



RCC TOWN PLANNING CONSULTANCY

RCC Town Planning Consultancy

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Date: 23rd June 2026

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Development Management
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Dear Sir/ Madam,

RE: SINGLE STOREY EXTENSION TO EXISTING DWELLING.

AT: LONG BARN COULSTON FARM NEW ROAD COULSTON WESTBURY BA13 4GG

I write on behalf of the applicants in support of their planning application for the erection of a modest single-storey extension to the detached brick dwelling at Coulston Farm, known as Long Barn.

The application property forms part of the wider conversion created under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Prior Notification of Wiltshire Council was not required as per application reference 19/07015/PNCOU, which granted prior approval for the change of use and conversion of two separate agricultural buildings to three dwellinghouses together with associated operational development. This application relates to the detached brick dwelling created under that consent. The Class Q conversion has been completed and the dwelling is now occupied.

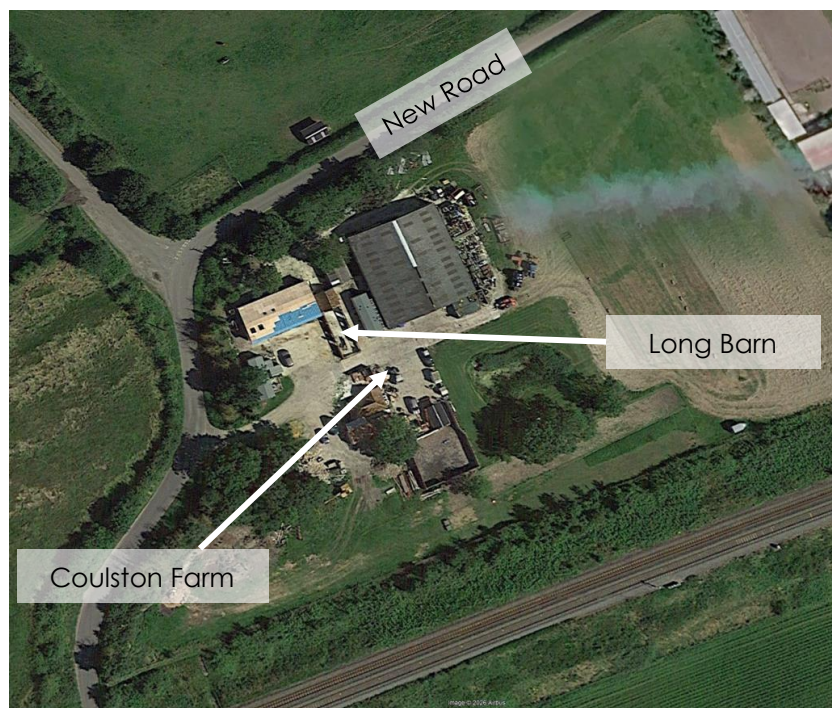


Figure 1: Aerial Photograph of site



Planning permission is sought for a modest single-storey extension to provide a utility/boot room, WC and additional storage space. The proposed extension would have a floor area of approximately 16.5 m² square metres and would replace an existing shed occupying the same general location, which has an approximate floor area of 2.75 m². The extension is proposed on the eastern elevation of the dwelling and is located wholly within the approved residential curtilage associated with the Class Q consent.



