

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/02352
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	Home Farm, Upper North Wraxall, Chippenham, SN14 7AG
DEVELOPMENT DESCRIPTION:	Erection of Greenhouse.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application requests permission for operational development associated with the erection of a greenhouse on land which, at the time of writing, is within the same ownership as residential 'Home Farm' but is physically separated from the dwelling.

The greenhouse is proposed to be erected to the north-west corner of the separated land and will be built with a metal frame and matte glazing to the following measurements:

- No more than 2.6m high
- No more than 3.3m wide
- No more than 3.4m deep

The application form (signed on 20.04.2026) and plans provided do not indicate that any hardstanding is required, nor that any trees/hedgerow will be removed.

The provided planning statement (prepared by LPC, dated 10.04.2026) suggests that the site where the greenhouse is to be situated has been used as a vegetable garden for over 20 years and the provided application form suggests that the existing use of the site is 'residential'.

There is no indication within the submission that a change of use (COU) of the land is being requested and as such assessment of this application will be limited to the operational development, for use ancillary to Home Farm, only.

SITE DESCRIPTION

The application site comprises undeveloped land within the same ownership as dwellinghouse Home Farm in Upper North Wraxall, a hamlet part of the Chippenham Community Area. At the time of writing, the site is not in an area which benefits from a made neighbourhood development plan (NDP) or defined framework boundary; the nearest settlement with a framework boundary is Colerne, with the boundary approximately 3.5km south of the site.

The site is wholly within the Cotswolds National Landscape (NL) – previously Area of Outstanding Natural Beauty (AONB) – part of the 'dip-slope lowland' character area. The application site is also wholly within the 'Upper Wraxall' Conservation Area (CA) and there are multiple Grade II listed buildings in proximity to the site including the host dwelling and adjacent 'Base of Village Cross'. The CA does not benefit from a

made CA statement or management plan and the official list entry for 'Home Farmhouse' (extracted below) does not explicitly comment on grounds surrounding the dwelling.

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.



Figure 1: map view of site (red) and dwelling (blue)



Figure 2: aerial view (2024)



Figure 3: street view (google, 2024)

The site can be accessed via the unclassified road which separates the application site from the host dwelling; the drystone boundary wall to the edge of the site is low-level and as such can be viewed both from the access road and the adjacent c-road to the east. Existing Public Rights of Way (PRoW) 'NWRA4' and 'NWRA16' connects to the C-road and consequently, whilst neither enter the site at any point there are several publicly accessible locations where the site can be viewed from.

The site is in flood zone 1, at the lowest risk of fluvial flooding, and the area where the greenhouse is proposed to be erected is not at high risk of flooding from groundwater or surface water sources.

RELEVANT PLANNING HISTORY

Recent planning history associated with the red line of the site:

None

Within the blue line of the site: (inter alia)

- PL/2025/09666 approved *extension and alterations* subject to conditions on 23.01.2026
- PL/2022/01940 approved *extension and alterations* subject to conditions on 14.07.2022

Recent, relevant planning near the site:

None

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP10: Spatial Strategy for the Chippenham Community Area
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide (WDG)

Countryside and Rights of Way Act 2000 (CROW)

Cotswolds AONB Landscape Strategy and Guidelines

- LCT 11: Dip-Slope Lowland

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

ISSUES

The main issues in the consideration of this application are:

- Principle of Development
- Design, Impact on the Cotswold National Landscape, and Heritage Impacts
- Impact on Neighbouring Amenity
- Biodiversity / Geodiversity

CONSULTATION AND REPRESENTATIONS

North Wraxall Parish Council: No representation received

Councils Conservation Team: No representation received

Councils Rights of Way Team: No representation received

At the time of writing, no public representations have been received.

ASSESSMENT

Principle of development

The application seeks planning permission for the erection of a greenhouse on land which, whilst physically separated from the main dwelling, is within the same ownership as Home Farm. Based on the information provided as part of the submission, considering that the degree of separation between the site and host dwelling is not significant and that the location plan clearly identifies a functional link, the proposed greenhouse is understood to be intended for use ancillary to the enjoyment of Home Farm.

In principle, operational development associated with small-scale domestic structures to be used ancillary to dwelling is generally acceptable where the development does not give rise to a separate or independent planning use. The scheme is not requesting a COU of the land and, given that the location plan provided clearly indicates the functional connection, the principle of development is accepted, subject to appropriate controls to ensure that the greenhouse remains ancillary and subject to assessment of other planning matters.

Design, Impact on the Cotswold National Landscape, and Heritage Impacts

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a general duty on decision makers, when considering whether to grant development which affects a listed building or its setting and conservation area settings.

CP51 of the WCS sets expectations for development to protect, conserve and where possible enhance landscape character; Policy CP57 of the WCS requires high quality design and place shaping for all new development including extensions, alterations and changes of use. Policy CP58 of the WCS requires development to protect, conserve and (where possible) enhance the historic environment.

The scale and ancillary domestic nature of the proposed development is such that the development would be seen in the context of the wider built form and consequently would not result in negative impacts to long range views of the NL setting. Furthermore, whilst the site is in a highly visible location, the proposed materials and functional design is such that the greenhouse will not likely result in a negative impact on short range views within the NL setting, including those seen from nearby PRowS.

