX 01
 - Site plan - proposed, ref: LPC 6247 PR 01
 - Plan & elevations, ref: LPC 6247 PR 02
 - Planning Statement & Heritage Impact Assessment, ref: LPC.6258
 - Landscape Drawing, ref: LPC 6247 PR 01 v2 (dated 22/01/2026)

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

2. The materials used in the construction of the external surfaces of the development hereby permitted shall remain as those existing and/or stated on the approved plans.

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

3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season within 12 months of this decision. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

Any existing trees within 5 metres of the approved building and any new trees or plants which, die, are removed, or become seriously damaged or diseased within 10 years of this decision shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

4. No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site, in addition to preserving the dark skies and tranquillity of the Cranborne Chase & West Wiltshire Downs National Landscape.