



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement:

**Retrospective alterations to rear outbuilding at: 4
Vicarage Street, Warminster, Wiltshire, BA12 8JE**

Drafted by **Planning By Design**

On Behalf of David Miller

Version	Date	Prepared by
2	18/05/2026	KE

Introduction

Planning By Design (the agent) has been instructed to act on behalf of David Miller (the applicant) to submit a householder planning and listed building consent application to Wiltshire Council (the Planning Authority) for the retrospective alterations to the rear outbuilding (the development) at: 4 Vicarage Street, Warminster, Wiltshire, BA12 8JE (the site). In support of this application, the following Planning Statement has been produced to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

Site Location

The site, 4 Vicarage Street, is a grade II-listed building of mid-18th-century origin. The 2-storey semi-detached dwelling is located within the settlement limits of Warminster and within the Warminster Conservation Area. No. 4 Vicarage Street is also under the listed building curtilage status.

The property includes an historic attached outbuilding structure located at the south-west corner of the site. It is a simple lean-to structure constructed with single-skin brickwork and built directly against the flank wall of No. 6 Vicarage Street. The bricks are 9-inch imperial units, consistent with pre-1965 construction. Historic mapping shows the structure as a separate building; however, it was physically linked to the main house at some point before its listing in 1978. The brickwork used in the connection is also imperial, indicating that this alteration predates the mid-1960s. It is relevant to note that the outbuilding is not visible from the public realm, being positioned behind the principal elevation and screened by the main house.



Fig.1 Site Location Plan

The Historic England Listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1194670

Date first listed: 31-Mar-1978

List Entry Name: 2 AND 4, VICARAGE STREET

Statutory Address 1:2 AND 4, VICARAGE STREET

WARMINSTER VICARAGE STREET 1. 5411 (North-West Side) Nos 2 and 4 ST 8645 SE 5/49

II GV

2. Mid C18. 2 storeys. Stuccoed. Old tile roof hipped at right, half hipped at left, central chimney. Box eaves-type gutter. 4 windows on 1st floor, late sashes with outside moulded frames. 4 pairs of windows on the ground floor. No 2 has a modern door, now slightly recessed; No. 4 has a 6-panel door with an architrave surround. The rear is stone-built with brick quoins and slates to rear slope. Modern breeze blocks form south gable end.

Listing NGR: ST8693545126



Fig.2 – Principal elevation of listed properties

Planning History

None found for the application site.

However, No.2 Vicarage Street did secure planning permission to knock down their lean to and build a modern extension, which is visible from the road:

- 16/03166/FUL - Demolition of lean-to and erection of single storey side extension – recommended for approval
- 16/03413/LBC - Demolition of lean-to and erection of single storey side extension – recommended for approval

The Proposal

The works undertaken comprise the upgrading of the existing outbuilding through the installation of nine polycarbonate roofing sheets and the incorporation of modern timber-framed French-style windows and doors. A small WC, including a toilet and sink, has also been installed to facilitate its continued ancillary use. This application seeks to regularise these historic alterations and secure formal planning consent for the works already carried out.

The roof covering was installed by the previous owners, while the small WC and sink were added by the current owners, who now need to regularise these works before the property can be sold.

