

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03744
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Lodge Cottages, Lanhill, Chippenham, SN14 6LY
DESCRIPTION:	Single-storey extension linking the cottage to outbuilding, replacement windows, roof-mounted solar panels to garage and associated works
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Additional details and amended plans were received 4 and 9 September 2026 respectively, and the description was amended for precision only on 14 September 2026. Such matters were minor and were not deemed to warrant further publicity of the application.

The application seeks planning permission for a single-storey extension link between dwellinghouse and detached outbuilding, replacement windows, roof-mounted solar panels to garage and associated works.

The proposed extensions would have a half-hipped stone slate roof, flat-roofed glazed links, limestone rubbles walls, glazed panels and sliding doors, and braced timber posts. It would measure approx. 4.6m deep, 9.5m wide, 2.5m eaves and 4m ridge. Internally it provides kitchen and dining space, facilitates an enlarged bathroom and the conversion of the detached outbuilding into a utility and pantry.

The replacement windows relate to those found in the cottage and are supported by joinery details. Roof-mounted solar panels are proposed to lay flat on the roof of the garage. Associated works include repair and replacement of rainwater goods and removal of redundant telecommunications paraphernalia.

Listed Building Consent is sought concurrently for identical works under reference PL/2026/04409.

SITE DESCRIPTION

The application site is a semi-detached dwellinghouse known as 1 Lodge Cottage, part of a Grade II listed building known as Lanhil Cottages [NHLE: 1283431]. It dates to circa 1850 designed by architect James Thompson (1800-1883) for Joseph Neeld (1789-1856) as part of the Grittleton Estate. It is built in a picturesque style, forming a diagonally symmetrical L-shape with the adjoining cottage; it has walls of dressed and rubble limestone, half-hipped stone slate roofs, Romanesque chimney shafts, flush quoins, raised string courses, triangular oriel windows, stone porch, Tudor-arched doorways and mullioned windows with timber casements.

Its setting is characterised by the rural street scene, bucolic landscape surroundings and the locally distinctive architectural identity of the farmstead at Lanhill Farm with which it is associated.

It is in open countryside 2km west of Chippenham. Relevant designations and constraints include the other nearby Grade II listed buildings at Lanhill Farm, the farmstead recorded on Swindon and Wilts HER (MWI65993), Flood Zone 1 where groundwater levels are either at or very near (within 0.025m of) the ground surface and there is an ordinary watercourse buffer zone.

PLANNING HISTORY

PL/2026/04409 (LBC) - Single-storey extension linking the cottage to outbuilding, replacement windows, roof-mounted solar panels to garage and associated works (UNDER CONSIDERATION)

ENQ/2025/01781 - Single Storey Extension (revision to previous schemes and for the purpose of discussion) (PRE-APP RESPONSE DATED 10/04/2026).

PL/2025/08130 (LBC) - Replacement timber windows (UNDER CONSIDERATION)

PL/2025/06438 (LBC) - Single storey rear infill extension and replacement timber windows (REFUSED 18/09/2025).

PL/2025/06274 (HH) - Single storey rear infill extension and replacement timber windows (REFUSED 18/09/2025).

PL/2025/01189 (LBC) - Single storey rear infill extension and replacement timber windows (WITHDRAWN 14/04/2025)

PL/2025/00932 (HH) - Single storey rear infill extension and replacement timber windows (WITHDRAWN 14/04/2025)

Other relevant planning history

PL/2021/07117 (LBC) - Proposed single-storey extensions and alterations along with conversion and amalgamation of existing garage and outbuilding, with revised access configuration, landscaping and associated works. (APPROVED WITH CONDITIONS 18/03/2022).

PL/2021/06317 (FULL) - Proposed single-storey extensions and alterations along with conversion and amalgamation of existing garage and outbuilding, with revised access configuration, landscaping and associated works. (APPROVED WITH CONDITIONS 18/03/2022).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- 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)

Chippenham Without Neighbourhood Plan - Made 2023 (CWoNP):

- Policy HE1
- Policy HE2
- Policy HE3
- Policy NE2
- Policy BE3

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

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)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Chippenham Without Parish Council – No objection (22/07/2026).

Wiltshire Council's Conservation Officer – No objection, noting that the application follows pre-application engagement, that they are content that adequate justification has been provided to demonstrate the need for additional accommodation and that the work is necessary to safeguard the longevity of the listed building. Identifies a degree of harm, but that this is outweighed by public benefits. Advises that compliance demonstrated with HE4, 5 and 6 of the NPPF (11/09/2026).

Wiltshire Council's Highways Team – No objection (12/08/2026).

