Our Ref: ST/230523/P1

6 July 2023

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990
Proposal: Erection of summer house
At: 1, The Square, Ramsbury SN8 2PE
PP-12247520

Fowler Architecture & Planning Ltd have been instructed by Mr S Sangster to submit a Householder Application to Wiltshire Council for the above development at 1, The Square. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £206.00;
- Drawing No.230523-01: Location Plan;
- Drawing No.230523-02: Site Plan;
- Crane Garden Buildings (Sheet 1/6): Proposed Floor Plan;
- Crane Garden Buildings (Sheet 2/6): Proposed Floor Plan;
- Crane Garden Buildings (Sheet 3/6): Elevation A;
- Crane Garden Buildings (Sheet 4/6): Elevation B;
- Crane Garden Buildings (Sheet 5/6): Elevation C;
- Crane Garden Buildings (Sheet 6/6): Elevation D;
- Crane Garden Buildings (Sheet 7/6): Material Details; and
- CIL Form 1: Additional Information.

1. Site and Surroundings

The Proposal Site (the 'Site') is located within the village of Ramsbury, Wiltshire. The site is approximately 5.5 miles north-east of Marlborough, 4.2 miles north-west of Hungerford, and 2.6 miles south of Aldbourne.

The site is located to the south side of The Square, Ramsbury.

Currently, the site comprises the existing residential dwelling of 1, The Square, associated garage, outbuildings and established residential garden curtilage. The current dwellinghouse

was formally the Ramsbury Building Society Officer – gaining consent for conversion into a dwellinghouse in March 2007.

The site is bound by residential development to the north, east and west. The River Kennet lies to the very south of the site.

The site is currently accessed via a private access driveway to the north of the site, directly off The Square.

The site is located in Fluvial Flood Zone 1, with low risk of flooding and low chance of surface water flooding. The site is located within the Ramsbury Conservation Area. The closest listed building is The Cedars, located around 40m to the east. Additionally, the site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

2. Planning History

K/58433/F	10.06.2008	Change of use of land to domestic curtilage, erection of garage building and store and construction of hardstanding.	Approved
K/55783/F	16.03.2007	Change of use of buildings to single dwelling and office. Demolition of existing rear addition and erection of two storey rear extension. Changes to fenestration.	Approved
K/55256/F	27.11.2006	Change of use of buildings to single dwelling and office	Refused
K/51060/F	23.11.2004	Reinstate front elevation	Approved
K/38434	10.02.2000	Change of use from office to nursery school.	Approved
K/83/1010	12.01.1984	Re opening of old doorway on front elevation	Approved
K/76/0328	22.12.1976	Extension to offices and provision of car parking	Approved
K/75/0639	04.03.1976	Extension to Ramsbury Building Society Offices	Refused

3. Proposed Development

The proposed development is for the '*Erection of summer house'.*

It is proposed to erect a summer house within the garden of 1, The Square, Ramsbury. The summer house will be located to the south of the existing dwelling, within the established residential curtilage of 1, The Square.

The proposed summer house is to be located to the eastern boundary of the site. The dimensions of the summer house are: a main plan width of 7.2m, a main plan depth of 4.6m, with a height of 2.2m. As the proposal is under 100sqm, the development is not CIL liable.

The proposed materials are timber cladding (Swedish redwood shiplap), under a heavy duty felt roof. The window and door frames will be Swedish redwood, with Hemlock doors.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011** (LP) adopted June 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published July 2021 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged, The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

5. Planning Analysis

Core Policy 57 of the CS states '*a high standard design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place though drawing on the local context and being complementary to the locality*'.

CP58 is concerned with the conservation of the historic environment. The policy states '*development should protect, conserve and where possible enhance the historic environment*'. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

Ramsbury is a designated 'large village' where, according to CP1, development will be limited to meet the housing needs of settlements and to improve employment opportunities, services and facilities. The site is located within the settlement policy boundary of Ramsbury.

The proposed summer house is sited within the residential curtilage of 1 The Square. The summer house will be situated to the south of the principal dwellinghouse, to the eastern site boundary. The site boundary is well screened, leading to no adverse impacts to the neighbouring dwellings.

The proposed materials are timber cladding, under a heavy duty felt roof. These materials are typical of this type of development, and are not considered to cause any impact in terms of visual amenity. The proposed materials are common within the locality and sensitive to the character and appearance of Ramsbury.

In terms of the conservation area, the site is well screened from the adjacent road, leading to no or minimal visibility of the site. The proposed erection of a summer house within the established curtilage of 1 The Square is not considered to have any adverse impacts on the Ramsbury Conservation Area.

The application site is large enough to accommodate the proposed summer house, allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicant contends that, due to the proposed location of the summer house, the minimal scope of proposed development, and the screening provided by the existing boundary treatments, the proposed development can be successfully integrated into the site.

Consequently, the scheme represents high quality design in-keeping with the character and appearance of the locality. The proposed works are minor in nature and ensure the summer house is seen as subservient to the existing dwellinghouse. As such the proposed development is in accordance with Policy CP57 and CP58.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Mark Pettitt BA (Hons) MRTPI

ASSOCIATE

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients