

10th April 2026

Our Ref: SWLC.LPC5254

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Erection of Greenhouse on detached garden area associated with
Home Farm, Upper North Wraxall, Wiltshire, SN14 7AG

Please find enclosed a duly completed householder application relating to the erection of a small greenhouse within the detached garden area associated with the above property. It is the purpose of this overarching statement to provide a proportionate heritage, design and planning policy assessment.

The aerial images investigated and as shown below confirm that the vegetable area in question has been so used since at least 2005. The current raised beds were first laid out in 2009.



2006



2009



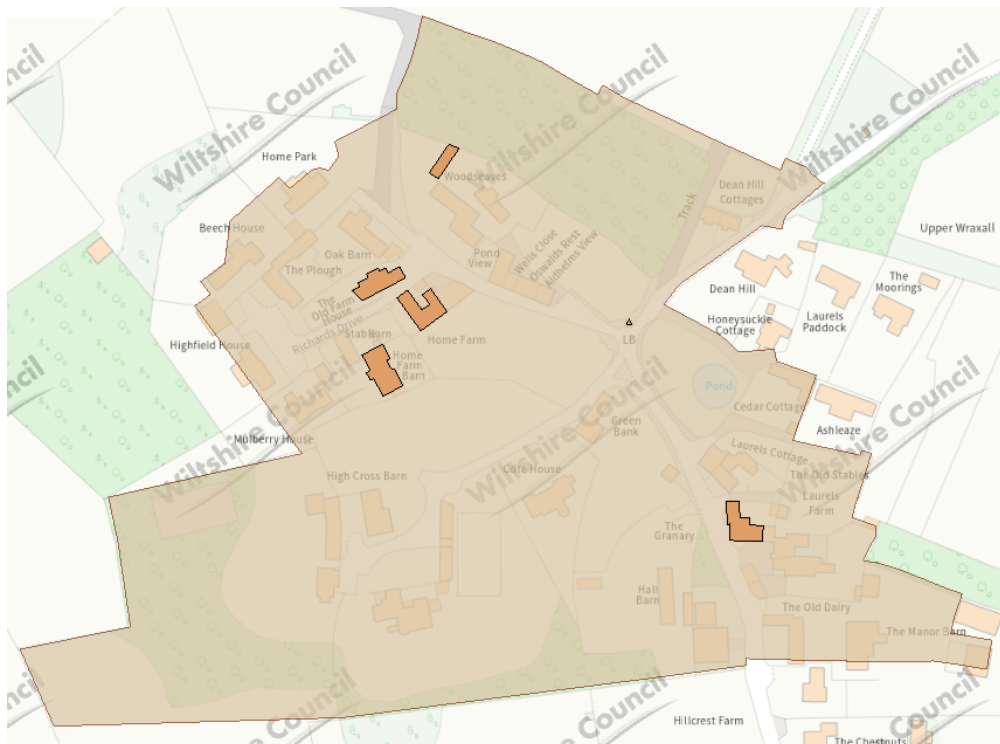
2025

Home Farm lies to the south west of Richards Drive, which serves those properties to the north, and west of the house. The house is positioned to the west of the main plot with a small rear garden and large treed front space, through which there is a sweeping drive from the junction off Richards Drive and the road west of the Village Green. The detached vegetable garden lies opposite the house's access, and behind (north) the Listed 'Remains of the Cross.'

The relationship between the intimately related curtilage areas is shown by the Google earth street scene photograph inserted at the top of the next page.



In addition to the Remains of the Cross referred to earlier, and the host property, which are designated heritage assets, the plan below shows the extent of the village Conservation Area and the other nearby Listed Buildings.



The Historic England list description of the above Heritage Assets are inserted below however the application site is considered to be sufficiently separate from those other properties identified as not to potentially impact on their setting.

NORTH WRAXALL UPPER WRAXALL ST 87 SW 4/488 Base of Village Cross

Grade II

Base of village cross, medieval. 3 ashlar block steps, lower step with raised chamfered plinth and upper edge.

NORTH WRAXALL UPPER WRAXALL ST 87 SW 4/484 Home Farmhouse

Grade II

House, earlier C19, ashlar and rubble stone with slate hipped roof and end wall stacks. 3 storeys, L-plan. Formal 3-window front, ashlar with parapet, moulded cornice and platband. 16-pane sashes to outer windows, 12-pane to centre, ground floor windows set in recessed panels. Central round arched doorway recessed in arched surround. 8-panel door and radiating bar fanlight. Rubble stone side walls and rear wing.

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. Sections 16 and 66 require that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the same Act also requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas

Paragraph 210 advises that in determining planning applications Local Planning Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- The desirability of new development making a positive contribution to the local character and distinctiveness.

