

Random Forge

57 Upper South Wraxall
Bradford on Avon
BA15 2SE

Permitted Development Supporting Document

June 2026

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1.0 Introduction

This document has been written to support the application for a Certificate of Lawful Development [Proposed] with respect to a single storey stand alone outbuilding.

This application is submitted to the Council for confirmation that the proposed development complies with The Town and Country Planning [General Permitted Development] [England] Order 2015 Schedule 2 Permitted Development Rights and is therefore Permitted Development.

The application site is a dwelling house and the application should therefore be assessed against Schedule 2, Part 1 of the Order which relates to 'Development within the curtilage of a dwellinghouse' and in particular 'Class E - buildings etc'.

This document, together with the application forms and drawings, includes the necessary information required by the Order and it should be read in conjunction with the supporting application drawings.

2.0 Proposal Context

Random Forge, 57 Upper South Wraxall is located to the northern periphery of the village of South Wraxall. The dwelling enjoys both a village setting and a rural outlook, positioned on the edge of the village with expansive fields and agricultural land beyond its eastern and southern boundaries.

The village of South Wraxall is largely populated by a mix of 17th and 18th Century buildings, built from locally quarried dressed stone, or rubble stone with stone slate roofs. Later 20th and 21st Century dwellings have in filled vacant plots within the village and are generally contemporary in nature with a clear visual hierarchy of construction periods.

The buildings of South Wraxall have grown organically around the principle road - Upper South Wraxall - and are not of any regular scale or form. As a result the village has a special character, enjoying a rich mix of buildings, united through their materiality. The village is generally characterised by good sized dwellings in spacious plots and is an attractive location for family life.

The original house at Random Forge dated back to the mid 17th Century, originally a blacksmith's cottage and workshop. The house had seen significant adaptation and extended structures added to the original structure in the 19th and 20th Centuries to provide additional accommodation, sanitary and kitchen facilities that have significantly altered the character, appearance and layout of the earlier building.

A recent planning application for significant works to the existing cottage was granted consent in June 2026. The proposed works sought to remodel the existing house to address its current structural failings, building fabric decay, compromised spatial layout and poor environmental performance, to provide a modern and comfortable family home fit for contemporary living.

The proposals removed the series of ad-hoc extended forms added to the original cottage structure and rationalised the accommodation into a single unifying extension to the rear of the property. As part of this application consent was granted for the relocation of an existing swimming pool on the site.

A small pool-house building is proposed to be constructed under Class E within the South Eastern corner of the domestic garden of the main house. The building is proposed partly on the footprint of an existing greenhouse and part of the existing swimming pool. The existing pool area is currently encircled by a dense hedge to the east and south.

The site is located within the South / Lower South Wraxall Conservation Area, it is understood however, that the property is not covered by an Article 4 direction. The property is not, however, situated within an area designated as an area of outstanding natural beauty, an area specified by the Secretary of State for the purposes of section 41[3] of the Wildlife and Countryside Act 1981 [enhancement and protection of the natural beauty and amenity of the countryside], the Broads, a National Park or World Heritage Site, nor is the property listed.

3.0 Proposals

- 3.1 The application is for a Certificate of Lawful Development [Proposed] for a single storey pool-house building within the curtilage of a dwelling house for a purpose incidental to the enjoyment of the dwelling house.
- 3.2 The proposed building is located within the South Eastern corner of the domestic garden of the main house.
- 3.3 The pool building will be set within 2 metres of the property boundary.
- 3.4 The proposed building is single storey with a flat roof. The highest part of the roof is a maximum of 2.5 metres above adjacent ground level [ground level at the property boundary varies].
- 3.5 The building is proposed to be constructed of materials in keeping with the local architecture and the existing house, primarily faced in rubble stone with areas of Bath Ashlar stone, and timber framed glazing.

4.0 Planning History

A recent planning application for significant extensions to the existing cottage was recently granted consent in June 2026. Earlier historic applications submitted at the property, are also listed below.

PL/2026/00762

Demolition of existing extensions, outbuildings and 20th Century garage structure. Construction of two storey extension to south-east of original cottage, works to historic cottage to address structural and fabric failings. Relocation of existing swimming pool. Extension to existing boundary wall to Upper South Wraxall following removal of structures and construction of new boundary wall to western boundary.

Status - Consent - 11th June 2026

W.81.0456

Erection of a double garage and workshop.

Status - Consent - 12th May 1981

W.79.1149

Extension to provide utility space to ground floor with dressing room and bathroom over.

