From: Pierre du Toit
Sent: Thursday, October 12, 2023 4:53 PM
To: James, Jonathan <Jonathan.James@wiltshire.gov.uk>
Subject: Land South of Back Lane, Ramsbury - PL/2023/07437

Dear Mr James,

Further to the comments received from the owners of Parliament Piece and The Old Vicarage in relation to this application we wish to submit our responses as well as drawing J1119/30(A) Clarifying Site Section. I trust the wording within the two schedules attached is clear, but of course we would be happy to answer any further queries.

I look forward to your feedback.

Many thanks
Pierre du Toit

J1119

Proposed Dwelling, Back Lane, Ramsbury

Mr & Mrs Mills

Planning Comments Response Schedule

PL/2023/07437

		Planning Comments - Old Vicarage - Mr & Mrs Fellows	Responses
1		Following the application for the above development, we would like to raise the following comments and concerns regarding the application for your consideration. We are the owners of the Old Vicarage, a Grade 2 listed building that will overlook the proposed development. We acknowledge the approval of the previous application (PL/2022/00916) for this site and hence have focused our comments on the proposed changes to the approved application. We appreciate why changes have been proposed but wish to ensure that any future development proposal aligns to the previously approved application.	Noted
2		Boundary One of the advantages put forward in the original planning application was that a result of approving development would be that the curtilage listed walls would be repaired and subsequently maintained. However, details of the work - specifically for the two areas identified as dangerous structures - have not been submitted. No information or commitment to the timing of the repair work has been provided.	The advantage that will be gained following an approval and thereby enabling the boundary walls to be repaired still remains. Details will be submitted, in due course, as part of the discharge of the relevant condition/s once this current application has been approved.
3		North / East Boundary We do not understand why the top (north) section of the eastern boundary wall needs to be removed. This seems like unnecessary destruction of a curtilage listed wall. We request that the new splay is taken to the end of the current north/south wall. Removal of this section would not improve the sight-line for access to Back Lane. The proposal does not show the pavement or the cars that are usually parked outside of the Churchrooms Hall and would be the limitation to any sight line. Creates a visually odd entrance and boundary to the Old Vicarage which would be much simpler if the wall continued to the current boundary (dashed line in diagram emailed)	* Clear visibility from vehicles entering onto highway are required at 2.4 m from the edge of the roadway. Therefor the wall has to be re-aligned as proposed to provide this line of sight. * This provides a safe vehicle access and also massively improves safety for vehicles from the Old Vicarage. * The position of the new North-East corner was discussed with Mr & Mrs Fellows and following their request we reduced the length that the wall has to be taken back fom the corner and restricted it to just over a meter.
4		South-eastern Boundary Corner The plans provided do not show the details up to the boundary corner. The site map only goes to the ‘existing hedge’ and not the boundary wall. It is unclear why this differs from the previous approved planning application (PL/2022/00916). (Pictures of approved plan and submitted plan in the emailed document.) The impact is that there is no clarification about the work to the corner which has been declared a dangerous structure (ref: section 3.1 of “Boundary Wall Structural Report”). One of the arguments for approving the original planning application was that it would bring resolution to the boundary walls and maintenance and repair of them, but this is not the case in this proposal. The report advises that the footpath should be closed due to the dangerous nature of the corner, so it is a matter of urgency that this issue is clarified, and the work completed	* The area to the south of the hedge that has now been identifed as belonging to the Applicant will be surveyed and the Topographic Plan will be updated to include the southern boundary. This will include the brick wall, low retaining wall and fence. This survey will be carried out w/c 16 Ocotober. * See also the note re walls under the response for Item 2. * The brick walls at the South-West corner will be repaired as prescribed by a structural engineer - following planning approval.
5		If there is any doubt about ownership of the southern boundary, then we refer to the site plan from 1965 that was created when the churchyard was expanded. This is included in the emailed document and hopefully clarifies responsibilities for the southern boundary of the plot (northern boundary of the churchyard). For completeness, we have included the plan for the Old Vicarage which details ownership of the eastern boundary of the plot and exact details of the boundary positions (in emailed document). Southern Boundary The survey of the boundary walls does not include the southern boundary. Now that ownership of the boundary is clear, we request that this is included in the survey and proposed works.	The area to the south of the hedge that has now been identifed as belonging to the Applicant will be surveyed and the Topographic Plan will be updated to include the southern boundary. This will include the brick wall, low retaining wall and fence. This survey will be carried out w/c 16 Ocotober.