Figure 2: Photograph of the eastern elevation and location of proposed extension

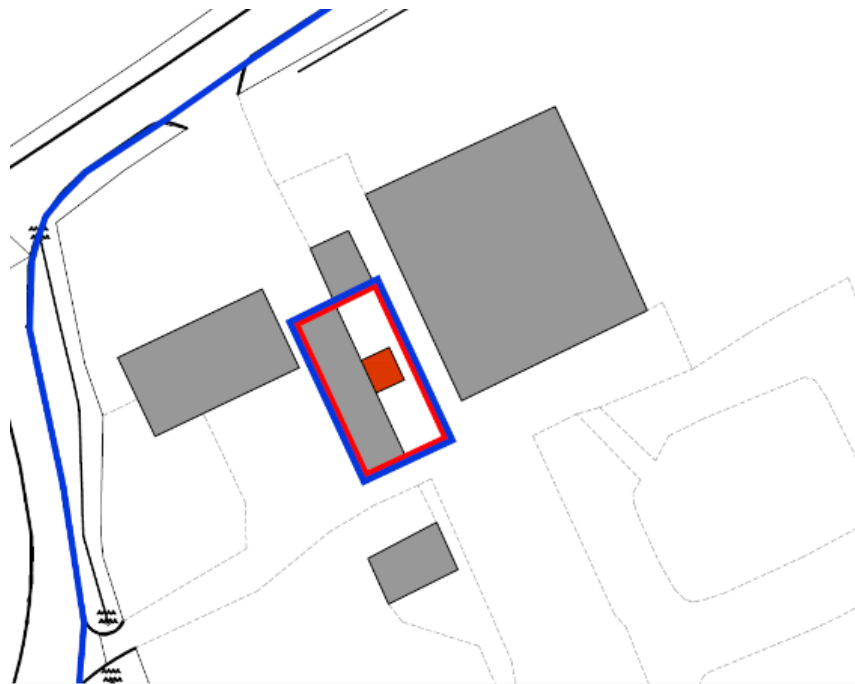


Figure 3: Proposed Block Plan



Figure 4: Comparison of existing (top) and proposed (bottom) elevation

As shown at figure 4 above, the design adopts a simple and functional form with matching brickwork, windows and doors to reflect the existing dwelling. The roof would comprise a flat roof construction finished with a single-ply membrane. The proposal has been deliberately designed as a clearly subordinate addition to the host dwelling.

In looking at the background planning policy situation, the development plan comprises the Wiltshire Core Strategy (WCS). There is no Neighbourhood Plan for Coulston. The key material planning considerations are the Wiltshire Council Design Guide (2024), National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

Core Policy CP57 "Ensuring high quality design and place shaping" of the Wiltshire Core Strategy is the pertinent policy consideration. This policy requires a high standard of design for all developments and sets out expectations which applicants must give regard to when designing development proposals. Similarly, the Wiltshire Design Guide (2024) emphasises the importance of understanding the context and characteristics of a site and ensuring that development is appropriately grounded in its locality.

The extension is modest in scale, subservient to the host dwelling and uses materials to match those of the existing building. The simple design approach ensures that the converted building remains the dominant element and that the proposal integrates successfully with the existing dwelling and its rural setting.

It is recognised that local planning authorities can sometimes become concerned when considering extensions to converted agricultural buildings, particularly where additions have the potential to erode the agricultural character of traditional barns and introduce an overly domestic appearance. However, in this instance, the residential conversion was approved under Class Q rather than via CP48 which allows the residential conversion of heritage assets in the countryside under a specific set of circumstances. The existing barn is of modern construction, design and proportions and is of no heritage value. In this respect, the proposed extension has been carefully designed to avoid competing with the simple



form of the original building and is very modest in scale. As such, it would not alter the overall character of the converted building.

Turning to the wider visual relationship with the surrounding countryside, the proposal is wholly contained within the established residential curtilage and occupies a discreet position on the eastern elevation of the dwelling. Existing farm buildings serve to largely screen the extension whilst surrounding trees further filter views from the surrounding area. As a consequence, the proposal will have very limited visibility within the wider landscape and will not result in any material harm to the character or appearance of the countryside.

Overall, the proposed extension represents a modest, proportionate and sympathetic addition to a dwellinghouse. It is appropriately located within the approved residential curtilage, replaces an existing outbuilding and will not result in any unacceptable visual impact upon the surrounding rural area. It is therefore considered to accord with the relevant CP57 of the Wiltshire Core Strategy, as well as the advice and guidance set out within the Wiltshire Design Guide and NPPF. For these reasons, it is respectfully requested that planning permission be granted.

We trust that the enclosed plans and supporting information provide sufficient information. However, should any further information be required, please do not hesitate to contact us.

Yours faithfully,

Victoria Cains BSoc Si, MA TCP (Dist)
RCC Town Planning Consultancy