

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00777
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Fosse Barn, North Wraxall, Chippenham, Wilts, SN14 7PQ
DEVELOPMENT DESCRIPTION:	Single storey extension to rear of existing dwelling - Resubmission on PL/2023/01109
RECOMMENDATION:	That Planning Permission be GRANTED

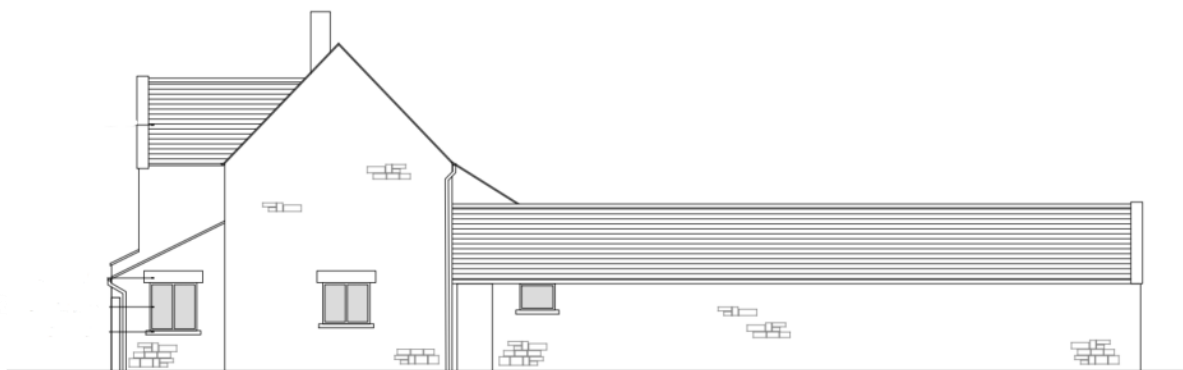
PROPOSAL

The proposal seeks planning permission for a single storey rear extension, which is a resubmission of the same scheme approved under previous planning application PL/2023/01109. The application is submitted using Householder application forms.

The extracts below illustrate the existing elevations of the property, and the proposed appearance subject to this application:



Existing West Elevation



Existing North Elevation

Existing West and North Elevations



Proposed West and North Elevations

The proposal seeks the partial removal of the existing single storey breakfast room and the erection a single storey extension to create an open plan living and dining room area.

The existing ground-floor breakfast room is located at the far right-hand side of the west elevation, positioned adjacent to the projecting two-storey central gable. It currently comprises a modest structure with a sloping roof, rear-facing doors, and a side window. The proposal involves removing the sloped roof and the end wall of the breakfast room and extending the footprint beyond its current form, projecting further than the adjacent two-storey gable, whilst incorporating a pitched roof.

In terms of fenestration, the proposed extension will see a marginal increase. To the rear of the structure, it is proposed to include a set of entrance doors with a full length window either side. The side (north) elevation proposes to retain the existing ground floor window, whilst the other side (south) elevation includes 2 full length windows positioned adjacent one another with 2 roof lights positioned directly above.

Construction materials are proposed to broadly align with the existing dwelling, utilising natural stone to the external walls, natural slate tiles to the roof and timber framed glazing.

SITE DESCRIPTION/CONTEXT

The property known as Fosse Barn is a large detached two storey dwellinghouse which was formed by a previous conversion of an existing barn under planning permission N/87/2068/F. The property is situated in a rural location in the village of North Wraxall, whilst the Fosse Way Roman Road forms the road from which Fosse Barn gains access. The location is set within the Cotswold National Landscape, with extensive views to open countryside. The property displays a pitched roof with a large two storey central real gable, with the main building constructed from Cotswold Stone, with a natural slate tiled roof and timber windows and doors. The surrounding area is open countryside, with Fosseway Farm and its Annexe being the only properties in proximity.



Fosse Barn rear (West) elevation – Location of proposed works highlighted

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

- Cotswold National Landscape
- Countryside Character Areas – Cotswolds
- Historic Building Sites and Monuments Records – Fosse Way & Fosse Barn
- Areas Susceptible to Ground Water Flooding <25%
- NE Priority Habitat Inventory – Traditional Orchids
- Bat SAC Zones of Impact

PLANNING HISTORY

Proposal / Summary

N/90/01366/FUL – Erection of 3 stables/tack room and store – APPROVED WITH CONDITIONS 10.08.90

N/87/00136/FUL – Siting of mobile home for agricultural worker – REFUSED 27.04.87

N/87/02068/FUL – Conversion of barn to form dwelling – APPROVED WITH CONDITIONS 19.10.87

PL/2023/01109 – Single storey extension to existing dwelling – APPROVED WITH CONDITIONS 18.04.23

PL/2023/06050 – Conversion of stables to annex – APPROVED WITH CONDITIONS 21.11.23

N/85/01762/F – Change of use and conversion of barn to dwelling – REFUSED 19.11.85

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

There is no North Wraxall Neighbourhood Plan at the time of writing this report

Cotswolds National Landscape Management Plan

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness

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

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places
- Section 15: Conserving and enhancing the natural environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area and the Cotswolds National Landscape
- Residential Amenity
- Bat SAC Zone of Impact

CONSULTATION RESPONSES

North Wraxall Parish Council: No comments received

Wiltshire Council Archaeologist: No comment

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been 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.

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 Cotswolds National Landscape Management Plan policy CE1 (Landscape) states that proposals should seek to further the conservation and enhancement of the scenic quality of the location and its setting, whilst policy CE4 (Local Distinctiveness) states proposals should be designed to respect the local settlement pattern, building styles, scale and materials.