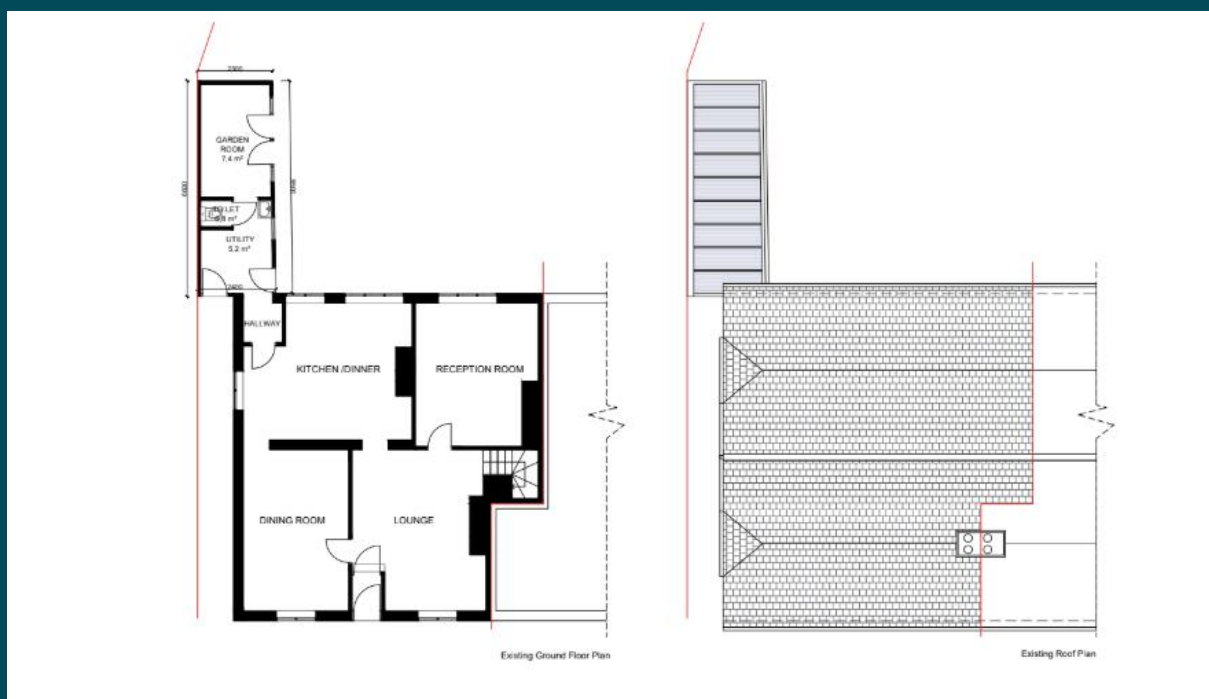


Fig.3 – Existing Plans



Fig.4 – Existing Elevations

Planning Policy Documents

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

National Planning Policy Framework 2024

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- Section 11 Making effective use of land
- Section 12 Achieving well-designed and beautiful places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

Wiltshire Core Strategy 2015

- CP1: Settlement Strategy
- CP7: Spatial Strategy
- CP41: Sustainable Construction and Low-Carbon Energy
- CP57: Ensuring High-Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment

Assessment

The following section will evaluate the proposals in accordance with the relevant national and local policies and supplementary design guidance to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria and NPPF.

Principle of Development

The proposal seeks retrospective consent for minor internal alterations and the replacement of the roof covering to an existing curtilage outbuilding at 4 Vicarage Street. The National Planning Policy Framework (2024) sets out the overarching requirement for development to contribute to sustainable development (Section 2) and for decision-making to be proportionate to the scale and nature of the proposal (Section 4). The works represent small-scale and appropriate interventions to an existing structure and therefore align with these principles. Section 11 encourages the effective use of land, including the reuse and adaptation of existing buildings; the proposal accords with this objective by retaining and upgrading an established outbuilding rather than introducing new built form.

Section 12 requires development to achieve well-designed places. The proposal maintains the existing form and appearance of the outbuilding, introduces no change to the public realm, and preserves the established character of the rear curtilage. Section 15 seeks to conserve and enhance the natural environment; the proposal has no landscape or ecological implications. Section 16 requires great weight to be given to the conservation of heritage assets. As demonstrated in the accompanying Heritage Impact Assessment, the works result in no harm to the significance of the Grade II listed buildings or the Warminster Conservation Area, and therefore comply with the requirements of Section 16.

At the local level, the Wiltshire Core Strategy (2015) identifies Warminster as a sustainable settlement where proportionate residential development and associated domestic alterations are acceptable in principle (CP1 and CP7). The proposal also aligns with CP41, which encourages the sensitive upgrading and continued use of existing buildings as part of sustainable construction principles. The works comply with CP57, which requires a high-quality design that responds positively to local character. The proposal does not alter the appearance of the principal building, does not affect the public realm, and maintains the established pattern of development within the rear curtilage. Finally, the proposal accords with CP58, which requires the conservation of designated heritage assets and their settings. The works preserve the significance of the listed buildings and sustain the character and appearance of the conservation area.

A relevant comparison and precedent is the approved scheme at No. 2 Vicarage Street, where the demolition of its former lean-to and construction of a modern rear extension, a development visible from the public highway, was granted planning permission and listed

building consent in 2016. In contrast, the application development at No. 4 is entirely contained within the rear curtilage and introduces no change to the public realm.

Overall, the proposal represents a proportionate, small-scale form of development that is fully aligned with the National Planning Policy Framework (2024) and the Wiltshire Core Strategy (2015). The principle of development is therefore acceptable.

Design and Character

The proposal relates to minor internal alterations and the replacement of the roof covering to an existing curtilage attached outbuilding within the rear garden of 4 Vicarage Street. The works do not alter the footprint, massing or external form of the structure and therefore maintain the established pattern of development within the plot. The attached outbuilding remains clearly subordinate to the host dwelling and continues to read as a modest ancillary building of a type commonly found within historic garden plots.