Wiltshire Council's Drainage Team – No objection (20/07/2026).

County Archaeologist – No comment (23/07/2026).

Historic England – Comment, that they are not offering advice, that this should not be interpreted as a comment on the merits of the proposal, and that advice should be sought from internal specialists (20/07/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, an advert was published in the Wiltshire Gazette & Herald on 23 July 2026, and a site notice was displayed on 30 July 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.

Preliminary matters

The application benefitted from pre-application advice under reference ENQ/2025/01781. Regard has been had to that advice, but it falls that the application be determined on its merits.

Principle of development

Core Policy 1, 2 and 13 of the Wiltshire Core Strategy (WCS) set out the spatial strategy for the area. Having regard to the settlement hierarchy under CP1, the application site outside of defined limits of development and, therefore, in open countryside where development is strictly controlled by CP2.

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. However, it should be recognised that the fundamental aim of the spatial strategy is to coordinate and facilitate sustainable development, ensuring development is strategically located to improve the social, economic and environmental conditions of Wiltshire.

Given the established residential use of the site, extensions and alterations incidental to its use would not undermine the spatial strategy as a matter of principle, subject to assessment of their impacts, compliance with the policies of the development plan as a whole, and other material considerations.

In this regard, the NPPF is a material consideration of critical importance. S3 advises that decisions should apply 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.

S5 of the NPPF advises that only certain forms of development should be approved outside settlements unless the benefits of doing so would be substantially outweighed by the adverse effects. The objective of this policy is to limit development outside of settlements in order to safeguard the intrinsic character and beauty of the countryside.

Although there is no explicit category for householder development, S5(1)(c) supports, as a matter of 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.

There is no doubt the existing building is of permanent and substantial construction, and it is a lawful dwellinghouse in planning terms. Therefore, the development will be acceptable in principle where it does not result in a disproportionate increase in size compared to the existing building. This matter is addressed in the following section of the assessment.

Design and local character and appearance, with particular regard to the listed building

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 that contributes to the character of Wiltshire by, amongst other things, 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.

Policies HE1 and HE2 of the Chippenham Without Neighbourhood Plan (CWoNP) seek to ensure that all new development delivers good quality design by responding positively to the local character of its natural and historic rural landscape. Policy HE3 seeks to ensure development conserves and preserves heritage assets commensurate with their status, while BE3 requires a high quality of development that respects local character in relation to scale, materials, form and consideration to designated heritage assets and their settings.

Appendix D of the Wiltshire Design Guide (WDG) supports CP57 with expectations and principles that aim to deliver well-designed householder developments. It advises, among other things, that extensions and alterations should respect the original building and the neighbouring properties, should not dominate the existing building rather appear as a subservient, supporting addition, and fit into the general street scene. This could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

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.

1 Lodge Cottages forms half of the listed building known as Lanhill Cottages, the significance and special interest of which primarily derives from its architectural and historic interest as a picturesque pair of circa 1850 Grittleton estate cottages, designed by J Thompson for J Neeld.

The balance and diagonal symmetry of the cottages carry to their curtilage, within which is a linear range of outbuildings built in limestone rubble and with half-hipped stone slate roofs. Although the architect's vision is well preserved, each cottage has been altered including by addition of an unsympathetic but modest flat-roofed extension to rear.

The setting of the listed building is provided by its bucolic surroundings and nearby Lanhill Farmhouse and stables attached [NHLE: 1283429] and Farmyard buildings at Lanhill Farm [1363565], with which the cottages have group value as part of well-preserved 19th century Grittleton estate farmstead designed by the same architect.

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 buildings or their settings or any features of special architectural or historic interest which they possess.

The proposal has benefitted from pre-application engagement, and it is noted that Wiltshire Council's Conservation Officer raises no objection. Their comments identify harm to the significance of the listed building but that they consider the proposal to be justified, to which regard has been had.

The proposed extension is a substantial addition to the cottage, providing a link across the courtyard that incorporates the detached outbuilding within a single building envelope. The modest size and scale of the cottage contributes to articulating its status as an estate worker cottage and, therefore, forms part of its significance.

Similar in some respects to Appendix D of the WDG, Historic England Advice Note 2 advises that "*[s]ome buildings such as lodges and cottages can easily be swamped by an extension unless very carefully designed. There is no rule on the ideal percentage increase in size; it all depends on the size character and setting of your house*".

In this case, the size of the extension would erode the legibility of the modest size and scale of the cottage, diminishing its significance. However, the modest size and scale of the cottage also mean the cottage has limited accommodations, and a cramped, gloomy kitchen accessed through the porch/bathroom in the existing dated 20th century extension.

