

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                                 |                                                                                                                                                                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2026/03251                                                                                                                                                                                                                              |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                                                                                                                                                                            |
| <b>SITE ADDRESS:</b>            | Goulters Mill Farm, Nettleton, Chippenham, SN14 7LL                                                                                                                                                                                        |
| <b>DEVELOPMENT DESCRIPTION:</b> | New extension, part demolition and rebuilding of the existing structure and internal refurbishment to provide 1 new sitting room and 1 new bedroom. Other internal rooms on 1st floor to be reorganised to improve layout and circulation. |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                                                                                                                                                                                                 |

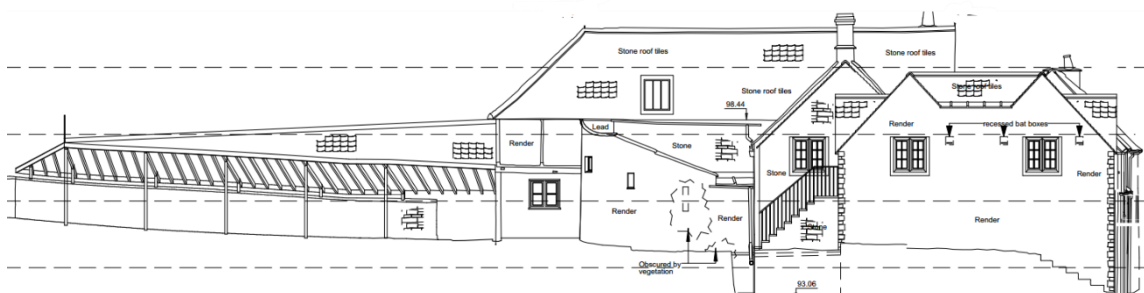
## PROPOSAL

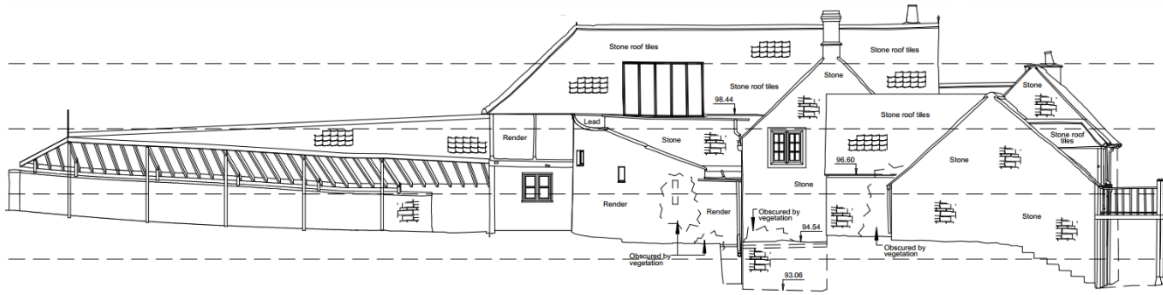
The proposal seeks planning permission for a proposed extension, the part demolition and rebuilding of part of the existing building and associated internal refurbishment to provide 1 new sitting room and an additional bedroom. Additional internal reconfiguration to the first floor is proposed to improve the layout and circulation of the property. The application is submitted using Householder application forms.

During the course of the application, a Preliminary Bat Survey was requested from Wiltshire Council Ecologists.

