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Context and Introduction

This application is being made for some proposals for changes to some outbuildings at 62 Upper South Wraxall .

Introduction and History

62 Upper South Wraxall (also known as 62 Green Close) is set on the outskirts of South Wraxall, about 2 ½ miles north of the Bradford-on-Avon and about 7 miles from Bath, it is a detached farmhouse accessed via a single-track lane set in approximately 7 acres of paddock land accompanied by stables and outbuildings. There is a central copse in the paddocks opposite the house with a timber field shelter and an older field shelter on the boundary.

The application site is located in the conservation area and within the West Wiltshire Green Belt and also falls within the recreational impact zone of the Bath and Bradford on Avon Special Area of Conservation for bats and is located within an area that is subject to surface water flooding.

The host dwelling is believed to date from the 1600's and therefore merits being considered a Non-Designated Heritage Asset. The surrounding area is strongly characterised by a rural countryside appearance.

The proposed scheme relates to some ancillary outbuildings to the rear of the site, some of which are very delapidated



Proposals

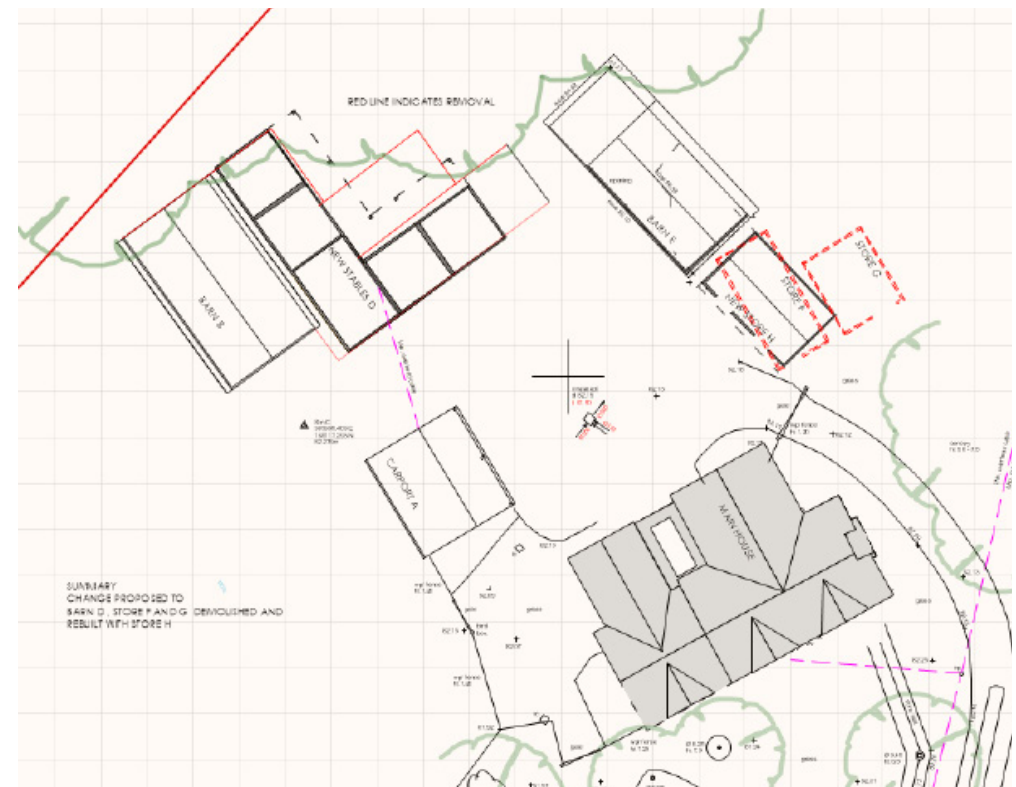
A planning permission was granted in 2025 PL/2025/09892, this was to replace a poorly built single storey side extension. Carefully volume calculations were work out and this permission enlarged the volume of the established existing dwelling by 21.44 %. Green Close has established private use stabling facility and the proposal looks to renew and iimprove this use

This application proposes the following

1. Rebuild of poor quality stables and lean to structure (called C and D on plans) and provision of 4 no timber clad loose boxes and a tack room on a lesser footprint.



2. Demolition of Store buildings F and G and provision of a timber clad store building H



Volume Considerations

Carefully volume calculation were worked out and the original permission enlarged the volume of the established existing dwelling by 21.44 %
This proposal adding up all the well established out building results in a slight decrease on volume of 6.7%
The total increase over the original is therefore 14.72 %

Building Materials and Design

The current barns are of a mixed palate. Some asbestos sheeting , some metal profile roofing with predominantly vertical and timber cladding on the wall areas

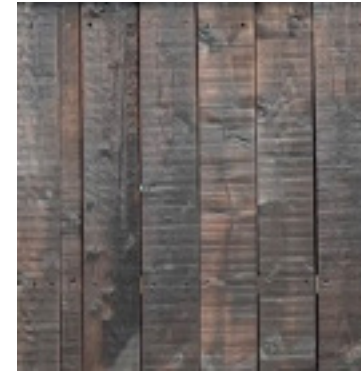
Windows and Doors will be naturally stained timber

The proposals would use only complimentary materials as below

In summary

Walls of barns:

Timber cladding



Roofs:

Dark metal profile sheeting



Ecology

All aspects of ecology were studied at planning stage of PL/2025/09892. The original survey included the outbuildings. The ecology results are included as part of this application

External lighting will need to meet the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. External lights will be no larger in number than currently on site

Accessibility

NA.

Car parking provision not affected by proposals

Sustainability

NA as not habitable accommodation

Rainwater will be dealt with as already permitted into existing drainage ditches on site

Conclusion

The changes proposed or simple in form and result in a percentage net loss of volume to that currently permitted and the footprint on site decreases

All

This statement should be read in conjunction with the following documents:

Drawings 868 S WOCP100, 02, 04 , 868 S /P/WOCP03 , 20,40 and 50

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