

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04166 and PL/2026/04445
APPLICATION TYPE:	Householder Planning Permission and Listed Building Consent
SITE ADDRESS:	The Old Rectory, Lower North Wraxall, Chippenham, SN14 7AD
DEVELOPMENT DESCRIPTION:	Amendment to Planning Permission PL/2025/06265 - Introduction of Inner Structural Wall within Orangery and Adjacent to Historic Garden Wall
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission and listed building consent for an amendment to planning application PL/2025/06265, comprising the introduction of an internal structural wall within the orangerie. The wall would be located adjacent to the historic garden wall, providing protection to the existing fabric and ensuring that the proposed orangerie remains structurally independent.

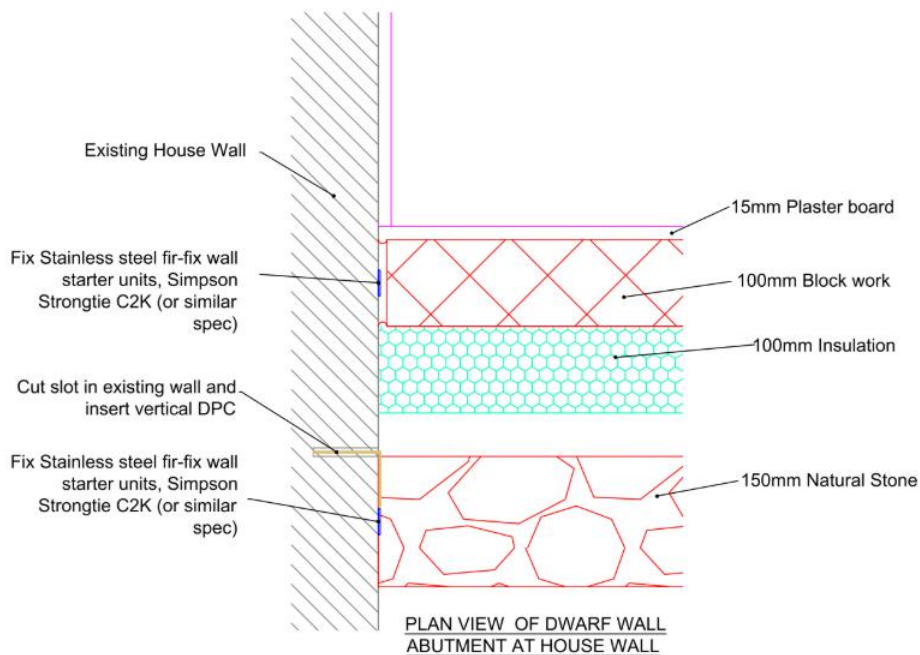
The proposed amendments involve a minor alteration to the footprint of the orangerie and greenhouse in order to maintain the same internal floor area. As part of these changes, the east elevation will project slightly further outward. The parapet wall between the orangerie and greenhouse has been repositioned to increase the width of the orangerie and correspondingly reduce the width of the greenhouse, whilst maintaining the overall combined width of the structures. To facilitate these amendments, the combined footprint of the orangerie and greenhouse will increase by 2.3 square metres. No changes are proposed to the height, scale, or external appearance of the development.



Existing Elevations and Floor Plan



Proposed Elevations and Floor Plan



Wall Abutment Details

SITE DESCRIPTION/CONTEXT

The application site comprises The Old Rectory, North Wraxall, a Grade II listed dwelling. The property forms part of a single Grade II listing together with Little Rectory and Malet House. These buildings were formerly separate dwellings but have since been combined into a single residence. The official list entry details are as follows:

NORTH WRAXALL NORTH WRAXALL VILLAGE ST 87 SW 4/463 The Old Rectory, Little Rectory and Malet House 20.12.60 (formerly listed as Rectory)

Rectory, now 3 houses, rebuilt c1815-20 for Reverend M. Wyatt on core said to be C16. Roughcast, ashlar and rubble stone with stone tiled roofs, coped shouldered gables and diagonal end wall and ridge stacks. L-plan, extended, Tudor style. Two storeys and attic. South front, 3-window range, the right side a later extension with slate low pitched roof. Central projecting coped gable, windows in ashlar flush chamfered surrounds, 4-pane first floor window and ground floor large 2-light wooden mullion and transom window with small paned lights, deep hoodmoulds with label stops to both. Left side 4-pane upper window ground floor glazed door with traceried overlight in Tudor-arched surround. Gothic panelled shutters. Later right side, with wooden cross window to both floors, large ground floor window with hoodmould to match centre window and small paned lights. West front has coped gable end to right with 9-pane window over later canted bay with parapet and cross windows. To left c1815 and later range in filling angle of L-plan, 2 storeys with parapet and upper string course. Ashlar upper floor with 2 mid C19 oriels, stone mullion and transom lights. Roughcast ground floor with 3 Tudor-arched 20-pane windows. To left, roughcast entrance tower with upper stringcourse and parapet. Long second floor timber cross window, small first floor timber cross window, both in chamfered surrounds and ground floor Tudor-arched doorway. Original rear wing behind has 2 attic dormers to west side, and east side 3-storey, 2-window range, 6-pane upper lights, 9-pane to first floor, one 12-pane ground floor window and Glazed door. At north end, low cross-gabled range with north end diagonal stack and C19 2-light upper window and 4-light ground floor window with hoodmoulds to east side. Interior: c1815-20 work includes panelled-ceiling entrance hall with M Wyatt monogram, fine stone cantilevered stair with twisted iron balusters and south rooms with Tudor-style panelled ceilings and undercut foliage borders. House possibly rebuilt to designs by one of M. Wyatt's architect relations.