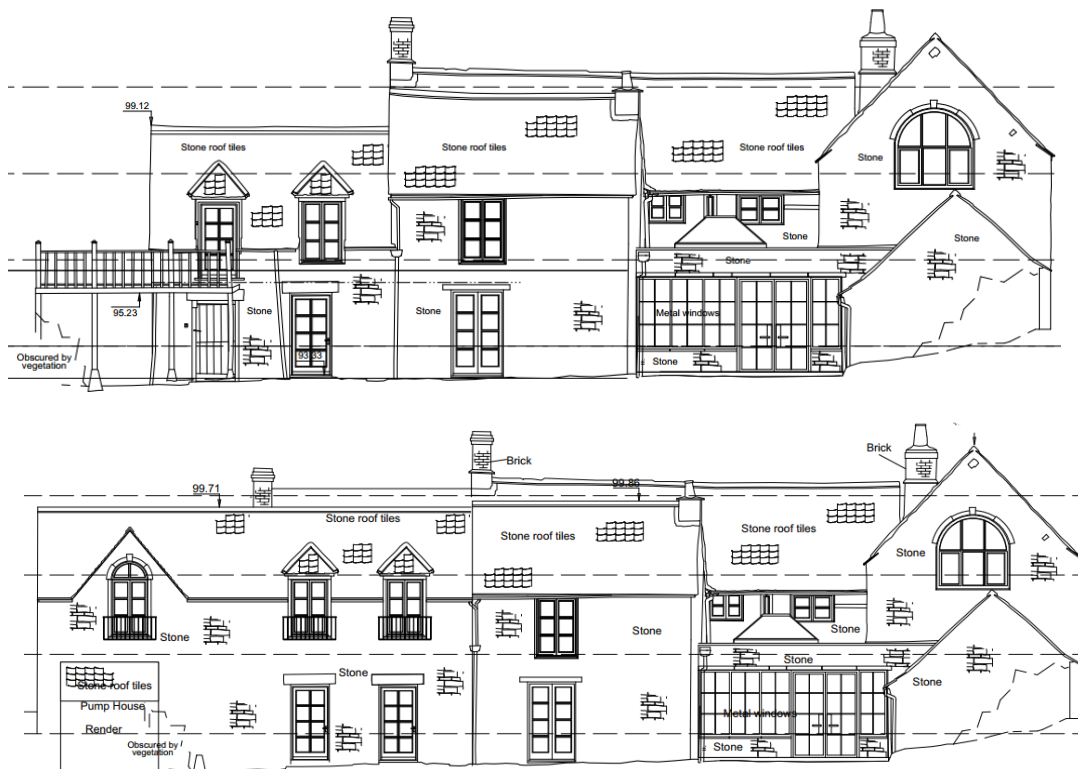
It is noted that the pre-application response under ENQ/2025/01505 identified the property as a non-designated heritage asset, however this conclusion was reached without the benefit of full consideration of the site's heritage significance. The property does not appear on the local list of heritage assets however is considered to be an example of an older and traditionally constructed building. Therefore accordingly, the site is not considered to be a non-designated heritage asset for the purposes of this assessment and no weight has therefore been afforded to this matter in the determination of the application.

The extracts below demonstrate the existing appearance of the building, together with the proposed appearance subject to this application:





(Top-Bottom) Existing and Proposed NW Elevations



(Top-Bottom) – Existing and Proposed SW Elevations

Various elements of the existing building would need to be removed or altered in order to facilitate the proposed extension and alterations to the northern end of the building. An existing first floor balcony would be removed to the SW elevation, and it would be necessary to remove the existing roof and end wall of the building, with the existing roof proposed to be raised to be comparable to the remainder of the building.

The two storey extension would be positioned to the northern end of the building, joining the existing built form and creating a more extensive linear arrangement with the ridge height of the pitched roof aligning with and creating a continuation of the remainder of this section of the building. The proposed additional footprint would create a large living room to the ground floor and an additional bedroom to the first floor (bedroom 6 on the proposed floor plans).

Additionally, the proposed works would enable the internal first floor level to be raised to level with the other internal floors within the building, in turn also raising the ground floor sitting room roof.

When viewed externally, the proposed extension would continue the pitched roof with the creation of twin side gables to the NW elevation, intersected by a lead flat roof section between, with two first floor timber casement windows. The proposed SW elevation also features a proposed first floor window of a more ornate design with a window gable above. When viewed from the NE elevation, the proposed built form would display a more extensive central section of roof slope, with the adjoining new section of the building featuring a large stone surround window.

Proposed construction materials are noted as stone and lime render, with stone roof tiles and painted timber windows and doors to match the existing building.

Internal alterations are noted to the first floor, relocating and creating en-suite bathrooms serving bedrooms 3 and 4.

## **SITE DESCRIPTION/CONTEXT**

The site known as Goulters Mill is a large historic farmhouse situated in an isolated position off of the B4039 in Nettleton and is at the head of the Bybrook which is a tributary of the River Avon. Whilst the building is clearly of age, the property is not a listed building nor is it sited within a Conservation Area; however, the building is located within the Cotswold National Landscape. Public Rights of Way (PRoWs) NETT 28 and GRIT1 are located to the south of the building, with elements of the site falling within Flood Zones 2 and 3 due to the location of the By Brook. There is evidence of a dwelling and barns on this site recorded in the Domesday Book, with the earliest recording of the existing buildings on the site being in 1720. Over the course of time, the property has been altered and developed, incorporating a stone barn and later-day additional in-fill structures which contribute to the varied appearance and built form that is evident today. The main building is finished in Cotswold stone to the external walls, with limestone roof tiles and timber windows and doors. The property sits in a largely rural and isolated location, with dense and established woodland and open land surrounding the site.