Turning to the design of the extension, it would appear as an illusory detached element and draws careful inspiration from the half-hipped stone slate roof form, limestone rubble walls, and scale of the existing outbuilding to maintain the site's local distinctiveness.

It would respond well to the established arrangement and hierarchy of built form, ensuring the cottage remains the primary element through careful positioning, sitting behind the building lines of the existing outbuilding and chimney breast to integrate sensitively into the established hierarchy of cottage and outbuilding, establishing also the hierarchy of historic and modern. This would also minimise any obscuration of the important architectural details.

The amount of glazing would contrast with the solidity of the existing buildings' elevational designs, particularly when lit during the darker hours. The expanse of glass would, however, be broken by a run of braced timber posts, and the visual permeability emphasising the natural stone walls and half-hipped roof structure of the extension in a complementary way.

The illusory detachment of the extension is created by short, flat-roofed glazed links at either end of the extension. The depth of the roofs would be kept to a minimum, albeit forming an awkward junction with the roof of the existing outbuilding and inevitably forming a similar join with the existing 20th century extension. Large scale details of the junctions have been provided and would ensure the work is executed carefully, minimising the harm.

The works involved in joining the extension to the cottage would cause a loss of previously disturbed wall fabric and a modern storm window, of low and negligible significance respectively. Alterations to the configuration of the bathroom would impact on the fabric of the 20th century extension only.

The conversion of the detached outbuilding into a utility would respond positively to its likely historic purpose as a washhouse. This would involve minimal external alteration of no detriment to its external appearance. The internal alterations would cause a small loss of historic fabric through formation of a new doorway, but would not materially affect the external appearance of the building.

The cottage's existing windows would be replaced, which is considered to be justified, and the submitted timber joinery details with slim profile double glazing would be acceptable. The solar panels to roof of the garage would not project from the flat roof, minimising their visual impact.

Associated works would include the removal of redundant telecommunications equipment from the facades of the cottage, and the repair, replacement and repainting of cast metal rainwater goods. Such works would have a minor positive effect by enhancing the significance of the building.

The existing building has not borne any extensions since 17 August 2026, but the proposed extension would no less be a substantial increase in size compared to the existing building. However, the extension fits snugly within a gap in the existing built form on site, in terms of its siting, which would not encroach harmfully upon the countryside. Furthermore, its design would ensure it does not appear incongruous in its wider surroundings.

The extension is not considered, therefore, to form a disproportionate increase in size compared to the existing building in the context of the underlying objective of S5(1)(c), which seeks to limit development away from settlements to help safeguard the intrinsic character and beauty of the countryside.

Although the extension would not harm the character or appearance of the wider area, it would nonetheless harm the significance of the listed building due primarily to diminishing the legibility of the modest size and scale of the cottage. Although the harm has been minimised through careful design, the residual harm is such that the development does not conserve the significance of the listed building. It would therefore cause a limited conflict with Policy HE3

and BE3 of the CWoNP and CP57 (iv) and CP58 of the WCS in so far as they seek to ensure the conservation of heritage assets.

The development would not preserve the listed building and the effect of S66 of the PLBCA is to set a strong presumption against granting permission. However, in exercise of this duty to have special regard, permission may be granted where the harm is clearly and convincingly justified and outweighed by public benefits that the works necessarily secure. This approach is mirrored by the National Decision-Making Policies of the NPPF (HE4 to 10), which are a material consideration of critical importance.

The harm has been minimised through careful design of the proposal, where more detailed design matters can be effectively controlled under listed building legislation. Therefore, for the purposes of HE5(2)(c), the degree of harm is low. Notwithstanding its low level, a finding of harm is a matter of considerable importance and weight as advised by HE6(3). HE4(2) requires that the harm be clearly and convincingly justified, such as where the public benefits are sufficient to outweigh the harm in accordance with HE6(4).

The extension would improve the living environment and accommodation of the cottage in a way which the Local Planning Authority can be satisfied is clearly and convincingly necessary to support the long-term conservation of the listed building, securing heritage benefits. Other public benefits secured would include heritage benefits through removal of redundant telecommunications paraphernalia and improvements to rainwater goods, limited environmental benefits from energy performance improvements from double glazed windows and solar panels, and limited social and economic benefits from improvements to housing stock and purchase of materials and labour during construction.

Conditions can be used to ensure some of these public benefits are linked to the delivery of the development itself and, taken together, the public benefits secured would clearly and convincingly justify and outweigh the low degree of harm identified.

