

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03499
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Dean Farm, Wick Road, Oaksey, Malmesbury, SN16 9SB
DESCRIPTION:	Internal and external alterations to Dean Farmhouse with erection of greenhouse, boundary walls and associated works, and extension and external alterations to The Piggery (Retrospective)
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

A revised plan was received on 17 August 2026 to omit part of the internal alterations. The description of the application was amended on 26 August 2026 following discussion with the applicant, ensuring it was precise and accurate. Such matters were minor in context, and it was not necessary to re-publicise the application.

The application is made under S73A of the Town and Country Planning Act 1990 and seeks planning permission for development already carried out, consisting of internal and external alterations to Dean Farmhouse with the erection of a greenhouse, boundary walls and associated garden works within its curtilage, and for an extension and external alterations to the separate dwellinghouse, a converted curtilage listed agricultural building known as The Piggery.

The internal alterations to Dean Farmhouse include reconfiguring the ground-floor kitchen layout, involving removal of partitions and a section of load-bearing wall; installing underfloor heating; inserting a ground-floor ceiling hatch; and altering first- and second-floor partitions and installing bathrooms.

The external alterations to Dean Farmhouse relate to inserting French doors into a window opening in the rear elevation, associated with the internal kitchen alterations, and replacing sash windows on the front elevation.

The greenhouse is sited at the end of the rear garden, partly attached to an existing garage. It has white-painted timber-framed glazing with a brick plinth wall. It measures approx. 7.3m wide, 4.1m deep, 3.35m max height. Boundary walls and associated works reinforce the enclosure around the rear gardens, using locally distinctive materials, and are neither excessive nor detract from the setting of the listed building.

The Piggery extensions and alterations comprise the addition of a flat-roofed, timber-framed glazed extension across its front elevation, the addition of fenestration to the side elevation, the addition of a 'hayloft' window to the rear-facing gable end, a change in the style of the door to the front elevation, and the addition of timber cladding. The extension measures approx. 11.75m wide, 2.7m deep, and 2.7m high.

SITE DESCRIPTION

The application site is Dean Farm, comprising the Grade II listed dwellinghouse known as Dean Farmhouse [NHLE: 1284737] and its associated land and outbuildings, including a converted farm building now a dwellinghouse known as The Piggery.

Dean Farmhouse is dated 1773 with significant alterations in 1923 by Paul Phipps. It is built to two storeys with attic level, it has squared and coursed rubblestone walls with flush rusticated dressed stone quoins, gambrel stone slate roofs, sash windows and hipped dormers to attic, pedimented timber doorcase. Its interior was remodelled in the 1920s. To northwest side is a small courtyard formed by a building and walls. To rear is a garden with associated landscaping, outbuildings and boundaries.

The Piggery is probably late 19th century¹ and considered 'curtilage listed'. It is a single-storey building constructed from a mix of rubblestone and concrete block, timber cladding, and a gabled interlocking tile roof. It was substantially rebuilt as part of its conversion to a dwellinghouse following 2016.

The setting of the site is characterised by the combination of the layout and traditional architecture of its buildings and the foliage and open spaces of their bucolic surroundings. It is in the open countryside of Oaksey Village. Relevant designations and constraints include the listed building itself, nearby priority habitat adjacent to north of site boundary, and a nearby Scheduled Monument known as Norwood Castle: a motte-and-bailey castle 100m north of Dean Farm [NHLE: 1012048], Flood Zone 1, and recorded surface water flood risk, and a nearby public footpath (OAKS13).

PLANNING HISTORY

PL/2026/03899 LBC Internal and external alterations to Dean Farmhouse with erection of greenhouse, boundary walls and associated works, and extension and external alterations to The Piggery (Retrospective) (APPROVED WITH CONDITIONS 08/09/2026)

ENQ/2025/01264 - Internal redecoration & renovation to the principal farmhouse, and modest extension to the outbuilding known as The Piggery (works have already taken place) (PRE-APPLICATION ENQUIRY)

16/05557/FUL - Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses) (APPROVED WITH CONDITIONS 03/08/2016).

16/06307/LBC - Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses) (APPROVED WITH CONDITIONS 03/08/2016).

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 1: Settlement Strategy (CP1)
- Core Policy 2: Delivery Strategy (CP2)

¹ Appears on the 1:2500 OS 2nd edn. pub.1900.

- Core Policy 13: Spatial Strategy for the Malmesbury Community Area (CP13)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Emerging Wiltshire Local Plan (eWLP):

- At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.
- In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

Oaksey Neighbourhood Plan – Made May 2024 (ONP):

- Policy 1: Settlement Boundary
- Policy 2: Development in the Open Countryside
- Policy 4: Design of New Development and Local Distinctiveness
- Policy 11: Heritage Assets
- Policy 17: Setting of Oaksey Village
- Policy 18: Climate Change Mitigation

Wiltshire Design Guide SPD (WDG)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)
- Traditional Windows: their care, repair and upgrading

CONSULTATION RESPONSES

The following consultees were invited to comment on the application:

Parish/Town Council – Comments

Comments advise support for the view of the Conservation Officer and suggest that anyone intending to carry out building works seeks permission beforehand (09/07/2026).

