

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00456
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	The Annexe, Priory Farm, Nettleton, Chippenham, SN14 7NY
DEVELOPMENT DESCRIPTION:	New front porch, demolition of existing side shed, and construction of a new single-storey flat-roof workshop, change of windows
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

As described in the submitted Design, Access and Heritage Statement: *“The Annexe is a self-contained 1990s dwelling situated within the residential group of Priory Farm. The farmstead has evolved from its agricultural origins into a purely residential complex of nine private dwellings. The Annexe shares a driveway with four of these dwellings, including two grade II listed buildings: Priory Farmhouse (The Priory) (List Entry: 1200732) and the Barn to North of Priory Farmhouse (List Entry: 1363522). Legal Status: The site’s planning history includes a Certificate of Lawfulness (ref: 17/06277/CLE), which established The Annexe as an independent dwelling...”*

The annexe is a rectangular plan single storey structure with steeper pitched roof that provides roof accommodation. Its external materials palette comprises coursed rubble limestone walling, blue slate roof tiles and white timber-framed glazing. The side shed proposed to be demolished is a small, modern timber structure that is of no historic or architectural merit.

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

- The site lies within immediate proximity of several grade II listed buildings, including:
 - Priory Farmhouse located ~20m to the southeast.
 - Gatepiers and railings to the east of Priory Farmhouse located ~60m to the east.
 - Barn to the north of Priory Farmhouse located ~35m to the northeast.
 - Associated curtilage listed buildings and boundary treatment
- Within the Cotswolds National Landscape.
- Within Lesser Horseshoe bat 2km Core Roost Buffer.

PROPOSAL

The proposal involves the construction of an open front porch and side workshop (requiring the demolition of the existing shed) and the installation of new windows. The porch is a single storey structure which comprises a mono-pitched roof, a low front wall, full height side wall and timber supports. It measures circa 2m long by 2.8m wide with 2.5m eaves and a 3m ridge. The side workshop is a single storey flat roof structure with a parapet wall. It measures circa

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
N/04/01358/COU	Conversion of outbuilding to self-contained dwelling	Refused	06/07/2004
N/04/02685/COU	Conversion of outbuilding to form self-contained dwelling	Refused	16/11/2004
N/12/01590/S73A N/12/01591/LBC	Change of use of land from agricultural to residential, siting of garden shed, erection of garage, installation of balcony, erection of boundary wall (retrospective), installation of metal flues (retrospective) & insertion of French doors in place of window	Withdrawn	21/09/2012
N/12/03323/S73A N/12/03324/LBC	Building, engineering works and change of use of land comprising - installation of window and rooflight (retrospective); installation of 2 no. metal flues (retrospective); erection of boundary wall (retrospective); erection of garden boundary wall to east; formation of parking space, replacement of door to kitchen; alterations to front door and side panel (retrospective), re-siting of oil tank with	Refused	11/12/2012

	screening wall and change of use of land from agriculture to residential curtilage		
N/13/00212/S73A N/13/00214/LBC	Building, Engineering Works and Change of Use of Land Comprising - Installation of Windows and Rooflight (Retrospective); Installation of 2 Metal Flues (Retrospective); Erection of Boundary Wall (Retrospective); Erection of Garden Boundary to East; Replacement of Door to Kitchen; Replace Solid Doors with Glazed Doors (Retrospective) and Change of Use of Land from Agriculture to Residential Curtilage (Resubmission of 12/03323/S73A [and 12/03324/LBC])	Approved	12/04/2013
13/04289/FUL	Retention of Timber Garden Workshop & Store (Retrospective)	Approved	28/03/2014
14/06228/FUL 14/06421/LBC	Installation of Roof Mounted Solar Panels	Refused	07/10/2014
17/06277/CLE	Certificate of lawfulness for the existing use of the property and its curtilage as a separate, self-contained residential unit and garden (Class C3)	Approved	04/09/2017

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 51: Landscape
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 58: Ensuring the conservation of the historic environment

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 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

*The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

- Cotswolds National Landscape Management Plan 2025-2030:
 - Policy CC1: Climate change – mitigation
 - Policy CE1: Landscape
 - Policy CE4: Local distinctiveness
 - Policy CE5: Tranquillity
 - Policy CE6: Dark skies
 - Policy CE7: Historic environment and cultural heritage
 - Policy CE13: Development and infrastructure – principles

Material Considerations (Guidance):

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

CONSULTATION RESPONSES

Nettleton Parish Council: No objection.

