

28th January 2026

Ms Helena Carney
Development Control Team
Wiltshire Council

PL/2025/08855 : Land adjacent to Truant House, Church Lane, Froxfield, SN8 3JY
Reiteration of Design Rationale for Reconsultation

Dear Helena

I write further to your recent correspondence regarding the above application and the request for an extension of time to allow for re-consultation with the Conservation Officer.

We can confirm our agreement to an extension of time for this purpose, in order to enable the Conservation Officer to review the revised scheme following the submission of amended drawings on 15th January 2025.

For completeness, and to ensure that the Conservation Officer has the benefit of the full design rationale underpinning the revisions, I would be grateful if the following comments could be taken into account as part of that re-consultation. These reiterate the explanatory notes submitted alongside the revised plans.

"Thank you for inviting the revised drawings following the Conservation Officer's earlier comments. The amendments have been made carefully and with the intention of responding positively to the heritage considerations identified.

In relation to ridge height, at pre-application stage the scheme was based on Milton Architects' initial design, which proposed a mono-pitch roof with a marginally lower overall height than the current proposal. However, the precedent material submitted at that stage illustrated a variety of roof forms, including pitched roofs and standing seam roofs, similar in character to what is now proposed.

It is also relevant that the original mono-pitch design, while slightly lower in height, had a larger footprint. As a result, the west end elevation would have projected beyond the existing laurel hedge and would therefore have been visible from the church. By contrast, the current proposal sits comfortably within the hedge line and would not be seen from the church. The revised roof design has now removed the box dormer entirely, simplifying the roof form and resulting in a building that is much more akin to a traditional agricultural barn. In our view, the removal of the dormer represents a clear design improvement and a form more appropriate to the conservation area.

Turning to the parking and garage arrangement, this has emerged as a greater focus of concern at application stage than it was during pre-application discussions. The previously proposed tandem garage arrangement adjacent to Truant House is no longer feasible due to the presence of a village mains water pipe beneath this area. As a result, the garage has been repositioned as a double garage set behind the church trees. These trees provide an effective visual screen, allowing the garage to sit discreetly within the landscape. It is worth noting that the original tandem arrangement would, in practice, have been more visually exposed.

There has also been a long-established pattern of parking associated with the church, which the proposals seek to retain and enhance in a more organised and visually attractive manner. This approach has been supported by local residents and Froxfield Parish Council, as reflected in their submitted comments. In practical terms, the scheme therefore introduces only a small number of additional parking spaces to serve the dwelling itself."

We trust that this clarification is helpful and that the revised scheme will be seen to address the Conservation Officer's concerns, while maintaining the overall design objectives of the proposal. Please do not hesitate to contact me should you or colleagues wish to discuss any aspect further.

Yours sincerely



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