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

- Cotswolds National Landscape
- Countryside Character Area - Cotswolds
- PRoW NETT27 & GRIT1
- County Wildlife Site – By Brook
- Historic Building Sites and Monuments – Goulters Mill Farm
- Priority Habitat Polygons – Running Water
- Flood Zones 2 and 3
- NE Priority Habitat Inventory
- Groundwater Emergence – Risk of groundwater flooding to both surface and subsurface assets
- Archaeology Monuments Points – Goulters Mill Farm
- Bat SAC zones of impact

## PLANNING HISTORY

### **Proposal / Summary**

17/05188/FUL - New conservatory to replace existing to west elevation of house, new infill room at ground level to open area under overhanging 1st floor storey on east elevation of house, new conservatory type enclosure with indoor swimming pool and external landscaping including lean to open roof area to derelict dairy & farmyard – APPROVED 20 September 2017

PL/2024/08948 - New extension, part demolition and rebuilding of the existing structure and internal refurbishment to provide 1 new sitting room and 1 new bedroom. Other

internal rooms on 1st floor to be reorganised to improve layout and circulation. New insulation and roofing tiles throughout – WITHDRAWN 20 November 2024

ENQ/2025/01505 - New extension, part demolition and rebuilding of the existing structure and internal refurbishment to provide 1 new sitting room and 1 new bedroom. Other internal rooms on 1st floor to be reorganised to improve layout and circulation. New insulation and roofing tiles throughout – 17.10.25

PL/2026/00561 - New extension, part demolition and rebuilding of the existing structure and internal refurbishment to provide 1 new sitting room and 1 new bedroom. Other internal rooms on 1st floor to be reorganised to improve layout and circulation. New insulation and repair roof throughout. – WITHDRAWN 23.04.26

## RELEVANT POLICIES AND GUIDANCE

### Wiltshire Core Strategy:

- Core Policy 41: Sustainable construction and low carbon energy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- 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

### Cotswolds National Landscape Management Plan

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies

### Cotswolds National Landscape Character Assessment

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

### The National Planning Policy Framework (NPPF)

- Section 14: Achieving Well Designed Places
  - Policy DP3: Key Principles For Well Designed Places
- Section 15: Promoting Sustainable Transport
  - Policy TR8: Public Rights of Way
- Section 19: Conserving & Enhancing The Natural Environment
  - Policy N1: Identifying Environmental Opportunities & Safeguards
  - Policy N2: Improving The Natural Environment
  - Policy N4: Protected Landscapes

## ISSUES

- Design and Impact upon the character and context of the area, including impact on the National Landscape
- Residential Amenity
- Highways and Parking Impact
- Flood Risk and Drainage
- Ecology Impact
- Rights of Way

## CONSULTATION RESPONSES

Nettleton Parish Council: No objection

Wiltshire Council Highways: No objection –

*The site is located on Goulters Mill Road, an unclassified section of public highway subject to a speed limit of 60mph and a PROW Bridleway NETT43. There are no proposed alterations to the access with the public highway, and the Countryside Access Team have been consulted in regard to the PROW. The proposals consist of an extension to the existing dwelling at ground and first floor level resulting in a further bedroom, this would not alter the required parking provision of at least 3 spaces within the curtilage. The parking area indicated is sufficient to cater for this. It is therefore considered that the proposals would not represent a significant traffic impact in terms of trip generation and that no highway objection be raised.*

Wiltshire Council Ecology: No objection (Subject to condition) –

No objections were received, with detailed comments provided which address the Bath and BOA Bat SAC, Great Crested Newts and the County Wildlife Site. These comments will be addressed and discussed in more detail in the relevant subsection below, including the suggested conditions to attach to the planning approval. The full document containing the comments in their entirety is available on the website for public inspection.

## REPRESENTATIONS

The application was publicised by the erection of a site notice at the application site, as no properties are in proximity to the application site. However, no comments have been 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.

### Design and Impact upon the character and context of the area, including impact on the National Landscape

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.

WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

The Cotswold National Landscape Character Assessment confirms that the application site falls within an area described as the *Dip-Slope Lowland Valley*. This area is subject to specific consideration, with the Assessment stating that new development should be proportionate and show not overwhelm the existing settlement. Furthermore, development should avoid intruding negatively into the landscape and that the use of local stone and building styles is promoted and encouraged.