Wiltshire Council Conservation: *“The proposed alterations to this modern structure appear relatively low key and thus will not have a significant impact in the setting of any neighbouring heritage asset including Priory Farmhouse.*

The language of the proposed additions to the existing structure follows the character of the existing building and thus is appropriate in this context.”

REPRESENTATIONS

One third party comment was received expressing support for the proposal.

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:

- Design
- Heritage
- Landscape
- Residential amenity

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.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

Policies CE4 and CE13 of the Cotswolds Management Plan (CMP) broadly echo the above.

The proposed porch and workshop are modest additions that remain clearly secondary and subservient to the host dwelling. The porch, with its open sides and simple pitched roof, reads as a lightweight lean-to structure that sits comfortably with the dwelling's rural, agricultural character. The workshop, while a more contemporary domestic form, replaces an existing timber shed, sits below the eaves line, and is visually unobtrusive. Overall, the porch, workshop, and replacement windows are considered appropriate to the building's rural aesthetic, with the new windows also representing an improvement over the existing ageing modern units in both appearance and thermal performance.

Having regard to the above, the proposal is considered to represent a high standard of design that is appropriate to its context. It therefore accords with the design principles of Core Policy 57 of the Core Strategy, draft Policy 98 of the emerging Local Plan, and the guidance set out in the Wiltshire Design Guide and CMP Policies CE4 and CE13.

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.

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 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 CE7 of the Cotswolds Management Plan broadly echoes the above.

The Design, Access and Heritage Statement provides a brief overview of the historic context and significance which officers consider proportionate given the modest scale of development proposed. The statement summarises that the significance of the historic Priory Farmhouse group lies primarily in:

- Its traditional agricultural layout and grouping.
- The historic form, proportions, and materials of the principal buildings.
- The contribution of the setting, courtyard arrangement, and hierarchy between structures.
- The use of traditional stone, timber, and historically appropriate detailing.

Officers broadly agree with this summary. Having regard to the design justification provided by the applicant, the design assessment above and the comments of the Conservation Officer (who considered that the proposal is relatively low key, reflects the character of the existing building and will not have a significant impact on the setting of any heritage asset in the vicinity), the proposal is considered to conserve the historic environment. As such, the proposal complies with section 66(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 CMP Policy CE7.

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 Policy 91.

Draft Policy 92 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 CE1, CE4, CE5, CE6 and CE13 of the Cotswolds National Landscape Management Plan 2025-2030 broadly echo the above policies and collectively require that development conserves and enhances the landscape, local distinctiveness, tranquillity and dark skies of the Cotswolds National Landscape.

The proposed porch and workshop are visually concealed within the historic farmstead and would have minimal presence within the immediate environs and no presence within the wider landscape. As set out in the above sections, the proposal harmonises with the character and appearance of its context. Accordingly, the proposal is considered to conserve the landscape and scenic beauty of the Cotswolds National Landscape in accordance with Core Policy 51, draft Policies 91 and 92 and CMP Policies CE1, CE4, CE5, CE6 and CE13.

Residential Amenity

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 Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or obtrusive to neighbouring properties.

The proposed workshop is sited circa 11m from the nearest neighbouring property and has a modest height of 2.6m. The porch is sited further away and of similar height. Given this separation and the low scale of each element, the proposal is considered to maintain the residential amenity of the neighbouring properties. It also maintains sufficient amenity space for the host dwelling. The proposal therefore complies with Core Policy 57(vii), draft Policy 98 and the Design Guide.

CONCLUSION

The proposed extensions and alterations harmonise with the host dwelling, conserve the significance of the neighbouring listed buildings, conserve the landscape and scenic beauty of the Cotswolds National Landscape and safeguard the residential amenity of the neighbouring properties. The proposal is therefore considered to comply 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 Cotswolds National Landscape Management 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 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 and documents:

- Location Plan and Proposed Block Plan, ref: 1240522 (3)001 rev: -
- Proposed Roof and Site Plan, ref: 1240522 (3)006 rev: -
- Proposed Ground Floor Plan, ref: 1240522 (3)007 rev: -
- Proposed Elevations, ref: 1240522 (3)008 rev: -
- Proposed Elevations, ref: 1240522 (3)009 rev: -
- Design, Access and Heritage Statement (dated January 2026)

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 used in the existing building unless otherwise stated on the approved documents.

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