WC Conservation Officer – Comments

Initial comments advised that, whilst the majority of the retrospective works are considered acceptable and no overriding objection is raised to the proposal as a whole, concerns remain in relation to the retention of the items identified in the pre-application advice, which are still not resolved: the first-floor partition wall and the existing front elevation windows. The partition is shown as retained on the submitted plans and is considered harmful to the significance of the listed building as it erodes the historic plan form of the room centred around the original fireplace surround. The proposed sash replacement windows to the south/front elevation are considered acceptable; however, the existing inappropriate windows should be removed and replaced with the approved windows, secured by condition and implemented within six months of any permission being granted. (12/08/2026).

Following receipt of revised plans, the first-floor bathroom partition was omitted. An email from WC Conservation dated 21 August 2026 confirmed all matters were addressed, subject to condition. (21/08/2026).

REPRESENTATIONS

The application was publicised by a press advert in the Wiltshire Gazette & Herald on 2 July 2026, and a site notice was displayed on 30 June 2026. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development 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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Preliminary matters

The application form states the development started on 10 January 2020 and was completed by 26 May 2022. However, the applicant has not sought to evidence lawfulness nor have they

made an application for a Certificate of Lawfulness which would be the appropriate mechanism to consider such matters. The applicant therefore falls to be considered on its individual planning merits.

Principle of development

The application site is located in Oaksey Parish, where CP1, 2 and 13 of the Wiltshire Core Strategy (WCS) and Policy 1 and 2 of the Oaksey Neighbourhood Plan (ONP) provide a spatial strategy for the area.

CP13 of the WCS identifies Oaksey as large village for the purposes of CP1 which confers a settlement boundary, and Policy 1 of the ONP amends that settlement boundary. However, the site is not within either settlement framework boundary. It is therefore located in open countryside where development is strictly controlled by CP2 of the WCS and Policy 2 of the ONP.

The development comprises extensions and alterations to a dwellinghouse, which would not meet any of the exception policies contained in paragraph 4.25 of CP2 for approving development in the countryside. However, the aim of the spatial strategy is to facilitate sustainable development. Given the established residential use of the site, extensions and alterations incidental to its buildings would not undermine the spatial strategy as a matter of principle.

S3 of the NPPF sets out a presumption in favour of sustainable development. Outside of settlements, this means development proposals that accord with both an up-to-date development plan and the National Decision-Making Policies (NDMPs) should be approved without delay.

Outside settlements, S5 of the NPPF advises that only certain forms of development should be approved unless the benefits of doing so would be substantially outweighed by the adverse effects.

S5(1)(c) supports, in principle, the extension or alteration of an existing building outside a settlement, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building.

The existing building is of permanent and substantial construction. Notwithstanding the retrospective nature of the application, the building itself and its use as a single dwellinghouse are lawful in planning terms. The retrospective application relates to unauthorised works undertaken to the dwellinghouse, rather than the lawfulness of the dwellinghouse itself.

The extensions and alterations to Dean Farmhouse, including the various garden walls and outbuildings (greenhouse), that comprise domestic adjuncts, have not resulted in a disproportionate increase in size compared to the existing building.

The extensions and alterations to The Piggery substantial increase its footprint, but the extension is lightweight and does not create a sprawling envelope. Relative to the size of the

existing building, and the increase in accommodation it affords, the increase in size compared to the existing building is not considered to appear disproportionate in this case.

Having regards to the detail it's considered that the development would be in accordance with CP1, CP2 or CP13 of the WCS, Policy 1 or 2 of the ONP, nor S5(1)(c) of the NPPF. The development is therefore deemed to be acceptable in principle, subject to assessment of its impacts, relevant policy considerations and other material considerations.

Design, Local Character, Appearance and Heritage, with Particular Regard to the Listed Building and its Setting

CP57 and CP58 of the WCS together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design and contributes to the character of Wiltshire by responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance, among other things.

Policy 4 of the ONP advises that all new developments demonstrate good quality design that reinforces local distinctives, including by having regard to the design guidelines in the Annexe 1: Character Appraisal of the plan. Policy 11 requires that proposals affecting heritage assets and their settings comply with the requirements of national and local planning policies.

Appendix D of the Wiltshire Design Guide (WDG) supports the delivery of CP57 with design expectations and principles for well-designed extensions and alterations. Annexe 1: Character Appraisal of the ONP sets out similar but locally specific design guidelines for new developments, including extensions and alterations to existing buildings.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places and advises that substantial weight should be given to compliance with relevant development plan policies when assessing design quality. HE4 to 10 sets out a framework for assessing and securing the conservation of heritage assets.