6		Height of the new proposal The new proposal appears to be higher than the approved one, though it is difficult to determine precise differences with the information provided. The application focuses on the proposed house not being higher than the wall to Back Lane, but there is no way to tell from the information provided. It is impossible to tell from the information provided whether the house will be visible from any other point e.g. standing on Back Lane by the Churchrooms looking west, especially as the splay wall will be rebuilt at a lower level due to the slope.	* Drawing 30(A) Clarifying Site Section AA-AA is provided to clarify levels and sightlines. * All Levels are related to Ordnance. Finished Floor Level is 118.40 and the top of the Green Roof is 121.550. * Top of boundary wall levels vary between 122.72 near the western end and 122.28 on the east side. The roof level is therefore between 730mm and 1170mm below the top of the boundary walls. *** Due to the proposed roof being at least 700mm below the Back Lane walls and the fact that vantage point into the site can only be from elevated positions one will always be looking DOWN into the site. Therefore the house cannot be seen above boundary walls on the far side and therefore it cannot obscure or interrupt views ACROSS the site.** * The re-aligned splayed boundary wall will be to the same level/height as the current wall.
7		Design of the new proposal The new proposal is for a free standing house, not built into the slope as the approved application. We understand that this is beneficial to the applicants to provide more light, but it does significantly change the nature of the approved application. The addition of solar panels and trellis further reduces the green space, and will also be visible from our property and rooms we use on a daily basis. They will also be visible from at least two other properties - Parliament Piece and also the house at the top of Burdett Street. Overall, the new proposal reduces the green space and is more urban than the approved design.	* The new proposal locates the retaining wall outside of the building envelope but the land to the east and west of the footprint will not be cut back so the house will appear from a distance to still be cut into the slope. * The whole of the footprint is still to be covered with a green roof. * These proposals have the same amount of external hard surfaces and a smaller area for the driveway, so this scheme will actually have more green areas than the approved. * The timber trellis is proposed to allow planting to grow at the northern roof edge level. In time this will blend/blur the green roof edge and obscure the northern elevations. * The solar panels are lower than the proposed green roof and also hidden behind the boundary wall along Back Lane. Only a thin line of the panels would be visible from the upper eastern windows of the Old Vicarage but there is a distance of 45m between. The panels are dark and set in front of the lower portion of the boundary wall which in itself is dark. Most of the panel will be hidden behind the roof edge as seen from the Old Vicarage - see Site Section 30(A) * The footprint of the new proposal have been carefully shaped to provide more visual seperation and privacy between it and the Old Vicarage.
8		Drainage plans Details of how drainage from Back Lane will be handled are not outlined. There are already issues with water running from Back Lane, down the private drive to the Old Vicarage, and towards the church. This appears to be due to the alignment of Back Lane to the drains and also because the finish of the highway is poor. This proposal will potentially exacerbate the current problems so a clear design for the whole area between the highway, the Old Vicarage and this proposal is requested.	* The proposals will not add any surface water onto Back Lane. * The new vehicle entrance has been shown with a channel along the road edge that would capture the small amount of water coming off the bellmouth of the new entrance way. * No works within the highway is envisaged.
9		Requested Conditions on the Construction If the planning officer is minded to approve this application, we would request that the following conditions are placed on the development: The working hours are restricted between 8am to 5pm and do not take place on weekends or bank holidays. Repair and rebuilding to the walls shall be carried out prior to the construction (and occupation) of the new dwelling. This would screen the development from Back Lane and also ensure that repair of the dangerous sections of wall are expedited. This would also allow us to complete the work to the driveway of the Old Vicarage that has been delayed by this ongoing planning process.	* The applicants would accept the standard working hours condition. * The aim would be to repair and rebuild the walls during and after the groundworks have been carried out. Of course it will be ensured that the boundary walls will be made safe during this time. The method of protection will be part of the Condition re the Construction Management Plan.
10		Conditions 11.1 to 11.17 in the case officer report from the approved planning permission (PL/2022/00916) should also apply to this application.	

11		Requests In summary, we have the following requests prior to any decision on this application being made: More information on the height of the proposed development, including precise floor and ridge heights with reference to ordnance datum. Drawings to show the view from different vantage points around the site, including from Back Lane by the Churchrooms Hall, looking west. Proposal to be updated so that the full length of the current eastern boundary wall to the Old Vicarage is maintained. Full design of entrance and drainage between Old Vicarage, Back Lane highway and this application. Clarification of the boundary of the site plan, specifically the southern boundary and whether this has changed since the previous application. Completion of the wall survey to include the southern boundary. Details of the boundary wall works to specified – specifically to the two areas highlighted as dangerous structures.	See all above

J1119
Proposed Dwelling, Back Lane, Ramsbury
Mr & Mrs Mills
Planning Comments Response Schedule

