

Prepared by: ST
Job Reference: 868
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Context and Introduction

This application is being made for some proposals for changes to the existing carport 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 an existing car port on the site.



Proposals

A planning permission was granted in 2025 PL/2025/09892, to replace a poorly built single storey side extension. This application proposes the rebuild of the existing car port to provide study/ gym space. There is currently an application ((PL/2026/02642) in process for other outbuildings.

This application proposes the following:

Rebuilding of the existing Car Port garage structure on a slightly enlarged footprint to contain an office working/ gym space. The new building is a stone clad structure with a tiled roof, PV array and series of timber windows and doors to match the main dwelling.

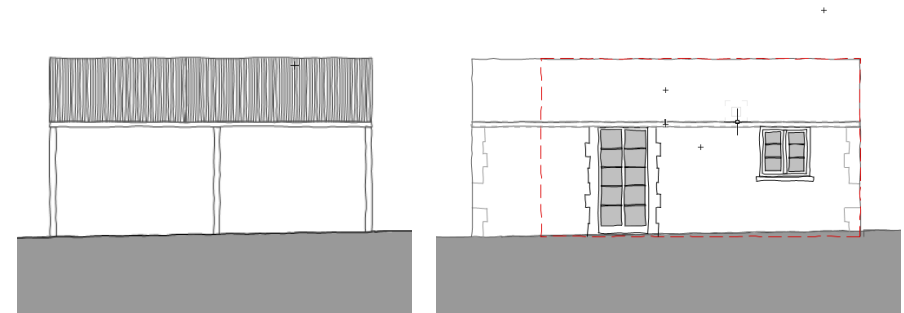
Images and drawings of car port and outbuilding for re-roofing as existing are shown below:



Existing carport



Outbuilding in need of re-roofing



Existing North East Elevation

Proposed North East Elevation



Existing Site Plan

Volume Considerations

Careful volume calculations were worked out for PL/2025/09892 and this permission enlarged the volume of the established existing dwelling by 21.44 %. A current application, which is in process (PL/2026/02642) upgrades other buildings in the yard which results in a reduction in volume from the original by 6.7 %. With this car port application included an overall volume increase is calculated at 16.79%.

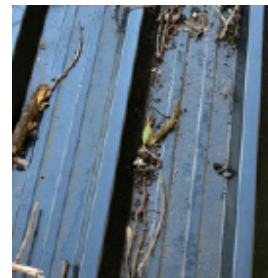
Building Materials and Design

The proposed building is stone externally to match the main dwelling.

All doors and windows are timber painted white to match the main dwelling.

A tiled roof is proposed using new double Romans in simimlar form to the main dwelling.

A metal roof to replace the existing corrugated sheet is proposed to the outbuilding highlighted on the application drawings.



Roofing proposed for outbuilding also included in application

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.

Ample car parking in existing grounds and this will be similarly used.

Sustainability

Proposal to install PV array on rear roof of the structure to substantially increase overall sustainable efficiency to the development.

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

Conclusion

The proposal for the rebuilt car port with study/ gym space will upgrade the currently poor quality building and give a secluded office / study space disassociated with the principal dwelling following the rise of working from home.

The inclusion of photo voltaics on the rear elevation will provide a good source of sustainable energy on the site.

This statement should be read in conjunction with the following documents:
Drawings 868 S CP100, 02, 03, 04; 868 P CP, 20, 21, and 40.

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