Dean Farmhouse [NHLE: 1284737] is a Grade II listed building and the applicant has, therefore, provided a proportionate assessment of the significance of the heritage asset and the impact of the works upon that significance. The applicant's assessment was prepared by relevant qualified professional and describes the listed building's significant evidential, historical and aesthetic value². This broadly aligns with Wiltshire Council's Conservation Officer (WCCO) assessment, albeit they primarily use the NPPF value typology.

The significance and special interest of the listed building primarily derives from its architectural and historic interest as a 18th century farmhouse (datestone 1773) remodelled in 1923 by architect Paul Phipps, a well-executed example of regional vernacular architecture with polite classical influences.

² As described in English Heritage (2008) Conservation Principles, Policies and Guidance.

The setting of the listed building is provided by its historically associated functional landscape, including its walled gardens, agricultural outbuildings, like the converted outbuilding known as The Piggery, and its parkland-esque surroundings, which provide an attractive and locally distinctive setting that contributes positive to its significance. Views from the nearby public footpath (OAKS13) also contribute to how the listed building is experienced and appreciated.

It is a duty under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the “PLBCA”) to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The internal alterations are numerous. Notwithstanding the WCCO’s finding of harm here, they would not affect the external appearance of the building and therefore do not involve development. Instead, such works to a listed building are controlled by S7 of the PLBCA and an application has been made for that purpose.

The external alterations to the rear elevation of Dean Farmhouse inserted a French door to a window opening, associated with the internal kitchen alterations. The applicant assesses the impact of the works as medium; the WCCO offers no particular comment. In any case, the alteration is appropriately detailed, does not detract from the rear elevation design and provides a suitable connection between interior and exterior spaces; it has a neutral impact on significance.

The front elevation presently bears unauthorised vinyl double-glazed sash windows which, although of a similar pattern, were inappropriate and inferior fenestration details for a traditional dwellinghouse such as this and harm its special interest. The applicant seeks to replace these with timber sash windows incorporating slim-line double glazing. WCCO is satisfied with the submitted joinery details, advising they accord with Historic England guidance³, and are acceptable.

WCCO advises it will be necessary to secure by condition the replacement of the front windows within a reasonable timeframe, in the interest of preserving the character of the building as a building of special architectural and historic interest. Detailed matters, such as this, would be controlled by listed building legislation. For this reason, a condition to ensure such matters is not recommended in determining whether to grant planning permission.

Within the immediately associated surroundings of Dean Farmhouse, including its rear garden, works have erected stone boundary walls with gates and a greenhouse, with associated landscaping works. WCCO advises the greenhouse “echoes the heritage context without appearing intrusive and has a neutral impact to the setting of the listed building and its existing outbuildings”. They do not comment on the boundary walls and associated work, but these are similarly appropriately designed to response positively to the local distinctiveness of the setting.

Turning to the extension and alterations to The Piggery, WCCO advised that “[t]he works to extend and alter ... are proportionate and well designed and do not detract from the simple stable building that can still be read with retention of original stable doors and undecorated

³ Historic England (2017) Traditional Windows: their care, repair and upgrading

external walling". The applicant's assessment is that the works are "*reversible... using materials and detailing that reflect the rural setting*".

The extension to The Piggery interacts neatly within the existing building's form and envelope, as a contemporary light-weight addition, and the external alterations maintain its agricultural character. This aligns with the conclusions of WCCO and the applicant's assessment; the works have not harmed the significance of the listed building.

North of the boundaries of the site lies a Scheduled Monument known as Norwood Castle: a motte and bailey castle 100m north of Dean Farm [NHLE: 1012048], the significance and national importance of which derives primarily from its archaeological and historic interest as a medieval fortification from the early period following the Norman Conquest of Britain. Taking the development as a whole and given the detail set out, the Local Planning Authority can be satisfied that the development is not considered to adversely affect the ability to experience or appreciate the monument.

With regard to the detail set out above, the development is considered not to harm the significance of the listed building, its setting, or the character or appearance of the surrounding area. Therefore, it is deemed to accord with Policy 4 and 11 of the ONP and CP57 and CP58 of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and HE4, 5, 6, 7 and 9 of the NPPF, insofar as they relate to achieving well-designed places, assessing design quality and conserving the historic environment. Material considerations do not, therefore, lead to a different conclusion.

Residential amenity

Core Policy 57 (vii) of the WCS seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Policy 4 of the ONP advises that all new developments demonstrate good quality design, including by having regard to the design guidelines in the Annex 1: Character Appraisal of the plan which advises, among other things, that extensions should preserve the privacy and daylight amenity of neighbouring properties.