Status - Consent - 6th November 1979

5.0 Planning Policy

The Town and Country Planning [General Permitted Development] [England] Order 2015 applies to all land in England and Wales other than land which is subject to a special development order and specifies various classes of development which may undertaken without the permission of the Local Planning Authority. Such development, referred to as 'Permitted Development', is deemed to have planning permission by Order, and does not require an application for planning permission to be submitted to the Council.

This application is submitted for the Council for confirmation that the proposed development complies with The Town and Country Planning [General Permitted Development] [England] Order 2015 Schedule 2 Permitted Development Rights and is therefore Permitted Development.

The application site is a dwelling house and the application should therefore be assessed against Schedule 2 Part 1 of the Order which relates to 'Development within the curtilage of a dwellinghouse' and in particular 'Class E - buildings etc'.

It is understood that the Local Planning Authority have not removed the Permitted Development Rights within this area by an Article 4 Direction, despite the site's location within the South / Lower South Wraxall Conservation Area, or as a condition of the recently granted 2026 planning consent.

5.1 Class E – Buildings etc. incidental to the enjoyment of a dwellinghouse

The proposed pool building is assessed against Schedule 2, Part 1 Class E of The Town and Country Planning [General Permitted Development] [England] Order 2015.

Class E permits the following:

'E. The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.'

Class E is subject to the following limitations:

'E.1 Development is not permitted by Class E if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
The Proposals are not subject to a change of use.

- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
See drawings 156/P/ 005 and 156/P/ 050 - the proposals do not exceed 50% of the total area of the curtilage.

- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
See drawings 156/P/ 005 and 156/P/ 050 - the proposed building is not situated on land forward of a wall forming the principal elevation of the main dwellinghouse.

- (d) the building would have more than a single storey;
See drawing 156/P/500 - the proposed building has a single storey only.

- (e) the height of the building, enclosure or container would exceed—
(i) 4 metres in the case of a building with a dual-pitched roof,
(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
(iii) 3 metres in any other case;

See drawing 156/P/050 and 156/P/500 - the proposed building is situated within 2 metres of the property boundary. The proposed building has a flat roof which is a maximum of 2.5 metres above adjacent ground level [ground level at the property boundary varies].

This height has been measured from the adjacent ground level as defined in the 'Permitted development rights for householders: Technical Guidance' document p.6. 'Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.'

- (f) the height of the eaves of the building would exceed 2.5 metres;
See drawing 156/P/050 and 156/P/500 - the maximum proposed height of the eaves of the building is 2.2 metres, excluding the height of the parapet wall as defined in the 'Permitted development rights for householders: Technical Guidance' document p.12.
The proposed building has a flat roof which is a maximum of 2.5 metres above adjacent ground level [ground level at the property boundary varies].

This height has been measured from the adjacent ground level as defined in the 'Permitted development rights for householders: Technical Guidance' document p.6. 'Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.'

- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
The proposed building is not situated within the curtilage of a listed building.

- (h) it would include the construction or provision of a verandah, balcony or raised platform;
The proposed building does not include the construction or provision of a verandah, balcony or raised platform as defined in the 'Permitted development rights for householders: Technical Guidance' document p.30 assessed on the criteria listed:

'A veranda is understood to be a gallery, platform, or balcony, usually roofed and often partly enclosed, extending along the outside of a building at ground level.

A balcony is understood to be a platform with a rail, balustrade or parapet projecting outside an upper storey of a building. A 'Juliet' balcony, where there is no platform and therefore no external access, would normally be permitted development.

A raised platform is defined as any platform that has a height of more than 0.3 metres.'

(i) it relates to a dwelling or a microwave antenna; or

The proposal does not relate to a dwelling or to a microwave antenna.

(j) the capacity of the container would exceed 3,500 litres.

N/A.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

(a) an area of outstanding natural beauty;

(b) the Broads;

(c) a National Park; or

(d) a World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

The proposal is not situated within an area of outstanding natural beauty, the Broads, a National Park or a World Heritage Site.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

See drawings 156/P/005 and 156/P/050 - the proposed building is not situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

The proposed building is set between the rear elevation of the dwelling house and the boundary of the curtilage.

6.0 The Site



View of Front [West] Principal Elevation of Existing Dwelling House



View of Rear [East] Elevation of Existing Dwelling House



View of Part of Pool Building Site [Site to RHS of Photograph]



View of Field to South of Site