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 Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

The proposed works present the same suite of plans which were presented and approved under planning permission PL/2023/01109. It is still considered that the proposed development will alter the rear façade and result in a clearly increased built form through both the increased footprint and inclusion of a pitched roof. However, the proposed works enable a coherent and visually integrated relationship with the original dwelling which appears sympathetic and subordinate to the host property, further integrated through the use of broadly matching construction materials that reflect the established character and appearance of the dwelling. Although the ground floor works increase fenestration on the rear and side elevations, this is not considered to result in an overly glazed or incongruous appearance.

While the dwelling is set within a generous plot, the overall footprint will increase and extend further into the rear amenity area. However, the proposal remains proportionate to both the dwelling and its setting, avoiding a cluttered or overdeveloped appearance and respecting the existing height of the property. The overall design and scale of the proposed works are not considered to give rise to unacceptable visual impact and are regarded as sympathetic to the dwelling’s established character.

Furthermore, it is acknowledged that the site is situated within the Cotswolds National Landscape. The dwelling is set within a rural and open setting with areas of open space beyond to all elevations of the building. The property is set back from the main road and bound to the west by existing woodland, thereby passing glimpses of the proposed works may be possible from the street scene. Given the relative openness to the site and expanses of open space in proximity to the dwelling, the proposed works may be visible in part from vantage points within the Cotswolds National Landscape. However, the development is wholly contained within the residential curtilage and does not project into, nor adversely influence, views to or from the wider National Landscape. Given the overall scale and design of the proposed works and marginal increase in footprint, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location.

Therefore aligning with the previous assessment for PL/2023/01109, by reason of the scale, design and materials used, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality. It is considered that the proposal constitutes development that is sympathetic to and respects the architectural integrity of the host dwelling, contributing positively to the character of the area. The increase in built form is not considered incongruous within the setting and is not considered to result in harm to the landscape character of the Cotswold National Landscape. Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policies CE1 and CE4

of the Cotswold National Landscape Plan, the Wiltshire Design Guide and sections 12 and 15 of the NPPF in conserving and enhancing the National Landscape.

Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policies CE1 and CE4 of the Cotswold National Landscape Plan, the Wiltshire Design Guide and sections 12 and 15 of the NPPF in conserving and enhancing the National Landscape.

Residential 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 properties in proximity to the application site is Fosseway Farm and the Annexe to Fosseway Farm, which are located to the north and north-east of the main building. Presently, there is established landscaping and planting positioned along the boundary between the properties and application site, which help provide both a physical and visual buffer to the proposed works. The footprint to the building is not proposed to be positioned in closer proximity to the shared boundaries, thereby respecting the established and existing separation distances between the properties. Furthermore, the proposed works are to provide a ground floor, single storey extension that will not appear at an increased height when compared to the existing arrangement and is not considered to result in loss of light or overshadowing to either Fosseway Farm or the Annexe. No additional fenestration is proposed overlooking the boundary, thereby no additional or increased overlooking is being introduced.

Therefore, overall it is not considered that the proposed works will result in unacceptable impact to the residential amenity to either Fosseway Farm or the Annexe and the proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Bat SAC Zones of Impact

The wider landscape surrounding Box and Corsham is of international importance for bats. Locally, their habitat is protected through a Bat Special Area of Conservation (SAC) which is focused around the Box mine complex, just outside of the Corsham Neighbourhood Plan boundary. It is known that essential foraging and commuting routes supporting this SAC extend for several kilometres outside the SAC boundary, including the entire Corsham Neighbourhood Plan area. This Batscape Strategy sets out to influence and enhance the sustainable development of Box and Corsham through protecting important bat habitats within the designated Neighbourhood Plan area.

Although the application site is located within the Bat SAC Zone of Impact, the nature, scale, and location of the proposed works are not considered to give rise to any adverse effects on

bats or their associated ecological networks. The development relates solely to a ground floor extension and does not involve the removal of mature vegetation, trees, hedgerows or other landscape features that typically provide key foraging or commuting habitat for SAC bat populations and the wider foraging resource and established commuting corridors within the surrounding landscape will remain unaffected.

There is no evidence of roosting potential within the parts of the building affected by the works, and no structural features suitable for bats will be disturbed, destroyed, or modified as part of the proposal. Therefore, given the limited and localised nature of the works, the absence of direct impacts on potential roost features and the retention of all external habitat features that support bat activity, the proposal is not considered likely to give rise to any significant effects on bats or the integrity of the SAC. Therefore, it is considered that the proposal will meet with the requirements of policy CP50 to the Wiltshire Core Strategy, the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015) and relevant legislative duties.

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

By reason of the scale, design and proposed materials, the proposed development is considered acceptable and will not result in unacceptable visual impact to the main building, its plot or the surrounding area. The proposed works will result in a sympathetic and subservient addition that is proportionate to the existing built form, whilst integrating with the overall character and appearance of the building. Furthermore, the proposed works are not considered to result in harm to the scenic qualities afforded to, and views to and from, the National Landscape, whilst also not resulting in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, The Cotswolds National Landscape Management Plan, the Wiltshire Design Guide 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 and documents:

1001_000 – Location Plan received 02.02.26

1001_101 – Proposed Site Plan (1:500) received 02.02.26

1001_102 – Proposed Site Plan (1:250) received 02.02.26

1001_1200 – Proposed Ground Floor Plan received 02.02.26

1001_1202 – Proposed Roof Plan received 02.02.26

1001_1203 – Proposed West and East Elevations and Section A-A received 02.02.26

1001_1204 – Proposed North and South Elevations received 02.02.26

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.