

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09026
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old Farmhouse, 9 Mill Lane, Poulshot, Devizes, SN10 1SA
DEVELOPMENT DESCRIPTION:	Single-storey rear extension and internal alterations.
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The scheme evolved through submission of revised plans and finer grain details during the life of the application; the changes and additional information were minor and did not necessitate renotifying interested parties. The application seeks planning permission for a single-storey rear extension with associated internal and external alterations. The extension has walls of render, a parapeted flat roof, flat roof lantern, timber French doors, and cast-iron rainwater goods; it measures approx. 4m wide, 5.4m deep, and 2.95m max height. Internal alterations include demolition of load-bearing walls, reconfiguration of partitions, and altering a window to door opening. External alterations are proposed by replacement of existing uPVC rainwater goods with cast iron.

Listed building consent has also been sought for the scheme under reference PL/2025/09193.

SITE DESCRIPTION

The application site is a Grade II listed building known as The Old Farmhouse [NHLE: 1243187]. It is a two-storey detached house retaining fragmentary evidence of its origins as a 16th century open hall house evolving through the 18th and 19th centuries. The external construction is rendered brick, a Bridgewater tile roof that is hipped to west end and gabled to east with a brick chimney stack on north roof slope, windows are wholly 20th century casements, and the front elevation features a three-window range with central door under flat canopy. The historic planform would have been linear, and as now legible as two-principal rooms either side of an altered central bay containing a modern stair, lean-tos at either end of the principal rooms, and a two-storey modern extension set perpendicular behind central bay. The interior features chamfered beams, a four-panel compartmental ceiling, an exceptionally large, unmoulded stone depressed-arched fireplace, a circa 16th century smoke-blackened jointed cruck truss and 18th or early 19th century roof trusses. Its setting is characterised by the rural street scene and bucolic landscape surroundings. It is in the small village of Poulshot which does not have a defined settlement boundary. Relevant designations and constraints include the site's designation as a listed

building, the Poulshot Conservation Area, heritage features recorded on the Swindon and Wilts HER, and Flood Zone 1 where parts of the site are at risk of flooding from surface water 1 in 100 + Climate Change (40%).

PLANNING HISTORY

ENQ/2025/00764 – Pre-application enquiry: Erection of single-storey rear extension (RESPONSE DATED 06/08/2025)

PL/2021/06144 - Proposed roof mounted PV array to existing garage roof (APPROVED WITH CONDITIONS 07/09/2021)

19/09113/FUL - Proposed Two Storey Rear Extension and Demolition of Garage and Construction of Replacement (APPROVED WITH CONDITIONS 19/11/2019)

19/09389/LBC - Proposed Two Storey Rear Extension and Demolition of Garage and Construction of Replacement (APPROVED WITH CONDITIONS 19/11/2019)

K/30217 - A rear extension and associated works (APPROVED WITH CONDITION 11/07/1994)

K/30209/L - The demolition of rear porch, minor internal works, new 2 storey rear extension, minor flood prevention and works to garden (APPROVED WITH CONDITIONS 11/07/1994)

K/79/0103 – Extension to dwelling (APPROVED WITH CONDITIONS 20/02/1979)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57 Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the Kennet Local Plan 2011 (KLP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Poulshot Conservation Area Statement – August 2004

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Poulshot Parish Council – No objection (15/01/2026).

Wiltshire Council's Conservation Officer – Comment advising that the original building has already been substantially extended and 'is getting to the point where the extensions are on the verge of dominating the original house' and that the principle of a new extension may be acceptable if not implemented alongside the extant permission for an extension in 2019. They also raise concerns regarding the boxy design, the flat roof, and the effect of the extension in masking the original form of the listed building, advising it should have a lighter weight appearance. They disagree with the applicant's heritage statement finding of no impact to the character and appearance of the Conservation Area. They agree that there would be no harmful loss of historic fabric, and the internal alterations are not identified as harming the importance of the plan form (25/11/2025).

County Archaeologist – No objection (21/11/2025).

Historic England – Commented that they are not offering advice but that this should not be interpreted as a comment on the merits of the application (04/12/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, an advert was published in the Wiltshire Gazette & Herald on 27 November 2025, and a site notice was displayed on 28 November 2025. No letters of representation were made by members of the public.

ASSESSMENT

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 the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Preliminary matters

The development benefitted from advice following a pre-application enquiry, the response to which was discouraging. Significant concerns were raised in relation to the principle of a single-storey extension, as the site has an extant consent for a two-storey extension under refs. 19/09113/FUL and 19/09389/LBC and the cumulative effect of both the unimplemented extension and proposed extension would have had an unacceptable impact on the significance of the listed building. This application seeks to respond to these concerns by submitting, for consideration, a draft Unilateral Undertaking (UU) the intended effect of which would be to prevent the implementation of the extant consent were consent to be granted for the proposed single-storey extension and it were to be implemented.

Design and local character and appearance, with particular regard to the listed building and the conservation area

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site, its townscape or landscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The application is supported by a Heritage Statement. This provides the applicant's understanding of the significance of the heritage assets, how this understanding has informed the design of the proposal, and how the proposal effects that significance. The heritage assets identified as being sensitive to the proposal are the listed building (The Old Farmhouse) and the Poulshot Conservation Area (PCA) in which it is located.

The significance and special interest of The Old Farmhouse (the listed building) is primarily derived from the architectural and historic interest intrinsic to its age, fabric, form, vernacular appearance and interior architectural details. It is desirable to preserve the building or its setting or any features of special architectural or historic interest which it possesses, to which it is a duty to have special regard under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the “PLBCA”).

The PCA is supported by a published statement, which claims the listed building to be the village’s oldest surviving dwelling despite being much altered. The character and appearance of the PCA can partly be discerned from its low density, diversity of traditional building styles and materials, its protected and historic buildings, its open spaces and significant foliage, and its rural and working landscape surroundings. It is desirable to preserve or enhance its character or appearance, to which it is a duty to pay special attention under S72(1) of the PLBCA.

The proposed extension is positioned to the rear elevation, in the angle between the core range of the listed building and its c.1994 two-storey rear wing. Proposed associated alterations to the internal ground floor layout would connect the proposed extension to the existing building, form an open-plan kitchen-diner with the rear wing.

The applicant considers that the visual and physical effects of the proposal would not harm the significance or special interest of the listed building. In their view, the rear extension would be screened provided by the site’s features and boundary foliage lending it a limited visual presence and preserving the character and appearance of the listed building and the PCA. The applicant’s cover letter accepts the concerns raised during pre-application discussions regarding overdevelopment of the listed building and has submitted a UU as means of overcoming this objection.

Wiltshire Council’s Conservation Officer (CO) maintains the view that implementation of the extant consent for the two-storey extension alongside the proposed single-storey extension would lead to a cumulative overdevelopment of the listed building, where the integrity and legibility of the historic core would be overwhelmed by later additions. The Council’s legal services team has worked with the applicant’s solicitor to prepare a legal agreement to the required effect, and which would address this objection due to the cumulative harmful impact that would result.

In respect of the visual and physical effects of the proposal, the CO agrees with the applicant’s conclusions that the proposal would not cause a harmful loss of building fabric; however, although recognising the modesty and subservience of the extension, they raise concerns in respect of the effect of its boxy form on the appearance of the listed building, that its flat roof does not respect the vernacular form, and that its siting and visual weight would mask the original form and cellular plan of the listed building. They disagree with the applicant’s assumptions regarding its visual impact, as public visibility is not a prerequisite for harm to occur.

The design of the extension uses matching rendered finishes and timber fenestration to blend with the simple vernacular appearance of the listed building. The parapeted flat roof would contrast but, and while a pitched roof would be more respectful to its vernacular form, this is a practical response to the building's features. The solidity of its boxy appearance is interrupted slightly by the French doors to its elevations, reducing its visual weight. It would be appropriately detailed by the high-quality joinery details and the rainwater goods that have been submitted.

