

APPLICATION FOR PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02077
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Folly Farm, Yatton Keynell, Chippenham, SN14 7JS
DEVELOPMENT DESCRIPTION:	Replacement of existing combined domestic garage and agricultural building with new building for same purposes.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of an existing building to the rear of a domestic dwellinghouse. The proposed new building is described in the application as being used for both domestic garaging/storage and for agriculture. Revised plans were submitted following the Council's site visit and initial concerns being raised.

The proposed building has a width of approximately 34m, which is a slight increase in the width of the existing. The height of the proposal has been lower than the existing building, the car port has been moved forward to allow the domestic store to sit behind the car port, the car port element has a ridge height of approximately 3m. This internal rearrangement has enabled a reduction in the width of the overall building.

The proposed building will be finished in two materials, the first being the agricultural building being clad in olive green roller sheeting with roller shutter doors. The car port/domestic store will have a double roman clay tile roof with traditional timber t-posts.

SITE DESCRIPTION/CONTEXT

The site in this instance is part of a wider formerly larger agricultural holding, the proposal in this instance is clearly ancillary to the main dwelling (Folly Farmhouse). Folly Farmhouse is a grade II listed building with the surrounding yard wall being curtilage listed. It is noted that the proposal does not impact upon the historic fabric of the yard wall.

The site is outside of but immediately adjacent to the Cotswold National Landscape.

PLANNING HISTORY

Proposal / Summary
N/96/00148/FUL – Full planning permission Decision – Unknown Date: 11/3/1996 – CONVERSION OF REDUNDANT BARNs TO ONE DWELLING (AMENDMENT TO N/93/0426/F) CONVERT BARNs TO DWELLING
N/93/00846/LBC – Listed building consent Decision – Approved Date: 12/7/1993 – CONVERSION OF REDUNDANT BARNs TO 1 NO DWELLING USE OF BARNs AS ONE DWELLING

N/93/00426/FUL – Full planning permission Decision – Approved Date: 12/7/1993 – CONVERSION OF REDUNDANT BARNs TO 1 NO DWELLING (AMENDMENT) USE OF BARNs AS 1 NO DWELLING
14/10767/FUL – Full planning permission Decision – Approve with Conditions Date: 5/1/2015 – Replacement Kitchen Window & Sunroom & Conversion Of Adjoining Outbuilding Store To create Additional Living space.
14/10787/LBC – Listed building consent Decision – Approve with Conditions Date: 5/1/2015 – Replacement Kitchen Window & Sunroom & Conversion Of Adjoining Outbuilding Store To create Additional Living space.
N/07/00170/LBC – Listed building consent Decision – Approve with Conditions Date: 20/3/2007 – Like for Like Replacement of Existing Doors and Windows
PL/2026/02077 – Full planning permission – Replacement of existing combined domestic garage and agricultural building with new building for same purposes.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- 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

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Yatton Keynell Parish Council: No objection.

Council Highway Engineer: No objection:

I refer to the above consultation for planning advice dated 06/03/2026 seeking permission for the replacement of an existing combined domestic garage and agricultural building with new building for same purposes. Revised plans have been received which have amended the form of the replacement building, this would not however alter my previous response in regard to highway which is copied below for reference.

The site is located with existing access onto a C classified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access with the public highway.

The proposal seeks to replace existing outbuildings and carport, which would be considered to have no impact on the vehicular attraction of the site.

The proposals would not have a significant impact on the surrounding highway network; therefore, it is considered that no highway objection be raised.

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

In this case, the new building is positioned on land that appears to be used for a mixed use, with both elements of domesticity and for agriculture, relating to the fields beyond. There is nothing in the application which suggests that the domestic use is recent and the existing building is well related to the applicant's dwelling.

For the above reasons, there is not considered to be a fundamental issue with a proposal for a new building that would be in both ancillary domestic use and for agriculture. The applicant has chosen to submit the application as a full application, rather than a householder application, thereby accepting the dual use to which the building and surrounding land is put to.

As such, the principle of development is considered acceptable, subject to the detailed assessment of design, amenity, and other material considerations set out below.

Design and appearance

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In

assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The revised design and scale of the proposal has addressed the main concerns which had been raised during the initial scheme regarding the scale of the building. The reduced footprint and more sympathetic layout have cumulatively reduced the impact on the character or setting of the wider area.

In terms of scale the proposal dealt with here has been reduced both in height and footprint and as such the overall scale of the proposal does not suggest that the wider site is being overdeveloped or there would be an unacceptable impact on the wider environs.

The design and building palette proposed is typical of both a rural outbuilding and a more modern agricultural structure. The materials selected allow a clear understanding of the buildings evolution to be understood and as such it is considered that the resulting design is an appropriate for both the immediate planning unit and the wider character and setting of broader area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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.

Due to the proposal's location and relative distance from residential properties it is not considered that the proposal would result in unacceptable amenity impacts in terms of overlooking, loss of light, loss of privacy or overbearing impact.

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

Highways and parking

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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

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 NPPF, and the Wiltshire Local Transport Plan.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The revised proportions and appearance ensures that the proposed building is stepped away from the existing curtilage listed wall. As such it no harm or loss of historic fabric has occurred.

The design and appearance of the proposed building typical of a rural ancillary building and the buildings material palette is sympathetic to the wider site. As such it is not considered that the proposal would result in harm to the character or setting of the heritage asset.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the setting of the listed building/setting of the heritage asset. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology

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.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

The potential presence of roosting bats in the structure are noted given the rural location. However in this instance the existing building is open sided and of modern construction which when combined with the frequency of usage it is not considered that the building would likely be a bat roost. In any event an informative will be attached to the decision notice reminding the applicant of the legally required actions if the presence of bats is discovered.

The application site is not subject to any statutory or non-statutory ecological designations, and 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.

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

Landscape

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.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

While not within the Cotswold National Landscape, the proposal is immediately adjacent to the boundary. As such the proposal's potential impacts have been considered as part of this application.

The proposed development is within the established built form of the immediate farm units and the edge of Yatton Keynell, as such the proposal is considered to be an appropriate form of development and does not detract from the character or setting of the National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswold National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.

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

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing floor plan LDC2525_03
Existing elevations LDC2525_04_
(Received by LPA 27th March 2026)

Proposed Floor Plan LDC2525_05B
Proposed Elevations LDC2525_06C
Location Plan LDC2525_01B
Site Plan LDC2525_02B
(Received by LPA 29th July 2026)

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

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVE

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.