Therefore, having had special regard to the desirability of preserving the building, and its setting, and the features of special architectural and historic interest that it possesses, in exercise of the duty under S66 of the PLBCA, the effect of the development on the listed building, and in particular its character as a building of special architectural and historic interest, would be acceptable.

For the above reasons, the development would conflict with development plan only in so far as it seeks to ensure the conservation of heritage assets. However, material considerations in this case indicate that a decision should be made other than in accordance with the development plan.

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.

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 closest neighbouring dwelling to the application site is the adjoining 2 Lodge Cottage.

The back wall of the proposed extension would form a new boundary with No.2, replacing the existing, less solid boundary. The massing, bulk and height of the extension would change the outlook and amount of natural light afforded to some of No.2's ground-floor windows but not a level that would cause unacceptable harm to their living conditions.

The remainder of the development consists primarily in external alterations, which would not materially affect the living conditions enjoyed by neighbours.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

Drainage and flood risk

The application site is in an area identified as having groundwater levels at or near the ground surface, notwithstanding the Flood Zone 1 designation. The application is supported by a site-specific Flood Risk Assessment (FRA) which sets out proposed mitigation and resilience measures.

The PPG¹ advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues. The development makes provision for mitigation and resilience measures, matters which would be addressed by building regulations.

The development would not conflict with Policy NE2 of the CWoNP, CP67 of the WCS or the provisions of F4 to 8 of the NPPF which together seek to ensure development would remain safe for its users throughout its lifetime and would not materially increase the risk of flooding elsewhere.

As the site is partly within an ordinary watercourse buffer zone, a relevant informative regarding Land Drainage Consent has been recommended.

Ecological matters, including Biodiversity Net Gain (BNG)

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.

¹ PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

The Local Planning Authority can also be reasonably certain that the development would not have material adverse impacts on local biodiversity or features of importance to nature conservation. It would not conflict with Policy NE2 of the CWoNP, CP50 of the WCS or N2 of the NPPF.

PLANNING BALANCE AND CONCLUSION

The development would conflict with the development plan in so far as it seeks to ensure the conservation of the historic environment. However, material considerations indicate that a decision should be made other than in accordance with the development plan. Accordingly, the development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. The statutory requirements and duties have 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 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 and Existing and Proposed Site Plans. AA/24/18/01 Rev D. Received 14 July 2026.

Proposed Ground and First Floor Plans. AA/24/18/12 Rev D. Received 14 July 2026.

Proposed Window Joinery W1. AA/24/18/15. Received 14 July 2026.

Proposed Window Joinery W2 & W5. AA/24/18/16. Received 14 July 2026.

Proposed Window Joinery W6, W7, W8 & W9. AA/24/18/17. Received 14 July 2026.

Roof Abutment Details. AA/24/18/20. Received 4 September 2026.

Proposed South and East Elevations and Section. AA/24/18/13 Rev D. Received 9 September 2026.

Proposed North, West and East Elevations. AA/24/18/14 Rev D. Received 9 September 2026.

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

3. Prior to the extension hereby permitted first being brought into use, works to repair, replace and repaint the rainwater goods and to remove the telecommunications equipment and cabling, shall be completed in accordance with the approved plans.

REASON: In determining to grant planning permission, the Local Planning Authority has had regard to the public benefits that would be secured by these works and the delivery of which it finds is necessary to outweigh the harm that would be caused to the significance of the listed building by the development, in the interest of preserving the character of the building as a building of special architectural and historic interest.

4. The new and replacement rainwater goods hereby permitted shall be of cast metal construction and finished in black.

REASON: In the interest of preserving the character of the building as a building of special architectural and historic interest.

Informatives to the applicant:

1. The land in respect of which this application was made is partly within the buffer zone of an ordinary watercourse.

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage byelaws can be downloaded from our website in this link: <http://www.wiltshire.gov.uk/civil-emergencies-drainage>.

The land drainage consent application form and guidance notes can be found on our website in this link: <http://www.wiltshire.gov.uk/civil-emergencies-land-drainage-ordinary-watercourse>.

For further queries on land drainage consenting please contact the drainage inbox at Drainage@wiltshire.gov.uk.

An environmental permit is required for any works within 8m of a main river. Consult the Environment Agency's main river map to see if a watercourse is designated as a main river. The main river map can be found in this link: <https://www.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386>.

However, under the Flood and Water Management Act 2010 Wiltshire Council is the Lead Local Flood Authority and has the lead responsibility for surface water management, therefore **the discharge rate from the site must be agreed with Wiltshire Council** as part of agreeing the surface water drainage strategy for the site

For more guidance on environmental permits, consult the website in this link:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.