No harmful loss of fabric is understood to occur internally or externally, however the visual impacts of the extension, including its effect on the legibility of the historic core's linear cellular plan evolution, would cause limited harm to its significance and special interest. The internal alterations would be of no detriment to the character of the listed building and, furthermore, the replacement of the listed building's existing uPVC rainwater goods in cast iron would deliver a minor enhancement to its overall significance.

The proposal would cause a residual amount of harm to the significance of the listed building, and consequently on the character and appearance of the PCA. It would not therefore conserve the significance of the designated heritage assets, contrary to CP57 and CP58 of the Wiltshire Core Strategy. S66 and S72(1) of the PLBCA set a strong presumption against granting planning permission, however this duty is exercised within the context of the NPPF (paras. 202-221) which provides that harm to significance may be clearly and convincingly justified and outweighed by public benefits.

The harm in this case qualifies as *less than substantial* and sits at the lowest end of the scale; nonetheless, considerable importance and weight is attached to this harm and great weight attached to the heritage assets' conservation. The effect of the legal agreement would ensure the extension satisfies an accepted need for additional space, and accordingly the harm can be considered to have clear and convincing justification. Although primarily meeting a private need, the public benefits secured are heritage benefits (from minor enhancements), limited social benefits (from improvements to housing stock) and ephemeral economic benefits (from purchase of materials and labour during construction).

In weighing the public benefits against the harm identified, they are sufficient to outweigh the harm in this case. Accordingly, special regard has been had, and special attention paid, in exercise of the duties, and the effect of the proposal on the character and appearance of the listed building and PCA in which it is located, and their significance, is acceptable. While conflict with the development plan is found, material considerations are of such weight as to indicate a decision should be made other than in accordance with the development plan.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The neighbouring dwellings most likely to be sensitive to the development are Greystones 18 Mill Lane and Wilkins Cottage 192 Poulshot.

The proposed extension is modest in scale and positioned on the rear elevation. There remains a considerable distance of separation between the site and neighbours, and intervening boundary features. Furthermore, the associated alterations would not have adverse impacts on the amenity of neighbours given their minor nature.

No representations were made concerning amenity and, for the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring properties. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Biodiversity Net Gain

The development is exempt from the requirement to deliver 10% Biodiversity Net Gain (BNG), introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would conflict with the development plan in so far as it seeks to ensure the conservation of the historic environment, and for no other reason; however, material considerations are of such weight as to indicate that a decision should be made other than in accordance with the development plan. Accordingly, and subject to completion of a legal agreement and other relevant conditions, the development would have acceptable effects in respect of matters of acknowledged importance to the public interest. The requirements of the statutory duties have been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the legal agreement and the following conditions:

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:

Proposed Site Plan. 250203-010. Received 20 November 2025.

Location Plan 250203-01 Rev A. Received 28 November 2025.

Proposed Floor and Roof Plans. 250203-002.A. Received 15 December 2025.

Proposed Elevations. 250203-003.B. Received 8 January 2026.

Door Details 01. 250203-004. Received 15 January 2026.

Door Details 02. 250203-005. Received 15 January 2026.

Roof Lantern Detail. 250203-006. Received 15 January 2026.

Materials schedule. Received 15 January 2026.

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

3. The replacement rainwater goods hereby permitted shall be carried out in accordance with the approved plans prior to the extension hereby permitted first being brought into use.

REASON: To ensure the delivery of public benefits necessary to mitigate harmful impacts to the significance of heritage assets, in the interests of preserving the character of the building as a building of special architectural and historic interest and the character and appearance of the conservation area in exercise of the duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives to the applicant:

1. Attention is drawn to a Legal Agreement (Unilateral Undertaking) related to this development or land dated 13 April 2026.