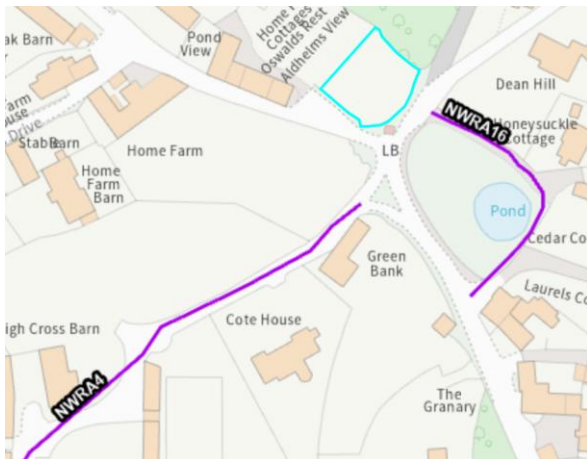


Figure 4: Map view of site (blue) in context with PRowS (purple)

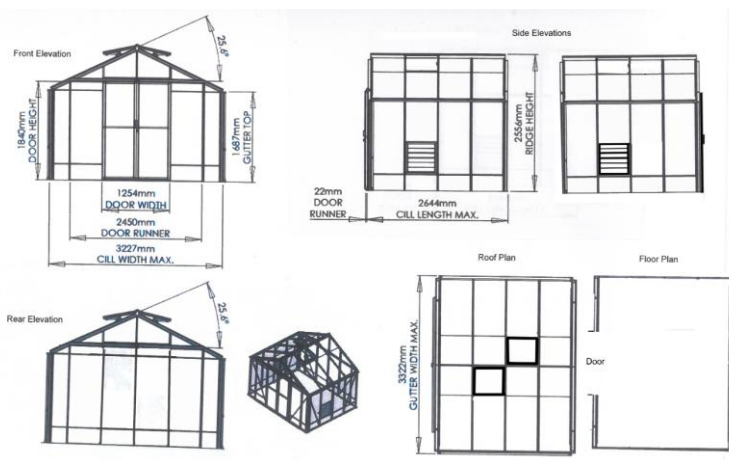


Figure 5: extract of proposed elevations and floor plan

Given that the site is outside of the established residential curtilage and given the visual prominence in short-range views, there is some potential for the greenhouse to result in visual harm to the character and appearance of the NL and CA setting if it is left unused or in disrepair. To ensure that the greenhouse remains viewed as a temporary and ancillary residential feature, and to lessen the potential for it to become a detracting feature, it is necessary to include a condition with any permission granted requiring its removal at such a time that it is no longer required.

The greenhouse should also be conditioned to ensure that it is only used ancillary to the enjoyment of Home Farm; there is a functional link between the listed building and the application site but the degree of separation from the heritage asset is, on this occasion, a positive measure to protecting the listed building setting.

Impact on Neighbouring Amenity

CP57 (vii) requires development proposals to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants.

The development is proposed to support the enjoyment of the existing use of the site, ancillary to Home Farm. With the explicit understanding that the site would not be used independently of Home Farm, the scheme is compatible with adjoining buildings and uses and the scheme complies with the aims of CP57(vii)

Biodiversity / Geodiversity

The scheme is exempt from the requirements of biodiversity net gain. Furthermore, given the modest scale of the development, that no trees would be removed from the site and that the development will not likely adversely affect European sites or core bat roost, there are no significant concerns on matters relating to the aims of CP50 of the WCS.

PLANNING BALANCE AND CONCLUSION

With the inclusion of necessary planning conditions, the scheme meets the aims of policies contained within the Wiltshire Core Strategy.

RECOMMENDATION:

That planning permission be GRANTED subject to the following 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:

Location Plan; received on 20.04.2026

Proposed Site Plan; received on 10.04.2026

Proposed Elevations and Floor Plan; received on 22.04.2026

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

3. The greenhouse hereby permitted shall be used solely for purposes incidental and ancillary to the enjoyment of 'Home Farm, Upper North Wraxall' and shall not be sold, leased, occupied, or used separately from that dwelling.

REASON: To ensure that the greenhouse remains ancillary to the residential use of Home Farm and does not result in the creation of an independent planning use of the land which is physically detached from the dwelling, in the interests of maintaining proper planning control.

4. The greenhouse hereby permitted, when no longer used for the growing of plants or produce incidental to the enjoyment of 'Home Farm, Upper North Wraxall', shall be removed from the site and the site restored to its former condition as shown on 'existing site plan' received 20.04.2026. The removal of the greenhouse and restoration of the site shall be completed within 3 months of the cessation of use.

REASON: In the interests of protecting the character and appearance of the National Landscape and Conservation Area setting.

INFORMATIVES TO APPLICANT:

- For the avoidance of doubt, the operational development hereby approved was considered acceptable on grounds that the application site is ancillary to Home Farm; the application site does not constitute a separate planning unit to Home Farm, nor is it understood to be within the established residential curtilage of Home Farm, and no consent has been granted to change the planning use of the site.