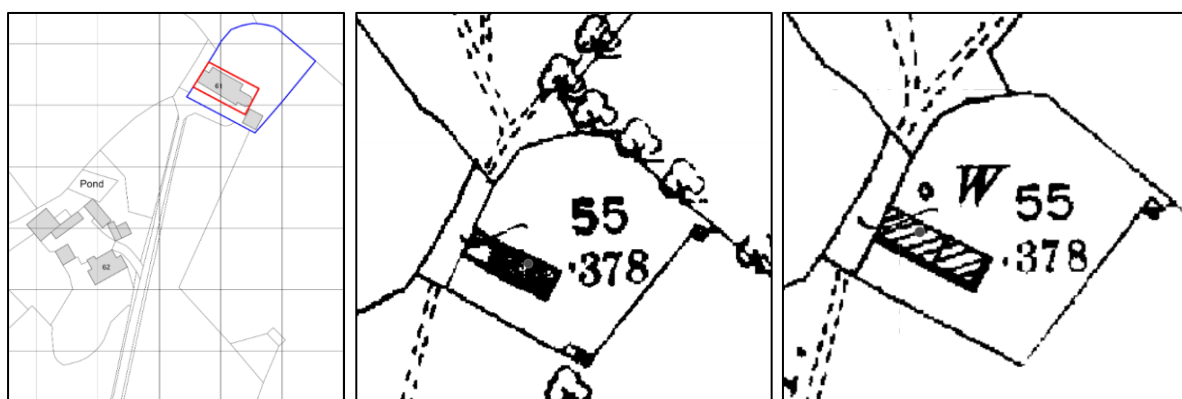


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02254
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	61, Upper South Wraxall, Bradford On Avon, BA15 2SE
DEVELOPMENT DESCRIPTION:	Removal of existing conservatory and single-storey rear infill extension; re-roofing; minor alterations to front dormer window pitched roofs; replacement front porch, replacement of existing windows and doors; alterations to rear elevation fenestration in modern extensions; relocation of external oil-fired boiler; and associated internal renovations.
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject property is a detached, two-storey dwelling, within the small village of Upper South Wraxall.



Location Plan and 1st and 2nd epoch mapping

The property is to the north of the village and relatively isolated at the end of a private single track. Wraxall Manor is a field away to the north, with the area characterised by scattered farms with clusters of dwellings between forming the historic hamlet, and modern development stretching to the south.

The site is within the South Wraxall Conservation Area but distanced from any neighbouring listed buildings.

Visible on the 1st epoch mapping as a stone and timber/tin element to the west, the property is considered a NDHA and is visible as two cottages from the 2nd epoch, confirmed by the large internal fireplace walls. The rear gables appeared post 1952.

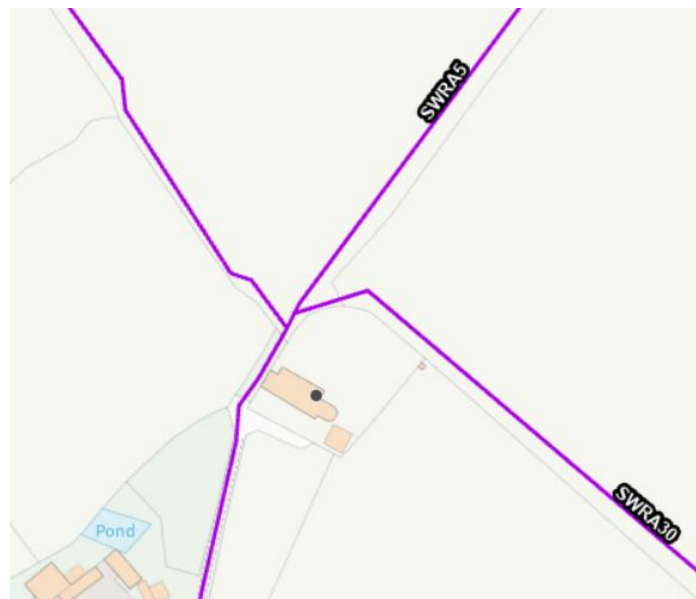
Modern additions include the conservatory, a porch, detached garage, and extensions to the rear.