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.

The National Planning Policy Framework (NPPF), in Section 19, Policy N1 states that development plans should safeguard and enhance the natural environment, whilst Policy N2 states that development should contribute positively to the natural environment, conserving and enhancing the existing natural features of visual, historic or nature conservation value where possible using appropriate landscaping to create a well-designed place and integrate the development into its surroundings. Section 14, specifically Policy DP3, states that development proposals should respond to their context (the history, character and features of the site and its setting) to enable integration with and enhancement of their surroundings.

The application site was observed during a site visit to the property to assess the proposal and to observe the current property and grounds. Whilst the proposed extensions and alterations would increase the building's bulk and massing at both ground and first floor levels, the development is considered to remain sympathetic to the overall character and appearance of the host dwelling and its setting. The development would enable the property to retain its historic character, with the proposed works respecting the architectural qualities of the existing building and remaining proportionate to its established form. Furthermore, the design, scale and appearance of the extension and alterations are considered compatible with the existing dwelling, ensuring that the development integrates successfully with the building and does not result in an incongruous or visually intrusive form of development. The use of traditional materials is particularly welcomed, as it reflects the character of the existing property and surrounding area, providing visual continuity and reinforcing local distinctiveness.

Although the building would continue to exhibit a varied built form and roofscape, the resultant appearance is considered cohesive and would not detract from its historic significance. The proposals respect the established ridgeline and proportions of the dwelling and would not give rise to a cramped, dominant or overdeveloped appearance, ensuring that the original building remains legible. Furthermore, the proposed detailing, including window styles and finishing treatments, is considered appropriate to the traditional character of the property. The internal reconfiguration would facilitate the sensitive adaptation of the building for modern living requirements, enabling an improved internal layout whilst preserving its architectural character.

The development is wholly contained within the residential curtilage, however the property is located in a rural and exposed setting adjacent to the By Brook, with established and dense woodland to the north partially concealing the property, with open land and countryside to the south, east and west. Given its containment within the residential curtilage, the proposed development does not project into, nor adversely influence, views to or from the wider National Landscape. The development is not considered to result in unacceptable visual harm to the dwelling, its surroundings or the locality given the obvious and evident similarities between the existing and proposed resulting appearances. No additional external lighting is proposed, thereby minimising any residual light spill resulting from the extension. Furthermore, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location. Whilst the application site enjoys a rural and isolated position, it is effectively concealed from vantage points from the main road due to the distance to the application site via a single access track and owing to its location within the Dip-Slope Lowland Valley.

Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policies CE1 and CE4 of the Cotswold National Landscape Plan, the Cotswold National Landscape Character Assessment, the Wiltshire Design Guide and the relevant provisions within the NPPF in conserving and enhancing the National Landscape.

### 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 section 17, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users with particular regard to living conditions, daylight and sunlight levels.

The application site occupies a rural and isolated position with the only neighbouring buildings located within the residential curtilage. The closest residential properties to the site are located over 250m to the NE along the B4039, thereby the proposed development is not considered to result in unacceptable impact to residential amenity of nearby occupiers. Therefore, the proposal is deemed to comply with WCS Core Policy 57 and the relevant provisions within the NPPF.

### Highways and Parking 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.

Section 15 of the National Planning Policy Framework (NPPF) states that any significant adverse impacts from the development on the transport network or on highway safety should be mitigated to an acceptable degree using a vision-led approach, and that proposals should provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of development.

The proposed development includes the creation of a further bedroom, taking the total number within the property to 6. The property is currently accessed via a single lane track off of the B4039, with no proposed alterations to the access arrangements. Within the application site are extensive areas for off-road parking provision, enabling the site to demonstrate sufficient parking provision to meet the Wiltshire Local Transport Plan. Wiltshire Council Highways Officers have not objected to the application, stating that the parking area indicated sufficiently demonstrates parking for at least 3 vehicles and that the development would not represent a significant traffic impact in terms of trip generation.

Overall, it is considered that the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with

Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the relevant provisions within the NPPF and the Wiltshire Local Transport Plan.