Appendix D of the WDG expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties. The design guidelines in Annex 1 of the ONP advise that extensions should preserve the privacy and daylight amenity of neighbouring properties.

DP3 and 4 of the NPPF set out principles for achieving well-designed places, including liveability by ensuring they function well over the lifetime of the development. P3 advises that developments should be appropriate for their location, taking into account likely effects on living conditions from air, noise and light pollution, among other things.

The wider surroundings of the site are within the applicant's ownership. This includes the dwellinghouses at Dean Farmhouse and The Piggery (subject of this application) and a portable cabin known as Norwood Cottage. The remaining buildings within the site and surroundings are associated with agriculture.

The development introduces new built form and alters fenestration and boundary treatments, among other things. However, there would remain considerable gaps such that the new built form would not materially overshadow, obstruct outlook, or overlook, sensitive areas of the residential units nor would it appear overbearing.

There is also no reason to conclude the extensions and alterations would materially diminish the living conditions afforded to occupants of Dean Farmhouse or The Piggery, both now or in the future.

The developments as a whole are not considered to result in harm to the standard of amenity enjoyed by occupants of the site itself or neighbouring land now or in the foreseeable future, particularly in terms of privacy, outlook, and overshadowing, subject to such necessary conditions as would meet the relevant tests. Therefore, the development is deemed to accord with the expectations of adopted design guidance and the aims of Policy 4 of the ONP and CP57 (vii) of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF in so far as they are relevant to design and living conditions. Material considerations do not, therefore, lead to different conclusion.

Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is appropriately located and designed to avoid increasing flood risk on-site or elsewhere. Sustainable drainage measures should be incorporated where appropriate.

Policies F4-F8 of the NPPF require flood risk to be taken into account in planning decisions and seek to ensure that development is safe for its lifetime, does not increase flood risk elsewhere and incorporates appropriate drainage measures.

Parts of the site are identified in Wiltshire Council's Strategic Flood Risk Assessment and the Flood Map for Planning as being at increased risk in future from surface water flooding (1 in 100 plus climate change), notwithstanding that the site is otherwise in Flood Zone 1. The application is supported by some commentary in the Design and Access Statement which identifies the site in Flood Zone 1.

Although the applicant has not identified all sources of flooding, the Local Planning Authority has sufficient information to take a proportionate approach to decision-making. The development is minor in scale and has not materially increased the impermeable areas of the site relative to those areas of it that are at highest risk of surface water flooding.

The development is equivalent to householder development, which does not ordinarily need to pass the sequential test under F5 of the NPPF. In any case, the proposed layout and design are considered to ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere.

For these reasons, the development is considered not to materially increase the vulnerability of the site or increase the risk of flooding elsewhere and therefore be in accordance with Policy 18 of the ONP or CP67 of the WCS or F4, F5 and F6 of the NPPF.

Ecological matters, including Biodiversity Net Gain (BNG)

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

The application site is in open countryside and its boundaries adjacent to priority habitat. The application is not supported by any ecological reports, and the development is retrospective.

The development is well related to the existing built-form on site and would not appear to have impacted on any parts of the buildings likely to provide habitat suitable for protected species. Based on the information available, there is no evidence that the development has materially reduced the biodiversity value of the site through a material loss of habitat. The effects of the development would be unlikely to extend beyond the boundaries of the site, thereby conserving the nearby priority habitat.

As permission is sought retrospectively, the development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

For these reasons, the development is deemed not to harm the site's biodiversity value, and the Local Planning Authority can be reasonably certain that protected species and their habitats would not be materially harmed. As such, it is considered to be in accordance with the aims of Policy 17 of the ONP, CP50 of the WCS, or N2 of the NPPF, insofar as they relate to conserving the natural environment.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

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

Proposed Block Plans. 127-L-003. Received 3 June 2026.
Proposed Ground Floor Plan. 127-L-010. Received 3 June 2026.
Proposed Second Floor Plan. 127-L-012. Received 3 June 2026.
Existing and Proposed Piggery Floor Plan. 127-L-013. Received 3 June 2026.
Location Plan. 127-L-001. Received 18 June 2026.
Proposed Greenhouse. 127-L-010A. Received 18 June 2026.
Proposed Window Details W1 / W2. 127-L-011A. Received 18 June 2026.
Proposed Window Details W3 / W4. 127-L-011A. Received 18 June 2026.
Proposed Elevations SW / SE. 127-L-030. Received 18 June 2026.
Proposed Elevations NE / NW. 127-L-031A. Received 18 June 2026.
Proposed Piggery Elevations. 127-L-033. Received 18 June 2026.
Proposed Window Details W5. 127-L-011. Received 19 June 2026.
Proposed First floor Plan. 127-L-011A. Received 17 August 2026.

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

Informatives to Applicant:

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun

because one or more of the statutory exemptions or transitional arrangements is considered to apply.