

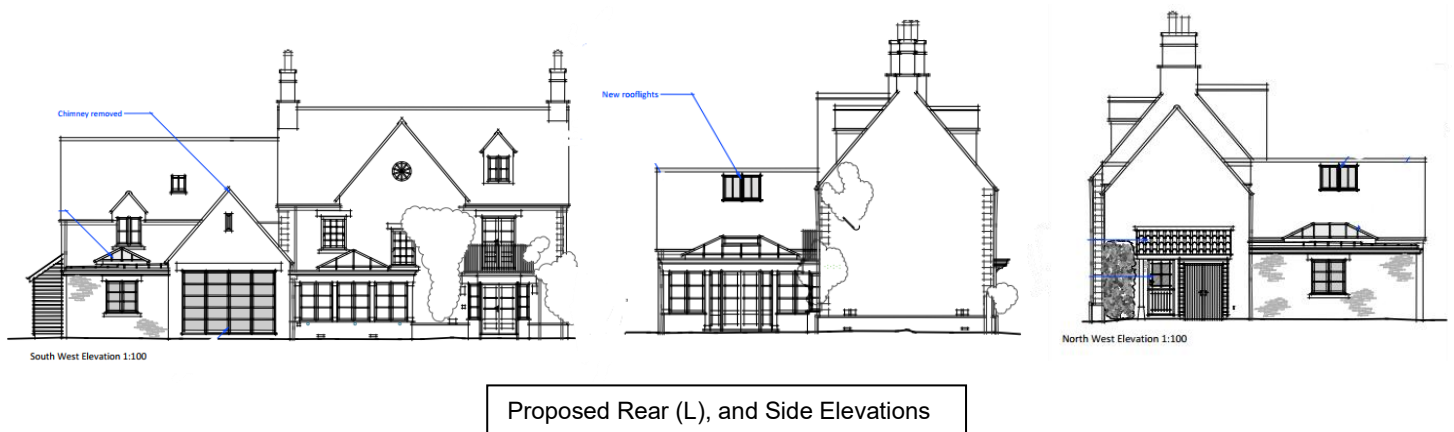
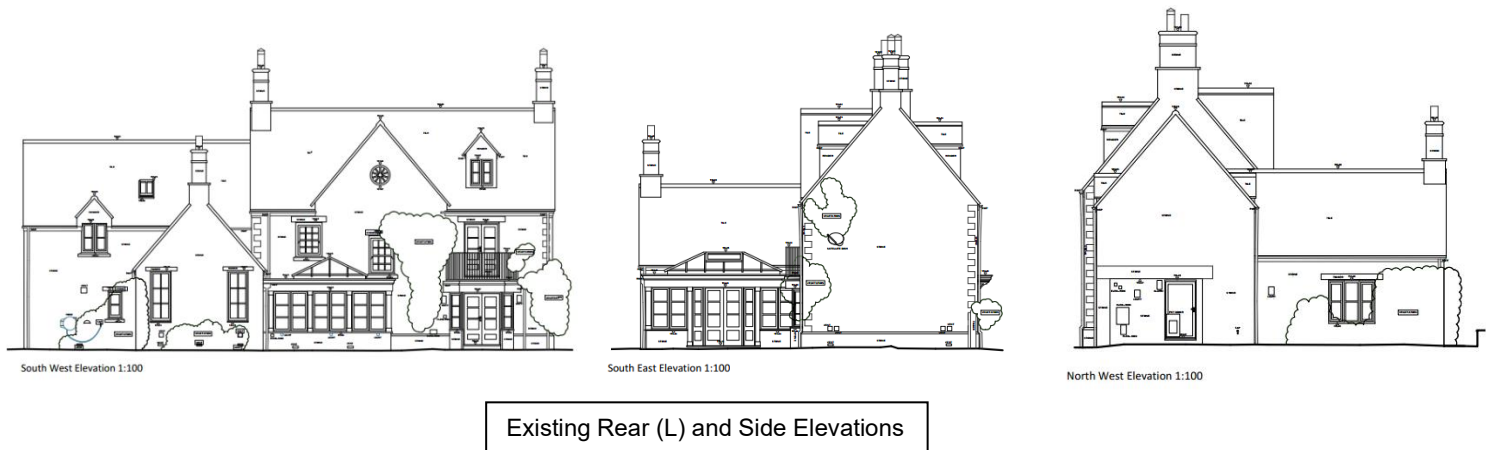
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01250
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Highfield House, Richards Drive, Upper North Wraxall, Chippenham, SN14 7AZ
DEVELOPMENT DESCRIPTION:	Single storey extension, internal and external alterations and associated external works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension with internal and external alterations to the dwelling and associated external works. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance and arrangement of the building, together with the proposed appearance subject to this application:



There are several elements to the proposed internal and external works which will be discussed in the subsections below, however the works comprise:

- A single storey rear extension
- The removal of the existing chimney from the rear gable, with the insertion of a new rooflights to the side roofslopes and insertion of crittal style glazed doors to the rear elevation of gable
- Timber framed porch and store to side (NW) elevation
- External works include a proposed new retaining wall utilising reclaimed stones from existing walls and new external steps

Single storey rear extension

It is proposed to erect a single storey rear extension, positioned adjacent to the existing rear gable, to enable the relocation and enlargement of the existing kitchen. The extension will be flat roofed structure with the proposed height to the eaves matching the existing single storey addition that is positioned the other side of the rear gable. The rear wall is proposed to align with the existing rear wall to enable a flush finish across the rear façade. The extension will be constructed from brick to match the existing dwelling, incorporating a raised roof lantern that will terminate just beneath the existing rear first floor window above and single casement windows to the rear and side elevations.

Removal of chimney, insertion of rooflight and glazed doors to rear gable

Positioned centrally on the rear elevation is a single storey gable which currently houses the dining room. It is proposed to remove the existing chimney atop of the gable whilst maintaining the existing roof pitch and ridgeline. Internal alterations propose to open up this section of the building to the ridge and then insert rooflights to each side of the roofslope alongside a small slim window to the rear elevation just beneath the apex. It is also proposed to remove the 2 existing ground floor windows and replace with crittal style glazed bi-fold doors to enable direct access to the rear amenity space.

Timber framed porch and store

Currently, the NW side elevation has a recessed entranceway into the property. It is proposed to construct an external store to the NW elevation that is accessed via double doors. The structure will be finished in horizontal timber cladding with a lean-to clay Double Roman tiled roof. The lean-to roof will span across to include the side entrance door, with a timber pillar supporting the structure to create a covered porch area.

External works

Externally, it is proposed to construct a new retaining wall, utilising reclaimed stones from existing walls. The retaining wall is proposed to the rear of the building and is created alongside a proposed flagstone terrace for external seating and dining areas. Given the varying ground levels, external steps are also proposed from the terrace area to access the rear amenity space given its position at a higher level, with a planted terrace creating a buffer that encloses the terrace and separate the area from the amenity space.

SITE DESCRIPTION/CONTEXT

The site known as Highfield House is a modern large detached dwellinghouse situated within Upper North Wraxall. The property is located at the end of a no-through road within a small development along Richards Drive, which is situated off of the main road running through the village. The property benefits from a generous residential curtilage and open frontage, with the rear of the building backing on to an area of woodland with open countryside beyond. An adjacent building located to the side of the property previously gained permission for conversion to be used as ancillary accommodation in association with the host dwelling. The main building incorporates two distinct ridgelines, reflecting the difference in height between the adjoining sections of the structure, with both parts of the roof being of pitched roof form. The rear elevation features 2 gables of varying sizes and heights, with a previous addition of a rear conservatory with a raised hipped roof. The property is constructed from stone with clay Double Roman roof tiles, whilst the surrounding area is characterised by further residential properties of varying appearances and construction materials, including stone.



Location for proposed rear extension (L) and partial view of rear elevation (R)

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

- Cotswold National Landscape
- Upper Wraxall Conservation Area
- Groundwater levels are at least 5m below the ground surface – groundwater flooding is not likely
- Bat SAC zones of impact

PLANNING HISTORY

Proposal / Summary

13/03447/FUL - Full planning permission Decision - Withdrawn Date: 8/11/2013 – Conversion and Extension of Existing Garage into Accommodation Annex Ancillary to the Main Dwelling.

N/10/02639/FUL - Full planning permission Decision - Approve with Conditions Date: 21/9/2010 – Conservatory
20/03778/FUL - Full planning permission Decision - Approve with Conditions Date: 10/7/2020 – Single storey ground floor extension to rear of existing dwelling house. Extension and conversion of existing garage to provide habitable accommodation.
20/07981/FUL - Full planning permission Decision - Approve with Conditions Date: 29/10/2020 – Amendments to permitted scheme 20/03778/FUL; Garden Room - Revised footprint and height; Converted Garage / self-contained annexe - Enlarged footprint to rear single storey extension and revised styling of dormer windows ; and Main House - creation of cel
N/13/00250/FUL - Full planning permission Decision - Approve with Conditions Date: 25/3/2013 – Single Storey Extension
15/06056/FUL - Full planning permission Decision - Approve with Conditions Date: 27/8/2015 – Erection of a Shed to House Machinery for the Maintenance of the Existing Paddock
PL/2021/05070 - Full planning permission Decision - Approve with Conditions Date: 26/8/2021 – Installation of a ground-based 30kW domestic solar array on the northern end of the paddock.