Submitted Site Photos

The application site is subject to the following planning policy constraints:

- West Wiltshire Green Belt
- Cotswolds National Landscape (formerly AONB).
- Public Rights of Way border the property but are constrained by established boundary hedging – see map below.
- Whilst in Flood Zone 1 of lowest risk, groundwater levels are very close to the surface meaning an increased risk of emergence and flooding.
- Bat Special Area of Conservation



Existing and Proposed Site Plans

PROPOSAL

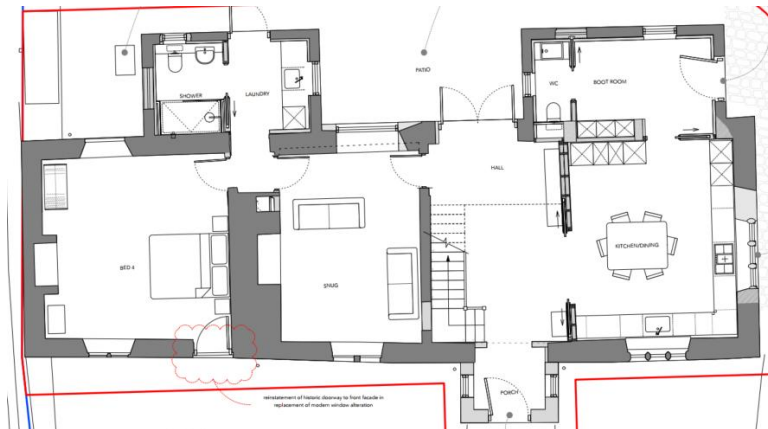
The proposal seeks planning permission for:

- Demolition of existing conservatory and single-storey rear infill extension;
- Roof works:
 - reroofing in natural clay double roman tiles, including bat boxes, to replace bright pantiles in poor condition
 - alterations to front dormer window pitched roofs
- replacement front porch, in reclaimed rubble stone and natural stone quoins
- replacement of existing windows and doors, including alteration of positions and sizes of windows to the rear elevation
- internal reconfiguration,
 - including knocking through original rear wall to create an open-plan kitchen/dining space
 - reconfigured hallway with rear French doors, and relocated modern staircase enabling wider/aligned doorways for improved accessibility
 - conversion of GF store/WC to a bathroom, beside an existing GF reception room, to enable GF bedroom facilities.
 - conversion of existing utility to become a boot room with WC, addition of side doorway and new rear window
 - at first floor level, removal of modern partitions, and conversion of a rear bedroom to a bathroom
- insertion of east facing GF kitchen window and side access door – stone mullions to match – reinstating original window
- rerender modern rear extensions
- relocate oil boiler

During the lifecycle of this application, and in response to the Parish Council's comments, revisions were received, including glazing bars to the front elevation windows, parapet stone detailing to the proposed porch and reintroduction of the historic second cottage's front door, reflecting the original two cottages.