### Flood Risk 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.

The site lies within an area identified by mapping as within the former Flood Zones 2 and 3, with a risk of groundwater flooding to both surface and subsurface assets. Given its location in close proximity to the By Brook, there is also the risk of river flooding to the property. Within the application, a Flood Risk Assessment have been submitted to address this issue, confirming that there is a watercourse to the southwest of the development and that if this is the existing method of surface water disposal then it is proposed it is continued post development. However, if the watercourse is not the existing method of surface water disposal then it is assumed that a public surface water or combined sewer is available and serves the property. Appropriate SuDS features and measures will be incorporated within the development to minimise surface water discharges with appropriate measures taken to incorporate flood resilience and resistance measures, including:

- Finished floor level is set as high as possible but no lower than existing
- External ventilation outlets, utility points and air bricks fitted with removable waterproof covers
- Plumbing insulation of closed-cell design
- Non-return valves fitted to all drain and sewer outlets

An Existing Landscape and Drainage Plan illustrate the current arrangements of the site, demonstrating the extent and locations of impermeable hard surfacing around the application site, which is in the form of a Highways maintained bridleway and patches of flagstones in immediate proximity to the main building. The plan also demonstrates the seasonal and permanent exceedance flows from the By Brook, which are located to the west and south of the site.

Overall, the proposal comprises a modest extension and alterations contained within the residential curtilage of an existing dwelling and are not considered to 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 buildings. 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 professional 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.

## 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 wider landscape surrounding Box and Corsham is of international importance for bats. Locally, their habitat is protected through a Bat Special Area of Conservation (SAC) which is focused around the Box mine complex, just outside of the Corsham Neighbourhood Plan boundary. It is known that essential foraging and commuting routes supporting this SAC extend for several kilometres outside the SAC boundary. The Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire provides guidance on planning decisions, including householder development.

At section 7 of the guidance is a summary of the process. The site falls within a Core Area of the SAC, namely the zone of impact, and the proposal by virtue of being development impacting the roof of the building may be considered to potentially impact upon a Sensitive Feature as defined by section 3.1 and 4.1 of the guidance i.e. potential roost in the building.

The application site is also within a County Wildlife Site, with other ecological matters which require addressing, therefore they will be discussed separately in the subsections below:

### *Bath and BOA Bat SAC*

During the surveys undertaken at Goulter's Mill (Bat Survey Report by Daniel Ahern Ecology 24th June 2025 REF: 5429.1), lesser horseshoe bats (a qualifying species of the SAC), were recorded foraging in the immediate vicinity of Building 1. The submitted documents indicate that works are restricted to the section of Building 1 assessed within the submitted bat survey and do not extend to re-roofing of the wider building. The survey identified no lesser horseshoe bat roosts within the affected structure and there is no evidence that the proposed works would result in the loss or deterioration of habitat supporting the SAC qualifying features. Given that the proposal relates to alterations and extension works to an existing residential property, with impacts limited to a previously surveyed area of the building and no loss of functionally linked habitat identified, the development is not considered likely to have a significant effect on the Bath and BOA Bat SAC, either alone or in combination with other plans or projects. As such, the proposal can be screened out from Appropriate Assessment under the Habitats Regulations, subject to the development being carried out in accordance with the submitted details.

### *Protected Species – Bats*

Bat surveys undertaken in May and June 2025 (Bat Survey Report by Daniel Ahern Ecology, 24th June 2025, REF: 5429.1) confirmed the presence of summer day roosts of common pipistrelle and soprano pipistrelle bats within Building 1. The submitted proposals are limited to the area of the building assessed within the bat survey, and on this basis the survey information is considered sufficient to inform determination of the application. This advice is provided on the understanding that works remain confined to the surveyed area and do not

extend to other roof sections of the building. The mitigation measures set out within Section 4.2 of the Bat Survey Report, including pre-commencement bat box provision, ecological supervision of roof-strip and demolition works, timing restrictions, and the incorporation of integrated bat roosting features, are considered proportionate to the impacts identified. A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development.

#### *Protected Species – Great Crested Newts*

The Proposal does not currently address the potential presence of Great Crested Newts (GCN), despite a pond being located within 50 m of the site and the presence of potentially suitable terrestrial habitat within the development footprint. However, given the low potential impact, it is considered proportionate for works to proceed on a precautionary basis. A precautionary working method should therefore be implemented to avoid potential impacts on GCN, should they be present. These measures should be secured and clearly set out within the Construction Method Statement to ensure compliance with relevant legislation and to safeguard biodiversity during construction.

#### *County Wildlife Site*

The By Brook County Wildlife Site and Goulter's Mill Downland 2 lie immediately adjacent to the application site and form part of a locally important network of semi-natural habitats. However, given the low potential for adverse impacts arising from the proposed development, it is considered proportionate for effects to be addressed on a precautionary basis. The Construction Method Statement should therefore include appropriate measures to avoid indirect impacts on these designated sites, including through disturbance, lighting, or interference with ecological connectivity, in order to safeguard their ecological value during the construction phase.

