

P24-3055

11 March 2026

Wiltshire Council  
Monkton Park Offices  
Monkton Hill  
Chippenham  
SN15 1ER

Dear Sir/Madam

**Application for Householder Planning Permission and Listed Building Consent at Little Court, Upper South Wraxall, BA15 2SE**

Please find enclosed an application for Householder Planning Permission and Listed Building Consent for alterations and extensions to Little Court, a Grade II Listed cottage, which have been submitted via the Planning Portal under application reference **PP-14757517** on behalf of Dr and Mrs Andreou.

Alongside this covering letter, the following have been submitted in support of the applications:

- Site Location Plan as drawn on the Planning Portal
- Existing Floor Plans – Drawing number SMH/26/15/14 – 03a
- Existing Elevations – Drawing number SMH/26/15/14 – 04a
- Proposed Floor Plans – Drawing number 255-PP02 rev. A
- Proposed South East Elevation
- Proposed North West & North East Elevation
- Proposed Section through Kitchen – Drawing number 255/PP05
- Drainage Plan
- Heritage, Design and Access Statement
- Bat and Bird Survey and Report

The application fee has been paid via the Planning Portal.



As set out within the submitted supporting Heritage, Design and Access Statement, the application proposals follow a pre-application submission made in March 2025 which included the benefit of a meeting on site with the Council's Senior Conservation Officer, Guy Bentham-Hill.

A series of amendments have been made to the proposals since the pre-application submission/meeting in order to address the comments received on the then proposals and set out both within the Officer's response and the subsequent discussions with Mr Bentham-Hill and can be summarised as follows:

### **Design and Heritage Considerations**

The accompanying Heritage Statement sets out an assessment of the significance of the property, as well as a discussion on its evolution to date. It also provides a reasoned assessment and justification for the design and proposed alterations.

The Report concludes that the proposals would preserve the historic and architectural interest of the property, and invest in enhancing the fabric of the building and addressing existing defects whilst also modernising it to ensure its ongoing preservation in its optimal viable use as a residential dwelling. The works seek to focus alterations in those areas of lower significance ensuring the restoration, preservation and protection of those areas of significance.

Whilst limited detail was provided in terms of design at pre-application stage, officers were able to conclude that *"the proposed size and scale of the proposals would be subservient to the existing built form of the host dwelling"*.

The submitted Heritage Statement also considers any potential impact on the character and appearance of the Conservation Area, as well as the significance of surrounding Listed Buildings with regards to works within their setting and again concludes that the significance of those assets would be preserved.

### **Amenity**

Non concerns related to residential amenity were raised within the pre-application response, which confirmed that, *"with the proposed position of the extension within the open void of the L-shaped plan, and the single storey nature of the build, officers consider that no adverse overshadowing or overbearing impacts would occur to neighbouring occupiers"*.

Whilst the design of the proposals has evolved, the location within the open void of the L-shaped plan remains and thus the above conclusions remain relevant and no impact on amenity is considered to arise from the proposals.

### **Green Belt Considerations**

It is acknowledged that the property is located within the Green Belt and therefore consideration needs to be given to ensure that any proposed extensions are proportionate to the size of the host building. It is also noted that the advice within the pre-application response confirms that



*"the NPPF does not quantify what disproportionate constitutes and the Council does not prescribe a volumetric / percentage maximum, so a planning judgement must be made in each case and be assessed on its own individual merits".*

As set out within the submitted Heritage Statement, the evolution of the property is complex having once been three individual small dwellings, having since been amalgamated into a single unit with some minor additions to the property previously being constructed.

The proposals see the reworking of the existing kitchen range, as well as the addition of a new single storey orangery extension to the property to allow for an improved flow through the building and associated upgrading to modern standards of living.

The proposed new addition would sit comfortably within the existing L of the building to its rear and as noted by officers in their pre-application response would be *"subservient to the existing built form of the host dwelling"*. It is therefore considered that it must follow that the proposed addition would be a proportionate addition in Green Belt terms.

Similarly, Officers recognised that *"the height and scale of the development is considered to be commensurate to the size of the generous application site and would therefore not adversely impact the setting of the listed buildings nearby"*. Again, it therefore follows that the acceptance of the proposed addition in terms of height and scale would adhere to Green Belt considerations.

## **Ecology**

The previous submission for works to strip and relay the existing roof (application reference PL/2024/10585) were supported by a Bat and Bird Survey Report which has also been submitted in support of this application. The recommendations of the Report have been implemented as per application reference PL/2025/02629 and it is considered that this, along with the fact that no works are proposed to the principal roof structure of the property as part of this application would not require any further mitigation or assessment.

## **Drainage**

The application is supported by an annotated plan which, as requested within the pre-application response, details the surface water drainage strategy for the proposed development to demonstrate adequate drainage of the site will be achieved.

### Foul Drainage

The site has mains sewer connection within the rear garden area which serves the current property and at least two other neighbouring properties.

The current installation runs very shallow and it is likely a new foul drain run will be required (as shown on the plan) with a new connection to the chamber.



### Surface Water

The current system operates badly and backs up causing issues but drains to a connection at the end of the existing Winterbourne that runs typically between November and April and typically is dry through the summer months. We are advised that the below ground surface water pipe (dark blue) runs below ground and drains to a pond on neighbouring land.

It is envisaged that the property will require a new/enlarged below ground drainage run as the existing pipe is likely root infested and undersized coupled with further mitigation designs to be confirmed.

I trust that the above and attached will allow you to register the application and progress it towards determination. However, please do not hesitate to get in touch should you have any queries.

Yours faithfully

Alex Robinson

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