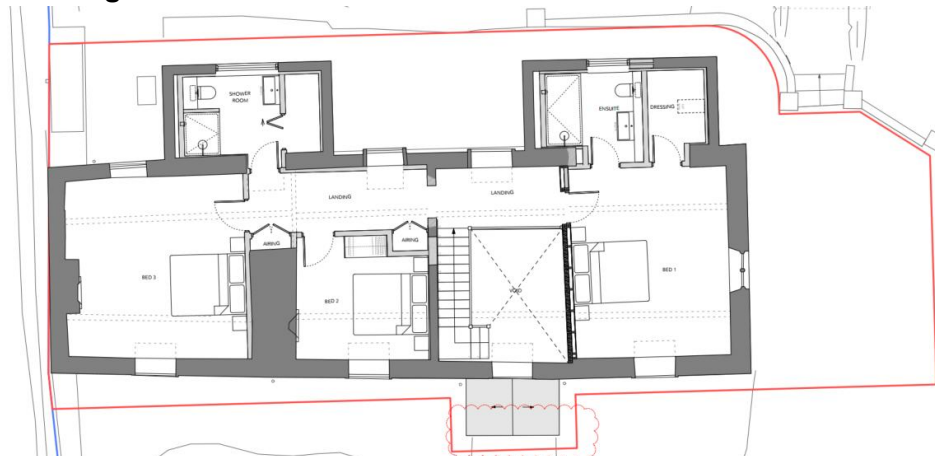
Existing Ground Floor Plan



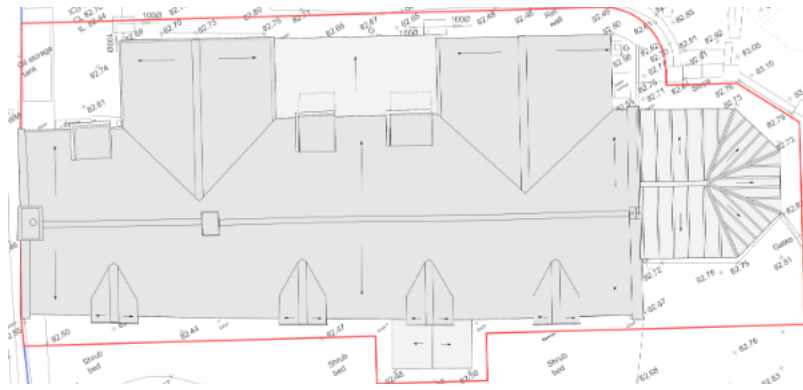
Proposed Ground Floor Plan



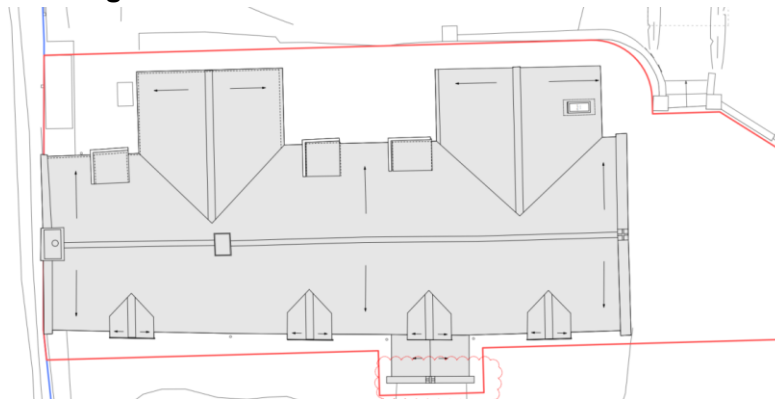
Existing First Floor Plan



Proposed First Floor Plan



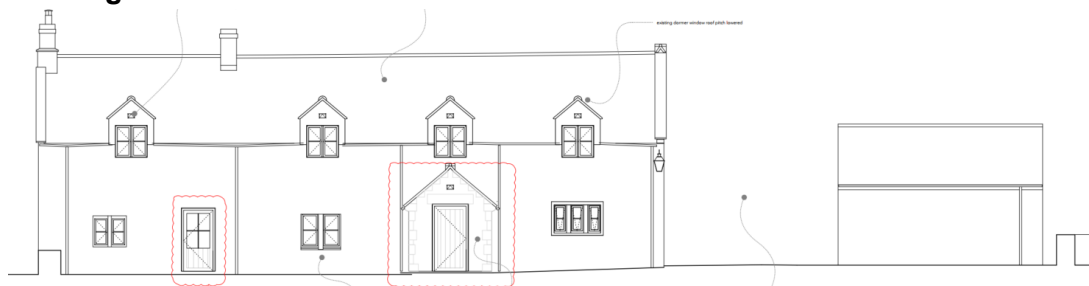
Existing Roof Plan



Proposed Roof Plan



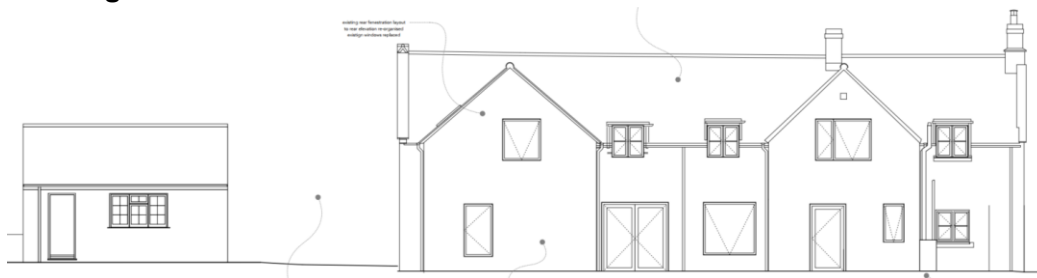
Existing South West Elevation



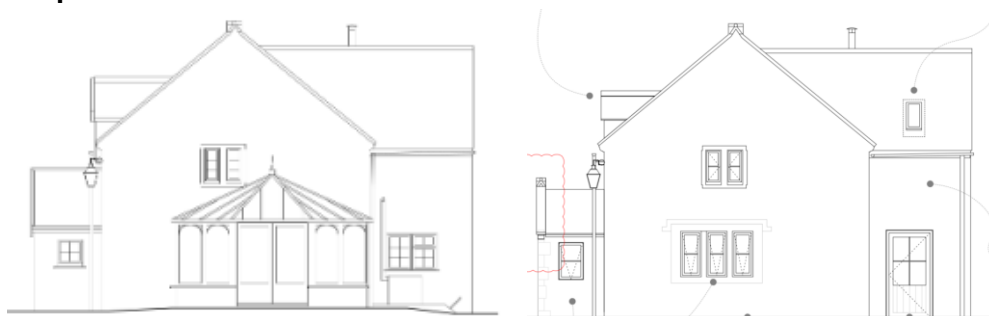
Proposed South West Elevation



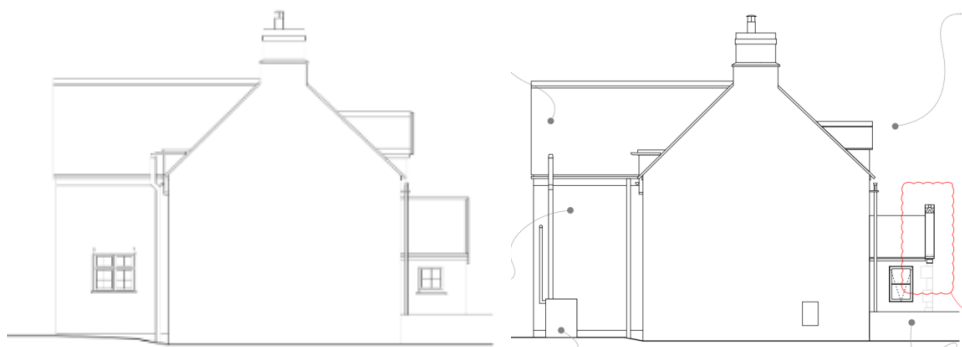
Existing North East Elevation



Proposed North East Elevation



Existing and Proposed South East Elevation



Existing and Proposed North West Elevation

PLANNING HISTORY

W/93/00884/FUL - Full planning permission Decision - Approve with Conditions Date: 31/8/1993 – Erect conservatory and form new opening through existing window
W/80/00496/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 28/5/1980 – Erection of private garage
W/87/01573/FUL - Full planning permission Decision - Approve with Conditions Date: 24/11/1987 – Rear extension to dwelling and removal of existing outbuilding
W/96/00884/FUL - Full planning permission Decision - Approve with Conditions Date: 14/8/1996 – Single storey extension

RELEVANT POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The Planning (Listed Building and Conservation Area) Act 1990,
Section 72: Conservation Areas

Managing Significance in Decision Taking in the Historic Environment
Historic England Good Practice in Planning (2015).

Wiltshire Core Strategy:

- Core Policy 41 – Sustainable Construction and Low Carbon Energy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

South Wraxall does not have a designated Neighbourhood Plan Area.

Lower and South Wraxall Conservation Area Assessment, 1981

Cotswolds National Landscape Management Plan 2025-2030

CONSULTATION RESPONSES

South Wraxall Parish Council: No objection to amendments.

Ecology: Following submission of further requested information, surveys and mitigation, no objection, subject to conditions.

Rights of Way: no comments

REPRESENTATIONS

No comments were received.