The application site is subject to a number of planning policy constraints, including its location within the North Wraxall Conservation Area and the Cotswolds National Landscape. The site also falls within the 2km Core Roost Buffer for Lesser Horseshoe Bats associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC).

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
04/00184/FUL & 04/00185/LBC	Erection of double garage and stone boundary wall with gates	Refused March 2004
04/00908/LBC	Demolish and rebuild lean-to greenhouse	Approved July 2004
08/00152/FUL & 08/00151/LBC	Alterations to west boundary wall including provision of wrought iron gates and blocking existing openings	Approved March 2008
08/00159/LBC	To carry out repairs to existing front elevation gable & bay wall. To re-render as necessary	Approved March 2008

08/01842/FUL	Erection of timber framed open-fronted carport following demolition of 2 no. asbestos garage units	Approved September 2008
09/01422/LBC	Repairs and re-rendering to external walls on three elevations	Approved September 2009
PL/2024/07535 & PL/2024/07706	Adding a lean-to extension and unblocking a doorway	Approved December 2024
PL/2025/06265 & PL/2025/06478	Replacement orangery (to house new kitchen), replacement greenhouse following removal of existing conservatory and greenhouse, and original doorway to be unblocked to create permanent opening into approved Pantry	Approved December 2025

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire

The National Planning Policy Framework (NPPF)

- Section 14: Achieving well designed places
- Section 20: Conserving and enhancing the historic environment

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

North Wraxall Parish Council: No objection

Council Conservation Officer: No objection

No objection to this minor amendment considering the previous application.

Please transfer the conditions from the earlier consent.

REPRESENTATIONS

The application was publicised by direct neighbour letter and site notice erected at the application site. No representations have been made.

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

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.

The proposed amendments are minor in nature and do not result in any significant alteration to the scale, form or external appearance of the orangery and greenhouse approved under application PL/2025/06265. The supporting wall would be largely concealed within the development and is required to protect the historic garden wall. As such, the amendments are not considered to materially affect the character or appearance of the approved scheme and remain acceptable in design terms.

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

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.

Whilst the amendments result in a modest increase in the footprint of the development, this change is minor and would not give rise to any material loss of light, overshadowing, loss of privacy or overbearing impact.

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

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF heritage policies (HE4-HE10) recognise heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their significance. Development proposals affecting heritage assets should be accompanied by sufficient information to understand the significance of the asset, including the contribution made by its setting, and the potential effect of the proposal on that significance.

When determining applications affecting designated heritage assets, substantial weight should be given to their conservation, with the weight increasing according to the importance of the asset affected. Any harm to, or loss of, the significance of a designated heritage asset must have a clear and convincing justification.

Where a proposal would affect the significance of a heritage asset, the effect should be identified and assessed, having regard to whether it would result in a positive effect, no effect, harm, substantial harm, or total loss of significance. Harm to heritage assets should be weighed against the public benefits of the proposal in accordance with the relevant heritage policies of the Framework.

The Planning Practice Guidance provides further guidance on the interpretation and application of national heritage policy.

The application site relates to The Old Rectory, a Grade II listed building, and lies within the North Wraxall Conservation Area. The proposed structural works are intended to support and protect the historic garden wall, helping to secure its long-term stability and preservation. Given the limited nature of the amendments, which do not materially alter the appearance of the approved scheme, the proposal would preserve the setting of the listed building and the character and appearance of the Conservation Area.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed building. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 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 application site falls within a Special Area of Conservation (SAC), namely a 2km buffer zone for Lesser Horseshoe Bats. Given the limited nature of the proposed amendments, which are confined to internal structural works, the development would not give rise to the impact on habitats, bat roosting opportunities, or external lighting conditions and the scale and nature of development is such that significant harm to biodiversity is unlikely.

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

National 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.

Given the minimal nature of the proposed alterations, which are confined to internal works and remain wholly within the existing residential curtilage, the proposed amendments are considered to have a minimal impact due to their limited nature. By virtue of their scale, siting, and design, the amendments would not adversely affect the special qualities, scenic beauty, or landscape character of the Cotswolds 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 heritage assets, ecology and biodiversity, and the National Landscape.

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.

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:

- Location Plan received 03 July 2026
- Heritage Justification Addendum V2 received 28 August 2026
- Design and Access – Original Approved Application 03 July 2026
- Proposed Elevations and Floor Plan 13070/02 revision A received 03 July 2026
- Proposed Kitchen Plan 13070/02a revision A received 03 July 2026
- Detailed Horizontal Fram Sections 13070/08 revision A received 03 July 2026
- Garden Wall Abutment Details drawing number 13070/13 received 03 July 2026
- Roof Abutment Details drawing number 13070/11 received 03 July 2026

- Wall Abutment Details drawing number 13070/12 received 03 July 2026

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

INFORMATIVE:

WP20 WILDLIFE AND COUNTRYSIDE ACT:

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.

RECOMMENDATION: That Listed Building Consent 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 Section 18 of the Planning (Listed Building and Conservation Areas) act 1990.

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

- Location Plan received 03 July 2026
- Heritage Justification Addendum V2 received 28 August 2026
- Design and Access – Original Approved Application 03 July 2026
- Proposed Elevations and Floor Plan 13070/02 revision A received 03 July 2026
- Proposed Kitchen Plan 13070/02a revision A received 03 July 2026
- Detailed Horizontal Fram Sections 13070/08 revision A received 03 July 2026
- Garden Wall Abutment Details drawing number 13070/13 received 03 July 2026
- Roof Abutment Details drawing number 13070/11 received 03 July 2026
- Wall Abutment Details drawing number 13070/12 received 03 July 2026

REASON: For the avoidance of doubt and in the interests of conserving the listed building.

3. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas Act 1990.

INFORMATIVE:

WP20 WILDLIFE AND COUNTRYSIDE ACT:

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.