PL/2023/07437

		Planning Comments - Parliament Piece - Mrs N Willmore	Responses
1		Introduction I write with regard to the above application as we are the immediate neighbours at Parliament Piece, which is a Grade 2* Listed Building. Our property is immediately opposite the application site, north of Back Lane. The Coach House, which forms part of our listed curtilage and is itself Grade 2 listed, fronts Back Lane and is immediately adjacent to the land in question. We consider ourselves custodians of an important heritage site and during our time in the property our aim is to ensure that it is protected for future generations. Whilst we acknowledge that the application PL/2022/00916 has approved a dwelling at the site, we are concerned about and OBJECT a) the potential impacts of the changes to the scheme and b) whether there will be sufficient control to ensure that consented ridge heights and finished floor levels are adhered to.	Regarding points: a) Please see our responses below. b) Should approved levels & heights not be adhered to then it will be a matter for planning enforcement by the Council.
2		Changes to the approved scheme It would appear that the proposed dwelling is significantly larger than the approved scheme. Unfortunately, the submitted application does not state the proposed floor area. It is therefore hard to assess the proposed increase.	* The approved plan lacked storage for such things as garden equipment. Further, there is a condition that no outbuildings are constructed and one of the reasons for an increase in size. * The floor area has increased from 255 square metres to 320 square metres which is a 25% increase. * The increased area will all be under grass and wild flower flat roof as before. * The area increase will have no added impact on the setting of the conservation area or have an impact on the site itself. * The areas of external hardstanding (patios; walkways; etc.) vary very little between the two schemes. * The proposed plan is still for a 4-bedroom bungalow with some additions such as a family room and storage
3		It would also appear that the roof of the proposed dwelling is higher than that of the consented scheme. Unfortunately the submitted application does not give dimensions, so we have scaled this from the drawings. Our measurements (see below) suggest a 55cm increase in roof height.D17:D19	* Drawing 30(A)-Clarifying Site Section AA-AA, is provided to clarify levels, positions and sightlines. * All Levels are related to Ordnance. Finished Floor Level is proposed at 118.40 and the top of the Green Roof is 121.550. * Top of boundary wall levels vary between 122.72 near the western end and 122.28 on the east side. The roof level is therefore between 730mm and 1170mm **below** the top of the boundary walls. * Due to the proposed roof being a minimum of 700mm below the Back Lane walls, and the fact that vantage points into the site can only be from elevated positions, one will always be looking DOWN into the site. Therefore the house cannot be seen above boundary walls on the far sides and therefore it cannot obscure or interrupt views ACROSS the site.