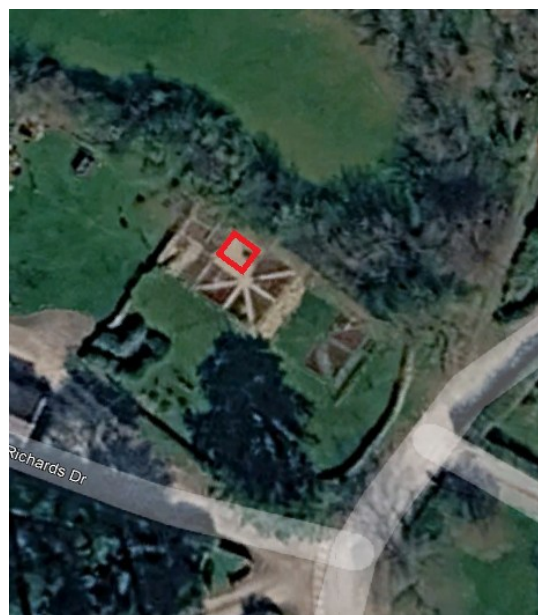
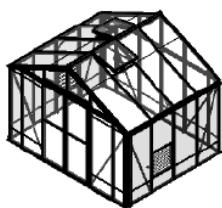
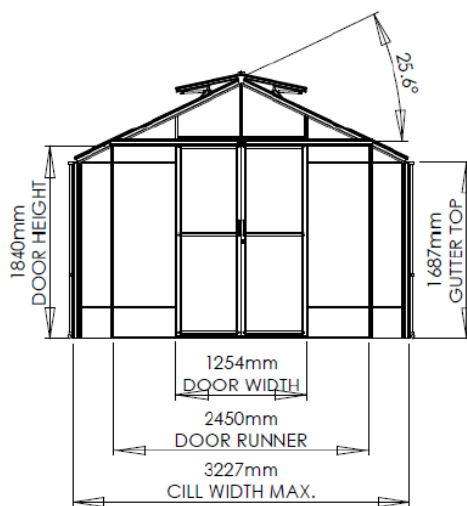
Paragraph 214 adds that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Significance is derived from the historic, architectural, artistic, and archaeological interest or a combination of these. Not every heritage asset shares the same set of values, but these aspects are broadly recognised as encompassing what makes an asset important in a planning and building conservation context. 'Significance' can be defined as the 'value of a heritage asset to this and future generations because of its heritage interest. Significance is unique to a place and it is therefore important to identify such, as the purpose of conservation is to sensitively manage change to a place to ensure that its significance is protected, and also revealed, reinforced and enhanced at all opportunities

Heritage Assets are defined as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting considering in planning decisions, because of its heritage interest. Heritage Asset includes designated Heritage Assets and assets identified by the Local Planning Authority (including local listing).'

In this case the Conservation Area's character and appearance derives from the traditional and vernacular architecture and construction palette that reveals the historic rural nature of the settlement together with the stone walled open spaces and the focal village green. The use of the application site as a vegetable garden is an established evolution of its more likely historic use as a small animal paddock, related to the area's agricultural origins. It is of course a green and open space.

The application proposal seeks to erect a small green house to help with propagation on the site. Its details and siting are shown below, further to which it can be seen to be positioned deep in the site towards the northern corner of the land where there is a well-established and tall hedged boundary that provides a robust backdrop within which the glazed structure will be subsumed, particularly given its modest height and related dimensions. The immediately adjacent land is in garden use too.



Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that all applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise. The relevant Development Plan policies applicable to the assessment of this application comprise the adopted Wiltshire Core Strategy (January 2015). The relevant planning policies therein to the assessment of this application are believed to be Core Policy 57 (Ensuring High Quality Design and Place Shaping) and 58 (Ensuring the Conservation of the Historic Environment). Policy 51 is also relevant as it relates to landscape impacts.

Core Policy 57 makes clear that applications should make a positive contribution, having regard to the compatibility of adjoining buildings and uses. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Proposals should respond positively to the existing townscape and landscape features 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. Additionally, the policy is supported by your Council's adopted Design Guide. Appendix D therein advises that a well-designed householder development that respects the original building and the neighbouring properties by being subservient, should seek to fit into the general street scene too. These aims will usually be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original building.

Core Policy 58's principal aim is to ensure that new developments protect, conserve and where possible enhance the historic environment. This includes buildings and structures of special architectural or historic interest and the special character or appearance of Conservation Areas. Overall, Core Policy 58 emphasises the importance of preserving Wiltshire's heritage for future generations.

Assessment of proposals

In terms of the proposed greenhouse, this will be located within an established residential setting and is positioned well away from the nearest Listed Buildings and will be experienced as an ancillary structure to the garden use of the land, particularly given the more intimate garden setting to the immediate west.. The proportions of the proposed greenhouse are modest and do not appear bulky or out of scale with the surrounding built form and land use context.

Whilst the addition of a greenhouse would not originally be expected to be found in isolation this is not the case as the vegetable garden is a lawful aspect of the retained spaces in this part of the village. Therefore, the addition of a greenhouse would not be out of character with the existing residential use. Furthermore, the proposed greenhouse is of a simple design and uses a lightweight metal frame that is a subtle matt finish.

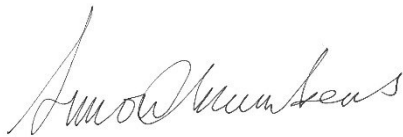
The application structure is believed to be so modest and satisfactorily subsumed visually and contextually that there is no adverse impact. However, without prejudice, the use of the land as a sustainable vegetable garden is a matter of public benefit and the modest change will thus help to achieve the land's optimal and viable ongoing use.

Overall, though, the proposals are considered to comply with Core Strategy policies 57 and 58 together with Chapter 16 of the National Planning Policy Framework. Additionally, the proposals are considered to preserve the special architectural character and appearance of the nearest Listed Building's setting in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposals are also located within the Cotswolds National Landscape. As such, due regard is needed to be had in terms of the effect of the greenhouse on this wider landscape setting. In this respect, the proposal will be modest in scale and is carefully sited within a built context and thus typical of the wider mixed man-made and natural landscape. Within the setting of this existing residential curtilage, it is not considered that the proposals would have any adverse effects on this national landscape designation.

Further the reasons given I trust you have sufficient information to positively assess my client's householder application. However if you have any questions please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr J Fisher