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.

Principle of Development and Impact on the Openness of the Green Belt and wider landscape:

The primary considerations are the impact of the proposals on the landscape;

- if it would be inappropriate development in the Green Belt,
- the impact on the openness and purposes of the Green Belt, and
- the effect on the landscape and scenic beauty of the Cotswold National Landscape.

The NPPF, paragraph 153, is clear in asserting that inappropriate development is *'harmful to the Green Belt and should not be approved except in very special circumstances'*.

Paragraph 142 states that "the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

CP51 of the WCS, states that 'development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character ...' including the 'special qualities of National Landscapes, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.'

In considering applications where new development is proposed within the Green Belt, the following development is allowed, as per paragraph 154 c) of the NPPF:

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The NPPF does not, elaborate on the definition of 'disproportionate' addition nor does it quantify what would represent a disproportionate addition. In light of the above and in accordance with well-established planning practices, each case must be assessed on its own individual merits.

The LPA takes a broad reading of the meaning of paragraph 154(c), for 'extensions or alterations of a building' when assessing householder applications.

The proposal would see a reduction of volume by the demolition of the modern conservatory and rear infill extension.

The South Wraxall Limestone Lowland in this location is characterised by gently undulating limestone lowland, small to medium sized irregular shaped fields enclosed mainly hedgerows with mature trees and a strong sense of tranquillity.

The application site is located at the edge of an existing built heritage cluster, and is designed by form and materiality, to integrate with the rural vernacular and agricultural buildings that is integral to the wider landscape.