Within their comments, Ecology have also requested for a pre-commencement condition to be imposed as following:

*No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats (By Brook County Wildlife Site and Goulter's Mill Downland County Wildlife Site) and species (great crested newts, bats and birds) known to be present within or adjacent the site.*

*REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period*

Additional conditions have been requested to ensure that permission is requested before the installation of any external lighting to the application site and to ensure compliance with the Bat Survey Report by Daniel Ahern Ecology 24th June 2025.

## *Conclusion*

The scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist with conditions and informatives requested to be added to the planning permission to address and safeguard ecological matters and wildlife within the vicinity. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

## Rights of Way

Transport implications are a key factor in assessing planning applications and proposals must demonstrate that there is safe and suitable for all users, including pedestrians, including protection and enhancement of public rights of way and active travel routes. WCS Core Policy 60 seeks planning developments in accessible locations, whilst also mitigating the impact of developments on transport users, local communities and the environment. WCS Core Policy 61 states that the transport impacts of new developments need to be assessed in accordance with national guidance. Policy TR8 in section 15 of the NPPF states that development proposals should protect and enhance the network of public rights of way.

The proposed extensions and alterations are wholly contained within the residential curtilage. In close proximity to the site is Public Right of Way NETT28 with join to GRIT1 which run to the SE of the application site. Given the proposed works are contained within the residential curtilage, it is considered that the development will not obstruct, divert, or otherwise impede access along the routes, with the proposed extension largely screened from view owing to its position and the established and dense landscaping and vegetation surrounding the site. Overall, the proposed works do not encroach upon the definitive line of the right of way and adequate separation is maintained to ensure the continued safe and convenient use of the paths. As such, the proposal is considered to have no adverse impact on the public right of way or its users and is in accordance with WCS Core Policy 60 and 61 and section 15 of 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.

## Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition relating to the requirement of a Construction Method Statement to address Ecological issues. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant of the proposed condition and sought their agreement. Written confirmation of agreement was received from the applicant on 26.08.26.

## CONCLUSION

The proposed development is considered acceptable and would not result in unacceptable visual impact. The proposed extension is proportionate and sympathetic to the existing built form, aligning with the existing character and appearance of the main building. Additionally, the proposed works are not considered to result in unacceptable visual impact to the surrounding area, given the rural setting of the site and the relative openness of the locality and would not adversely affect views into or within the Cotswold National Landscape. The proposed works are not considered to result in impact to residential amenity, nor would the proposal be considered to materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. Furthermore, the works are not considered to result in significant harm to biodiversity or adverse impacts to highway safety and is also not considered to result in adverse impacts on the PRow's NETT28 and GRIT1 or its users.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Cotswold National Landscape Management Plan, the Wiltshire Design Guide the relevant provisions within the National Planning Policy Framework and other supplementary documents and guidance.

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 20.05.26

22223\_SP\_01 – Existing and Proposed Block Plans received 20.05.26

22223\_P\_01 – Proposed Ground Floor Plan received 20.05.26

22223\_P\_02 – Proposed First Floor Plan received 20.05.26

22223\_P\_03 – Proposed Roof Plan received 20.05.26

22223\_P\_04 – Proposed SE and NW Elevations received 20.05.26

22223\_P\_05 - Proposed SW and NE Elevations received

22223\_P\_06 – Proposed Sections AA-BB-EE received 20.05.26

22223\_P\_07 – Proposed Sections CC-DD received

22223 DR.01 – Existing Landscape and Drainage Plan received

Flood Risk Assessment received 20.05.26

Protected Species Survey received 20.05.26

Preliminary Bat Survey received 25.06.26

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

3. No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats (By Brook County Wildlife Site and Goulter's Mill Downland County Wildlife Site) and species (great crested newts, bats and birds) known to be present within or adjacent the site.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period

4. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.  
The plans will be in accordance with 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.

REASON: To avoid illumination of habitat used by bats

5. The development will be carried out in accordance with the following documents:

Bat Survey Report by Daniel Ahern Ecology 24th June 2025 REF: 5429.1 Section 4.2 recommendations (or amended as required by the European Protected Species mitigation license).

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

#### Informative

A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development.

#### Informative – Protected Species

The roof space of building 1 is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning

permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.