

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02880
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Buildings, Lower North Wraxall, Chippenham, SN14 7AA
DEVELOPMENT DESCRIPTION:	Create an open porch on the side of the building where the 'back door' is.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the addition of an open porch to the side (south) elevation of a domestic dwellinghouse.

The porch would project approximately 1.6 metres from the host property and would have an overall height of approximately 2.6 metres above ground level. It is proposed to be constructed with a timber frame, incorporating a shallow pitched roof finished in slates to match those of the existing dwellinghouse.



Existing Elevations



Proposed Elevations

The submitted plans do appear to show some inconsistencies and, in some instances, perhaps a lack of detail and scaling error, but in the context of the development proposed there it is considered to be sufficiently clear as to what is being proposed and that proceeding to determination would not prejudice any party.

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey, semi-detached dwelling located to the south of the village of North Wraxall. It is unlisted, but clearly of some age, being of a traditional design and of render/slate construction.

The surrounding area is designated a Conservation Area and is characterised by a mix of historic stone properties, former agricultural buildings and farmyards, as well as converted ecclesiastical structures, contributing to the area's distinct rural and historic character.

The application site is subject to a number of planning policy constraints, including the Bath and Bradford-on-Avon Bats Special Area of Conservation. It also lies within the Cotswolds National Landscape and is identified as being within Flood Zone 3.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
PL/2021/03138	Full planning permission Decision - Approve with Conditions Date: 13/7/2021 – Replacement of seven (rotten) wooden vertical sliding box sash windows and three rotten wooden casement windows with identically styled wood foil finished windows manufactured by Master frame. Enlargement of one additional rear kitchen window.	Approved with Conditions July 2021
21/01391/PDENQ	PD Enquiries Decision - PD Rights Intact Date: 16/2/2021 - Permitted Development Rights Check	PD Rights Intact February 2021

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12 – Achieving Well Designed Places

- Section 16 – Conserving and Enhancing the Natural Environment

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

North Wraxall Parish Council: No comment received.

REPRESENTATIONS

The application was publicised by direct neighbour letter and stie notice erected at the application site. No representations have been made.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and appearance

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed open porch reflects the character of the existing dwelling in terms of materials and detailing. It will comprise a timber frame with a slate roof, matching the existing porch on the front elevation of the property. The addition would remain subordinate in scale and design and would not detract from the visual integrity of the existing building.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposed porch is modest in scale, measuring approximately 1.6 metres in depth and extending along the side (south) elevation of the dwelling. Owing to its limited height and open form, it would not result in any meaningful increase in built mass and, therefore, would not give rise to overshadowing.

Importantly, the porch is sited on the side (south) elevation opposite the adjoining semi-detached property, White Cottage. This ensures a sufficient degree of separation, such that no adverse impacts in terms of loss of daylight or sunlight would occur to neighbouring habitable windows or private amenity areas.

The proposal comprises an open porch and does not introduce any new elevated platforms, windows, or enclosed spaces that could facilitate overlooking. As such, there would be no material change to the existing level of intervisibility between the application site and neighbouring properties. Furthermore, the application site benefits from established boundary planting, including garden trees and shrubs, which provides additional screening and further filters overt views to or from the addition. Accordingly, the proposal would not result in any loss of privacy.

Due to its modest scale and open design, the porch would appear as a lightweight and subservient addition to the host dwelling. It would be comfortably accommodated within the curtilage of the property and positioned away from neighbouring boundaries.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings

will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site lies within the North Wraxall Conservation Area, although it is situated some distance from any listed buildings. While the existing building is of some age, it is not statutorily listed.

The site benefits from established boundary treatments and is well screened by existing vegetation, ensuring that the proposed porch would be largely contained from wider public views within the Conservation Area. The proposed development is modest in scale and would utilise materials that match those of the existing dwelling, thereby maintaining visual coherence with the host property.

By virtue of its scale, design, and use of appropriate materials, the proposal is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site lies within the Bath and Bradford-on-Avon Bats Special Area of Conservation. Having regard to the modest scale and nature of the proposal, together with its close physical and functional relationship with the existing dwelling, it is not considered that

the development would give rise to any likely significant effects on the qualifying features of the Special Area of Conservation.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Whilst the application site lies within the Cotswolds National Landscape, it is clearly situated within an established built environment and the proposal is modest in scale, remaining closely associated with the existing dwelling. It would not introduce built form that appears isolated or unduly intrusive within the wider countryside, nor would it result in encroachment or sprawl. The development would be perceived in the context of the existing residential curtilage and would not harm important views or the prevailing landscape character.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The application site lies within Flood Zone 3, which is identified as having a high probability of flooding. However, the proposed development comprises a small-scale open porch extending approximately 1.6 metres from the host dwelling and is considered to be a form of minor development.

Given the modest scale and open-sided design of the porch, the proposal would not result in a material increase in built footprint or impermeable area and would not adversely affect floodwater flow, flood storage capacity, or surface water run-off characteristics. The development would utilise existing drainage arrangements and would not require additional infrastructure.

Furthermore, the proposal would not introduce vulnerable internal accommodation and is considered to remain safe during flood events. The proposal is therefore considered acceptable in flood risk terms and compliant with national and local planning policy.

There are no proposed changes to the disposal of surface water from the site, but in any event, in view of the scale of the development, it is a matter which can be reasonably left to the Building Regulations regime.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

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. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed Front Elevation plan SMGFE02 received 5 May 2026
- Proposed Side Elevation plan SMGSE02 received 5 May 2026
- Proposed Rear Elevation plan SMGRE02 received 5 May 2026
- Site Plan drawing number 20/A435/2A received 18 May 2026

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