The replacement roof covering, while not a traditional material, is consistent with the lightweight, functional roofing often found on small garden outbuildings and lean-to structures, where practical and easily replaceable coverings have historically been used. Importantly, the roof is entirely concealed from public view and does not affect the appearance of the listed building or the wider conservation area.

The internal works are modest and sensitively handled, comprising only minor upgrades and the installation of simple fixtures and fittings that sit comfortably within the character of the outbuilding structure. These interventions improve the functionality and day-to-day usability of the space while remaining entirely in keeping with the building's ancillary role and without affecting any historic fabric.

The structure is not viable from the street; therefore, the works introduce no change to the public realm and do not affect the principal elevation. From a heritage perspective, the outbuilding derives its significance from its long-standing functional association with the main house and its contribution to the historic pattern of rear-of-plot development, rather than from architectural detailing as such. The proposed works are low-impact, fully reversible and confined to the enclosed rear curtilage. They do not affect the listed building's historic fabric, its architectural interest, or its contribution to the Warminster Conservation Area.

A full and proportionate assessment of heritage significance and impact is provided in the accompanying Heritage Impact Statement, which concludes that the development results in no harm to designated heritage assets.

Overall, the proposal preserves the character and appearance of the listed building, respects the established form and materials of the site, and aligns with the design and heritage requirements of the National Planning Policy Framework (2024) and Wiltshire Core Strategy Policies CP57 and CP58.

Amenity

In terms of amenity impact, the works do not increase the height, footprint or massing of the structure and therefore introduce no change to the physical relationship between the outbuilding and neighbouring properties. The development does not create any new openings, does not alter existing window positions, and does not give rise to any issues of overlooking, loss of privacy or loss of light.

The outbuilding is positioned at ground level within an enclosed rear garden and is already established in its current form. The replacement roof covering does not alter the building's profile or introduce any additional visual presence. As such, the proposal does not result in any overbearing impact or sense of enclosure for adjoining occupiers. The use of the outbuilding also remains ancillary to the main dwelling, and the internal works do not intensify activity or introduce any new noise-generating functions.

The internal works and replacement roof covering improve the day-to-day amenity of the occupiers of 4 Vicarage Street by ensuring the outbuilding remains dry, usable and fit for its established ancillary function. The lightweight covering provides a weather-resistant and secure environment without altering the building's form or appearance. The minor internal upgrades enhance the functionality and convenience of the dwelling, supporting the efficient operation of the home, allowing the applicants to maximise their use of the site.

The proposal therefore has no adverse effect on the residential amenity of neighbouring properties and is fully consistent with the amenity expectations of the National Planning Policy Framework (2024) and Wiltshire Core Strategy Policy.

Planning Balance

The proposal aligns with the three overarching objectives of sustainable development set out in the National Planning Policy Framework (2024). It relates to minor internal works and the replacement of the roof covering to an existing curtilage outbuilding, ensuring its continued safe and functional use while preserving the character of the conservation area, listed buildings and their setting.

Social Objective: The works improve the day-to-day amenity for the occupiers of 4 Vicarage Street by upgrading the existing ancillary outbuilding to a safe, usable and weather-tight condition, with the addition of a small WC and sink providing practical facilities that enhance the functionality of the space.

Environmental Objective: The proposal accords with the environmental aims of the NPPF by retaining and reusing an existing structure rather than introducing new built form. The works preserve the appearance and significance of the listed buildings and sustain the character of the Warminster Conservation Area. The replacement roof covering is fully reversible and entirely concealed from public view, ensuring no impact on the wider townscape or setting of the heritage asset.

Economic Objective: The development generates modest economic activity through the engagement of local contractors and suppliers for the internal works and roof replacement.

This reflects the NPPF's objective of supporting proportionate, locally based economic activity associated with the maintenance and improvement of existing buildings.

When assessed against the three strands of sustainable development, the proposal delivers clear social, environmental and economic benefits without giving rise to any adverse impacts. The works are modest, heritage-sensitive and fully compliant with national and local planning policy. The planning balance, therefore, supports the granting of permission.

Conclusion

The proposal delivers modest social and practical benefits by ensuring the existing outbuilding remains safe, usable and weather-resistant through the replacement of its roof covering and associated internal upgrades. The works secure the continued ancillary function of a long-established curtilage structure and maintain its contribution to the overall operation of the dwelling, without introducing any new visual, landscape or environmental impacts.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this development or feel that certain conditions would be necessary to accommodate this development, Planning by Design would welcome conversation on any of these matters.