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
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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
- Section 16: Conserving and Enhancing the Historic Environment

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Heritage Issues
- Bat SAC impact zone

CONSULTATION RESPONSES

North Wraxall Parish Council: No comments received.

REPRESENTATIONS

The application was publicised by direct neighbour letter and site notices displayed on site, however no representations have been made.

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 appearance

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 development will alter the rear facade and result in a clearly increased built form through the combination of the single storey extension with the additional side store and porch. The single storey rear extension incorporates a similar roof profile to that of the existing rear conservatory, enabling a coherent and visually integrated relationship with the original dwelling. Both additions are considered sympathetic and subordinate to the host property, further integrated through the use of matching and sympathetic 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 by virtue of the rear extension, the introduction of crittal style bi-fold doors to the dining area and rooflights to the upper roofslopes, this is not considered to result in an overly glazed or incongruous appearance. Additionally, the removal of the rear chimney will also reduce visual clutter on the rear elevation, resulting in a more coherent and simplified appearance that better integrates with the overall form of the building.

While the dwelling is set within a generous plot, the overall footprint will increase and extend further into the rear and side amenity areas. 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.

The proposed external works, including the construction of a retaining wall and garden steps, will facilitate the reconfiguration of the rear amenity space in a manner that remains visually appropriate and proportionate to the site. The design and positioning of these elements are not considered to introduce any incongruous or overly dominant features to the rear of the property, enabling a functional outdoor space that compliments the character of the existing dwelling and does not result in an overall loss of amenity space.

It is acknowledged that the site is situated within the Cotswolds National Landscape. The dwelling is set within a residential development, bound to the north and south by further properties, with areas of open space beyond to the west. The property is set back from the main road and located at the end of a no-through road, thereby glimpses of the proposed works to the side and amenity areas may be possible from the street scene. Whilst there are 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.

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. The proposed works are considered to constitute development that is sympathetic to and respects the architectural integrity of the host dwelling, contributing positively to the character of the area. Furthermore, the proposed extension, external works to the main dwelling and external works within the curtilage are not considered incongruous within the setting and will avoid resulting in an overdeveloped or cramped appearance. 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.

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 are Mulberry House to the south and Beech House to the north.

The proposed extensions will not be positioned in closer proximity to the boundary with Mulberry House, however the additional rooflights to the rear gable may be visible by virtue of their height on the roofslope. The current separation distances between the properties will not diminish as a result of the proposal, with the outlook from the fenestration limited due to the height and angle of the rooflights, which is not considered to result in unacceptable overlooking or loss of privacy to the occupants of Mulberry House. Furthermore, due to the natural variation in ground levels across the rear garden, the introduction of the retaining wall and associated external steps (positioned around the terrace) will not give rise to any adverse residential amenity impacts, as the works remain entirely within the site's residential curtilage and do not facilitate any increase in overlooking or general activity beyond what is typical and expected within a domestic setting.

The existing ancillary accommodation to the north of the application site provides both a physical and visual buffer of the proposed works to Beech House. No additional fenestration is proposed that would overlook the boundary with Beech House, and the increase in footprint is not proposed to be positioned in close proximity to the boundary, respecting the existing separation distances.

of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Overall, it is considered that the proposal will not result in increased overlooking, overshadowing or overbearing effects to the neighbouring properties. Whilst additional fenestration is proposed at both ground and first floor levels, it is not considered that this result in increased overlooking or loss of privacy given the existing separation distances between the properties and the application site. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 202 stated: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use', whilst Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The property is located within the Upper Wraxall Conservation Area. Whilst the principal elevation is visible from the streetscene, it is not situated on the main road running through the location, but rather at the termination of a no-through road off of the main road. The rear of the property remains largely screened from public view due to the height, built form and positioning of the property within its plot.

The proposed works are solely contained within the residential curtilage. The proposed extensions are both ground floor structures of limited overall height, with the main extension positioned to the rear with the other being a small lean-to side extension. Given their positions on the building, the structures will be largely concealed from public vantage points from the surrounding area and wider streetscene. The use of sympathetic construction materials also helps the proposal align with and be sympathetic to the prevailing character of the locality. Therefore overall, it is considered that the proposed works will not result in unacceptable impact to the character and appearance of the Conservation Area and would not result in harm to the significance of the heritage asset.

Overall, the proposal, by virtue of its scale, design and use of materials, is considered to preserve the character and appearance of the Conservation Area. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 ground floor extensions, alterations to fenestration, the removal of a chimney and further external works 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 within the Upper Wraxall Conservation Area. The proposed works will result in sympathetic and subservient additions that are 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:

Location Plan received 23.02.26

2170 - EX-002 – Location Plan received 23.02.26

2170 - PL-001 – Proposed Elevations, Site Plan and Ground Floor Plan received 23.02.26

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