

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03527
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Seagry Mill House, Lower Seagry, Chippenham, SN15 5ES
DEVELOPMENT DESCRIPTION:	Erection of a rear elevation timber framed orangery, timber porch and window/door alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a timber framed orangery to the rear elevation, a timber porch to the front elevation and window and door alterations across the property. The application is submitted using Householder application forms.

During the course of the application, a replacement block plan was submitted to include the porch, with a revised proposed ground floor plan to confirm the internal layout.

The extracts below demonstrate the existing appearance of the property, as well as the proposed appearance subject to this application:



Existing Front, Rear and Side Elevations



Proposed Front, Rear and Side Elevations

The porch would be positioned to the front principal elevation and would introduce a front entrance to the property, relocated from its current position at the rear. The porch would be positioned off-centre and would present as a pitched roof, oak framed open structure, projecting from the front façade of the main building.

The extension to the rear would create a ground floor timber framed orangery, which would be positioned to the right-hand side of the rear façade within a current recessed section to the rear elevation and would require a small amount of the existing ground floor rear section to be removed to facilitate its position. The orangery would include a flat roof, with a centrally positioned hipped and raised glazed roof lantern positioned marginally lower than the first floor windows above. The orangery would be a predominantly glazed structure, supported by a dwarf stone wall to all 3 sides of the structure and entrance doors to the rear wall to enable access to the rear amenity area. The orangery would project beyond the existing hipped-roof ground floor rear element to the building, however the hipped-roof serving this section of the building would be altered to cease at the point of intersection with the orangery.

Lastly, there are proposed alterations to the doors and windows across the property. All existing casement windows to the ground and first floor across all elevations will be replaced with sash windows of similar or matching proportions, with an additional ground floor sash window proposed to the NW side elevation to serve the kitchen.

SITE DESCRIPTION/CONTEXT

The property known as Seagry Mill House is an 18th Century former mill house situated in a largely secluded and rural location in the village of Lower Seagry. The property is accessed via an access track off of Five Thorn Lane to the north of the site and occupies a generous plot adjacent to the River Avon which runs to the south of the site, with views of open countryside to the North, West and South. The site is bound by mature and established trees and planting. Additionally, Public Right of Way (PRoW) SEAG4 is located to the west and south of the site which follows on from SEAG34 to the north, and passes directly in front of the property boundary, joining PRoW CMAL7 across the river and to the south. The property is positioned to the front of its plot, with amenity area to the north and east of the site, with the building itself including a lean-to side addition to the SE elevation and a wraparound hipped-roof ground floor rear addition which connects to the lean-to, resulting in a varied roofscape to the side and rear elevations. The main building includes a pitched roof and prominent chimney, with the external walls constructed from stone, a tiled main roof and timber windows and doors. The surrounding area is largely rural with a sprinkling of dwellings and buildings interspersed within the vicinity, predominantly located along Five Thorn Lane to the north.



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

- Flood Zones 2 and 3
- Negligible Risk from Groundwater Flooding
- Public Right of Way SEAG4
- Public Right of Way SEAG34
- Archaeology Monument Point – Seagry Mill

The site is not in a conservation area, and there are no listed buildings in the vicinity.

PLANNING HISTORY

None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 67: Flood Risk

Seagry Community Design Statement and Seagry Parish Neighbourhood Plan:

- Policy SNP3: Footpaths and Bridleways
- Policy SNP5: Character and Design

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

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the upon the character and context of the area
- Residential Amenity
- Landscape and Visual Impact
- Public Right of Way
- Flooding and Drainage

CONSULTATION RESPONSES

Seagry Parish Council: No objection

Environment Agency: Comment –

We have no comments to make in respect of the proposed development. This consultation is inappropriate, and we did not need to be consulted because: National FRSA should have been applied.

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site. One representation was received from the occupants of Seagry Mill Cottage, confirming that they have no objections to the proposed works.

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 Impact upon the character and context of the area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy SNP5 of the Seagry Parish Neighbourhood Plan states that proposals be planned positively to achieve high quality design that conserves the local distinctiveness of the site's specific context and the overall qualities of Upper or Lower Seagry and aims to deliver locally sensitive design.

