

Wiltshire Council Planning Consultation Response

11 May 2026

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Wiltshire Council Conservation  
(South/West)

Officer’s Name: Hayley Clark  
Officer’s Title: Planning Officer

Application No: PL/2026/01882  
Wheelwrights Cottage, Burton, Mere, Warminster, BA12 6BR  
Rear and side extensions to house, with internal alterations

Please find following comments in respect of the above application(s).

Recommendations:

|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | No comment                                                                  |
| <input type="checkbox"/>            | Support in principle subject to amendments to the scheme (as set out below) |
| <input type="checkbox"/>            | Support subject to conditions (as set out below)                            |
| <input checked="" type="checkbox"/> | Object (for reasons set out below)                                          |
| <input type="checkbox"/>            | No objections                                                               |

Scope of comments: the following comments relate to the built historic environment.

Policy:

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-16 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 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council’s Core Strategy Policy CP58 ‘Ensuring the conservation of the historic environment’ requires that “designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.” It is also required that distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council’s Core Strategy Policy CP57 ‘Ensuring high quality design and place shaping’: A high standard of design is required in all new developments, including extensions, alterations, and changes of

use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

**Site and assets considered:**

Wheelwrights Cottage is not a listed building nor is it within a conservation area. However, whilst not listed it clearly has historic provenance. It retains a number of traditional features that reassert the impression that externally it has not been significantly altered. The later extensions are also evidently later extensions and have not undermined an appreciation of its original historic form.



It is close to a former farmhouse (set back) and outbuilding, all of traditional character and utilising traditional materials. As such, it forms part of a pleasing group of traditional vernacular buildings constructed in the local Mere stone (no longer available).

Its visual appeal is slightly compromised by the attached building with its PVCu windows and unsightly pipework. Indeed, the modern extension to Sheepwash Cottage serves to underline the impact of an insensitive extension on a historic cottage. (Although I note that this extension is at least recessed from the principal elevation).



Sheepwash Cottage and a 'stepped back' side extension

Wheelwrights location at a bend in the road means it is visually prominent within the streetscene.

### Historic mapping



1840s tithe map



1844-1888 OS map. Note saw pit. Also sheepwash side of road.

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## Proposal:

The proposal entails the demolition of the existing timber-clad side structure and its replacement with a structure integrated with the cottage (particularly at first floor level). The ground floor side extension would remain a workshop but at first floor it would provide an extra bedroom. The first floor extension would be slightly larger than the ground floor with supporting columns.

The other element is a rear two storey extension providing a new staircase and cloakroom at ground floor, and another bedroom at first floor. The existing stairs would be removed.

In terms of design/materials, the side extension would be horizontal vertical cladding, set slightly in at ground floor, with an over-sailing (supported on columns) first floor with a pitched roof. The height of the new roof would correspond with the existing roof. A log store would be provided on side (ie under the cantilevered first floor).

## Assessment:

The existing building is a traditional-looking building in the local stone. The current side extension is modest in character and typical of wood stores added to rural cottages.

The proposals would see a tall two-storey extension. It would elongate the existing cottage and as such, the pre-eminence of the original cottage would be eroded. The arrangement is also contrived and not traditional in character (columns supporting a cantilevered first floor). In addition, the lack of windows on the proposed front first floor elevation would be at odds with the character of the host dwelling and draw attention to the extension.

Were this a pre-application enquiry for a listed building, I would be advising that a two-storey side extension is overly ambitious in this scenario. At the very least, I consider the proposed roof should step down from the main roof and that the side extension be set in, as at Sheepwash Cottage. I would also recommend a wall dormer (ie cutting through the eaves). In respect of the floorplan, I would recommend that the ground floor is stone (at least on the front elevation up to first floor level) and then timber over. I would also recommend that the extension is set further in from the front wall.

### **Summary & conclusion:**

The existing building has some heritage interest. It makes a positive contribution to the character of this part of Burton and forms an attractive informal group with nearby buildings.

I consider that the proposed side extension is too large and as such, would challenge the pre-eminence of the host cottage. I consider that the proposals could be amended to be more 'respectful' of the cottage.

In essence I recommend that the footprint of the side extension is reduced, stepped further back and reduced in height. There should be a clear distinction in terms of the treatment of the roofs. I recommend an opening on the front elevation at first floor, to relieve a wide expanse of timber boarding which would be visually dominant otherwise.