The proposal therefore does not seek to further encroach on the countryside, and the works are not considered a disproportionate addition to the existing site and are assessed to maintain the fundamental aim of the Green Belt. The proposed works would not harm the special characteristics of the National Landscape, and as such are considered to comply with policy CP51 and the relevant sections of the NPPF.

Heritage, Design and Impact upon the character and context of the area:

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.

Paragraph 216 of the NPPF, states 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

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 demolition of the modern conservatory and rear infill structure raises no concerns; these elements holding no intrinsic historic value.

The demolition of the original rear wall, effectively knocking through to create an open-plan kitchen/dining space did raise some concerns. The two original cottages would have been at 90° to each other, such that this very wide wall reflects the position of the original chimney and alcove staircase.

Discussions and submitted site photos revealed that the 1980s works fundamentally altered this wall, such that it is now modern block work and infill with only small sections of rubble stone. Therefore its removal does not entail removal of any historic fabric and is considered acceptable, even if rebuilding of a chimney would be ideal from a heritage perspective.



Submitted photos of internal wall during stages of opening up

The rebuild of the front porch, with matching stone parapet detailing at a lower roof pitch and reinstatement of the second front door, are both considered heritage gains. Even if a porch of this status would not be original, it does retain the status quo, whilst restoring the C19 legibility of two cottages, once known as Manor Cottages.

The internal reconfiguration primarily involves modern partitions. It must be noted that the property is not listed such that the relocation of the staircase whilst impacting plan form and legibility, is acceptable with many aspects of the proposal under Permitted Development.

The proposed roofing works, including replacing the bright orange modern tiles with natural clay double pantiles again is considered a heritage gain and will ensure harmony with the clay pantiles on the detached garage and wider area. The re-rendering of the modern rear gables would retain the status quo and legibility of these rear sections as modern additions to the rubble stone historic section. Painting of the western elevation, and repointing will require appropriate paint and lime mortar to ensure the breathability and therefore structural integrity of the historic rubble stone.

The reinstatement of the historic stone mullioned side elevation window where there is currently a door into the conservatory, as approved under an earlier planning application, is also considered a heritage gain.

A controversial element of the proposal is the proposed fenestration changes to the rear elevation. Proposed windows would be modern in character, size and design, with resiting to enable internal reconfiguration. It must be highlighted that the rear gables are modern; historic maps showing they appeared post-1952. As such, modern windows, modern siting and rhythm, with a shared lintel height, are considered acceptable, reading as alterations to purely

modern rear extensions. Trying to replicate the symmetry and uniformity of the front elevation could create a pastiche and confuse the legibility of the dwelling as it now stands. These windows are to the rear, not visible from footpaths and would not impact the Conservation Area.

The addition of glazing bars to the front elevation's proposed new windows, maintains the historic character of the host dwelling and its contribution to the Conservation Area, as does the replacement roof tiles, reinstatement of the porch and second front door, such that the proposals seek to enhance the subject dwelling's contribution to the Conservation Area's special character.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the Conservation Area and the subject non-designated heritage asset. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 57 and 58 of the Wiltshire Core Strategy and Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF, 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 proposal, as a reduction in floor area, and demolition of modern single storey elements, raises no concerns with overshadowing or overbearing.

Indeed, given the absence of any immediate neighbours, the alteration and addition of windows/doors/rooflight would not impact neighbouring privacy.

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

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal does seek to increase the number of bedrooms, nor impact existing parking provision, such that it would not result in any adverse impact on highway safety.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact

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 building was assessed as having high roosting potential with further dusk surveys showing low numbers of bats emerging. The gardens may function as commuting and foraging habitat but would be unaltered by the proposed works to an existing building.

Thorough mitigation measures have been provided, as have the detailed specifications of compensatory bat boxes. No new external lighting is proposed.

An EPS Mitigation Licence is required as is strict adherence to approved plans and included mitigation including precommencement bat box installation.

The HRA concluded that the proposal is unlikely to have significant impacts on the SAC such that the proposal is screened out of an Appropriate Assessment.

No net loss of biodiversity is anticipated and modest enhancement expected.

No objections has been raised by the Council's Ecologist, subject to conditions.

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

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.

Householder development is considered Minor Development, under the Flood Risk planning guidance, if “*physical extensions to the existing dwelling itself,*” and, barring a few exceptions not relevant here, “*are unlikely to raise significant flood risk.*” The proposal to remodel an existing property, is therefore deemed to not result in any loss of land prone to flood risk.

As such, the proposal is deemed to be safe for its users for the intended lifetime of the development with respect to the level and nature of the flood risk. 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.

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.