Section 12 of the NPPF expects a good standard of design that is visually attractive, functionally effective and contributed to the quality of the built environment, whilst the Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be

given to the external appearance, design and materials used for development to encourage sensitivity to the local character.

Whilst a site visit was not conducted at the site, sufficient photographs were provided by the Agent to help illustrate the application site, the current appearance of the main dwelling and the surrounding area which has enabled a thorough assessment of the proposed works.

The proposed orangery and front porch will result in increased bulk and mass to the dwelling, with the overall scale of the extensions restricted due to the single storey built form. Collectively, the increase in footprint is modest and is not considered excessive in the context of the site. The orangery will be partially constructed within an existing recessed section to the rear of the dwelling, thereby limiting its overall projection from the rear façade. Whilst it would introduce a flat roof with raised rooflight, the overall height and design of the orangery is not considered overwhelming to the rear of the building, respecting the first floor windows above and not resulting in an unacceptable or dominating feature to the rear façade. The inclusion of matching stonework to the dwarf section at the base of orangery would also further enable the structure to integrate and align with the existing character and appearance of the dwelling. The works required to partially remove a section of the existing ground floor hipped roof (where a section of roof to the rear would intersect with the side wall of the orangery) is not considered to result in a confused or alien appearance and would be largely concealed by the height and positioning of the orangery roof.

The main building is set close to the access track and at the forefront of its plot, meaning that the front principal elevation is especially visible given the openness of the site on approach. Whilst visible on the front elevation, the use of timber for the front porch, together with its proposed design, is considered sympathetic to the main dwelling and would align with the existing appearance of the building. The use of timber, whilst divergent from the existing material palette of the dwelling, is still considered acceptable and would be a natural material against the existing stone external walls.

Overall, the proposed height of the extensions respects the existing eaves of the property, with their overall form and appearance remaining subservient and proportionate in nature to the main dwelling. The chosen materials are considered to align with the existing material palette of the building, enabling the proposed works to integrate within this setting. Collectively, the proposed works would not result in a cramped, overdeveloped or incongruous appearance, broadly sympathising with the main building and its locality. The resulting appearance respects the wider rural context and history of the site, remaining in-keeping with this rural area and the existing character and appearance of the main building. By reason of the scale, design, positioning and proposed materials, the proposed works are considered acceptable and would not result in unacceptable visual impact, remaining subservient to the main building and would not be considered overdevelopment in the context of the site. Therefore, it is considered that the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy SNP5 of the Seagry Parish Neighbourhood Plan, Appendix D of the Wiltshire Design Guide and section 12 of the NPPF.

Residential 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.

Given its relatively isolated position, the only residential property in proximity to the application is Seagry Mill Cottage, located to the west of the application site, which is accessed via the same access track as that of the application site. Whilst a site visit has not been conducted to the application site, sufficient photos of the site were provided to enable a thorough assessment of the application site and any resulting impact on residential amenity. The proposed orangery will be predominantly concealed from view to the occupants of Seagry Mill Cottage given its position on the rear façade and the comparative position of Seagry Mill Cottage in comparison to the application site. On approach, the main dwelling has a set of tall wooden entrance gates to the property, providing further screening of the development to the rear, ensuring that there would be no resulting additional overlooking or loss of privacy resulting from the erection of the orangery.

The proposed front porch would be visible to the occupants of Seagry Mill Cottage given its positioning on the principal elevation of the property. Whilst introducing further bulk and mass to the property, the porch presents as a modest and unassuming addition to the property given its timber construction and open sides. Given the current separation distances, the porch is not considered to result in unacceptable residential amenity given that it doesn't introduce additional fenestration to the front elevation, and the scale and design of the porch is such that it would not result in overshadowing, loss of light or overbearing effects.

Whilst fenestration alterations are proposed to the main dwelling, this would not result in any increased or enlarged openings which would be in proximity to Seagry Mill House, thereby the proposal would not result in additional or increased overlooking or loss of privacy as a whole. Furthermore, the occupants of Seagry Mill House have submitted a representation which supports the application and offers no objections to the proposals. Therefore, overall, the proposal is considered to accord with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Landscape and Visual Impact

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.

Also, as stated within the Seagry Parish Neighbourhood Plan, although the Parish is not covered by any landscape designations (such as National Landscape/Area of Outstanding Natural Beauty), its landscape setting, including its tranquillity and sense of place, is highly

valued by the local community and there is concern that any new developments should be carefully integrated into the local landscape setting.

Landscape impact remains a relevant consideration for applications which propose new built form within the countryside. Whilst the application site is located some distance from the main road, it occupies a relatively open site in a largely rural location adjacent to the River Avon, however the proposed extensions are not considered to result in unacceptable visual impact on the rural character of the area. The proposed extensions have been designed to remain clearly subordinate to the original structure in terms of its scale, massing and appearance and would be read as a natural addition to the existing dwelling and would not appear incongruous within its rural setting. Furthermore, the use of complementary materials would help ensure that the development integrates successfully into the surrounding landscape, preserving the character and appearance of the countryside and the rural nature of this location.

The proposal, by virtue of its scale, siting and design would not give rise to unacceptable harm to the rural landscape and scenic character of the locality, and therefore the development complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 of the NPPF.

Public Right of Way

Public Rights of Way SEAG34 and SEAG4 run adjacent to the application site. The proposal comprises a front porch and rear orangery contained entirely within the residential curtilage of the dwelling. The development would not encroach upon, obstruct, divert or otherwise impede the use of either route. Adequate separation would be maintained and the continued safe and convenient use of the public rights of way would not be affected. An informative can be added to make the applicant aware that PROWs cannot be obstructed during construction of the proposals.

The proposal therefore accords with Policy SNP3 of the Seagry Parish Neighbourhood Plan and would not result in any adverse impact on the adjacent public rights of way.

Flooding and Drainage

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 site lies within an area identified by mapping as within Flood Zones 2 and 3, however is identified as having a negligible risk of groundwater flooding. Given its location in close proximity to the River Avon, there is the risk of river flooding to the property. Within the application, a Householder Flood Risk Assessment Form and separate Flood Risk Assessment have been submitted to address this issue, confirming that the finished floor levels for the proposed works would not be lower than the existing established floor levels of the main building. Furthermore, it is acknowledged that the proposal would be subject to a

Building Regulations application to further address this issue, with particular attention paid to waterproofing the walls, electrical sockets and wiring and rainwater drainage from the orangery.

Overall, the proposal comprises a modest ground orangery and front porch within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing. Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and whilst the development is not expected to increase flood risk on or off the site, it is encouraged that advice is sought to ensure that the proposal complies with Building Regulations. Therefore, the proposal is considered to comply with WCS Core Policy 67 and the relevant provisions within the NPPF.

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

Overall, the proposed development is considered acceptable and would not result in unacceptable visual impact to the main dwelling, its plot or the surrounding area.

By virtue of the scale, design and proposed materials, the development is considered sympathetic and proportionate to the main dwelling, aligning with the existing character and appearance of the main building and avoiding an incongruous or overdeveloped appearance.

Furthermore, the proposed works are not considered to result in unacceptable impact on residential amenity and does not result in overshadowing, unacceptable overlooking or loss of privacy.

Lastly, it is not considered that (subject to building regulations) the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties, nor is it considered to result in adverse impacts on the PRowS SEAG4 and SEAG34 or its users.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Seagry Parish Neighbourhood Plan, the Wiltshire Design Guide and the relevant provisions within 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. 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. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan received 03.06.26

SN15 PR1 – Proposed SW and SE Elevations received 03.06.26

SN15 PR2 – Proposed NW and NE Elevations received 03.06.26

SN15 PR3 A – Proposed Ground Floor Plan received 30.07.26

Proposed Block Plan rev B received 30.07.26

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

Informative

The applicant is advised that Public Rights of Way SEAG4 and SEAG34 run adjacent to the site. The rights of the public to use these routes must be maintained at all times and no obstruction, diversion, storage of materials, plant or equipment should be placed upon the public rights of way without the prior consent of Wiltshire Council's Public Rights of Way team.