4		Another main change to the scheme is the insertion of windows in the north elevation of the proposed building that serve habitable rooms. The north elevation of the approved scheme was submerged into the sloping ground and therefore had no north elevation windows facing Parliament Piece. It is acknowledged that the building will sit below the level of the Back Lane wall, however it is not clear from the submitted plan whether the exposed back wall of the house, the windows, and the hard landscapes, trellising and PVs – none of them part of the consented scheme - will be visible from Parliament Piece, which is at a higher level than the application site. We can currently see the field immediately behind the wall from ground level at Parliament Piece due to its elevated status, and therefore we are concerned that we will also be able to see windows (and visa versa) and that there will be light pollution at night. These concerns were not an issue with the approved scheme. To alleviate our concerns, we request that a cross section is prepared from our property through the site as shown below. The following extract from the submitted Design and Access Statement (DAS) shows a 'Cross Section A-A' and that the building is set back sufficiently from the boundary wall to allow sufficient light to the north facing windows. As shown by the blue arrow that we have added, it may be possible to see the windows from an elevated position. The further DAS extract below, shows Parliament Piece, to the North of the building, in the elevated position. It isn't currently possible to tell from the submitted drawings whether the north facing windows will impact upon Parliament Piece or not. As such a cross section drawing is requested. The applicant is welcome to visit our property to take any measurements of ground level, eave and ridge levels in order to provide an accurate cross section. We reserve the right to comment on the cross section drawing should it show any detrimental amenity impact upon our property. Proposed Site Levels Assuming that the requested cross section drawing demonstrates that the north facing windows do not detrimentally affect the amenity of our property, we request that a condition is imposed to ensure that the dwelling is constructed at the low level cut and fill as shown on the drawings. The DAS cross section A-A shown above, provides various site levels, which we presume are above ordnance datum (AOD) levels taken	* Drawing 30(A) Clarifying Site Section AA-AA is provided to clarify levels and sightlines. * All Levels are related to Ordnance. Finished Floor Level is 118.40 and the top of the Green Roof is 121.550. * Top of boundary wall levels vary between 122.72 near the western end and 122.28 on the east side. The roof level is therefore between 730mm and 1170mm below the top of the boundary walls. * **The distance of the sight line between the closest habitable rooms of Parliament Piece and that of the proposed dwelling which is Bedroom 4 - is over 41 metres.** * The planting on the trellis will obscure the windows on the north side. Only the top portion of three windows may be seen form the top floor of Parliament Piece - see SIte Section 30(A). * The matter of a small number of window tops that may be visible from a couple of rooms in the top storey of Parliament Piece should also be considered against the fact that those rooms will have views of a large part of Ramsbury all of which will have windows which will be lit at night. * Back Lane also have a number of bright streetlights, one of which is located at the corner of the Church Rooms opposite the north-east corner of the site and in full view of Parliament Piece. The light from this lamppost will emit far more light than the small portions of windows on the proposed north elevation.
5		We note that a topographical survey has been submitted as part of the application. For example, it appears to show a current ground level of 119.22 and a proposed floor level of 118.40, i.e. a level difference 82cm below current ground floor level. Cross Section A-A does not provide a proposed roof height, which we consider to be a fundamental requirement before the application can be considered. We also do not know where cross section A-A is taken from as there is no plan showing its location. It may well be that at certain points the level difference may be greater or less 82cm, however it is impossible to tell from the submission as it stands. Likewise, the wall is shown at 122.28, however this may vary along Back Lane, offering more or less screening from the development. When we scale the planning application drawings against the consented drawings, it suggests: - the difference in height between the top of the existing boundary wall and the top of the main roof on the consented scheme is 175cm - the difference in height between the top of the existing boundary wall and the top of the main roof on the application is 120cm In addition to the cross section drawing, we therefore request details of the wall height, floor levels and proposed roof levels, relative to current ground levels on at least three points between the proposed dwelling and Parliament Piece and the Coach House. These drawings should be stand alone drawings, as opposed to figures within the DAS, so that they can be listed as approved drawings on the decision notice and enforced. Once the requested levels have been provided and assuming that they are acceptable, we request that a condition is imposed on any approval to specify and enforce the finished floor level, maximum height of the building and future maintenance of	* Drawing 30(A) Clarifying Site Section AA-AA is provided to clarify levels and sightlines. * Please also refer to the submitted Topographical Survey. * The previous approval had a condition that requested levels to be approved and condition discharged before commencement of works. We have provided levels on the submitted plans and now on the section and therefor hope the levels can be approved as part of the main approval and not conditioned. * Top of boundary wall levels vary between 122.72 near the western end and 122.28 on the east side. The roof level of the proposed is therefore between 730mm and 1170mm below the top of the boundary walls.
6		Heritage Impact Whilst the single storey nature of the building, which would be cut into the ground, is a welcomed approach, the roof will be seen from Parliament Piece that is on higher ground. The paddock clearly forms part of the setting of the Grade 2* and therefore a larger building will impact more upon its setting compared to the approved scheme. As describe above, we also have concerns about the introduction of windows in the north elevation facing our property and the lack of information with regard to the existing and proposed site levels. Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits. Should the application be approved, we trust that the officers report will contain an assessment of the impact upon the Grade 2* building and an appraisal of the public benefits that you consider justify the harm to the setting of this nationally important	* The new proposals continue to locate the dwelling in a cut into the slope of the terrain, and as it is set below boundary walls it continues to allow uninterrupted views across the site onto Heritage Assets. * Both the Planning Officer & Conservation Officer made their own assessment regarding the IMPACT of the dwelling on the Conservation Area & Listed Buildings in the previous Approved Scheme. They found that views will not be harmed and as can be seen with the newly submitted Sections, Model Views & Elevations the views continue to be uninterrupted. * It was found that no visual harm is caused by the single storey dwelling. The current proposals do not vary significantly from the approved scheme as have been clarified above. * An assessment of the impact on the listed neighbours have also been carried out by Ian Lund a conservation expert - please also refer to his report.

7		Conclusion We would be grateful for the following information to be provided by the applicant:	
		1. The approved floor area, proposed floor area and percentage increase.	Internal floor areas: Approved_255sqm / Proposed_320sqm = 25% increase in internal area External hard surface areas: Approved_245sqm / Proposed_253sqm
		2. A cross section demonstrating the relationship between Parliament Piece and the proposed dwelling, in particular the relationship with the new north facing windows.	See Drawing 30(A) Clarifying Site Section that has been submitted with these responses
		3. A topographical survey of the site as existing.	Already submitted
		4. Clarity over the proposed finished floor levels, maximum roof height and boundary wall height for at least three points between the proposed dwelling and Parliament Piece and the Coach House. A comparison between these figures and the consented scheme. We reserve the right to comment on the additional information required. Should the application be approved, we request that conditions are imposed to enforce the finished floor levels, maximum roof height and maintenance of the boundary wall height.	See Drawing 30(A) Clarifying Site Section that has been submitted with these responses

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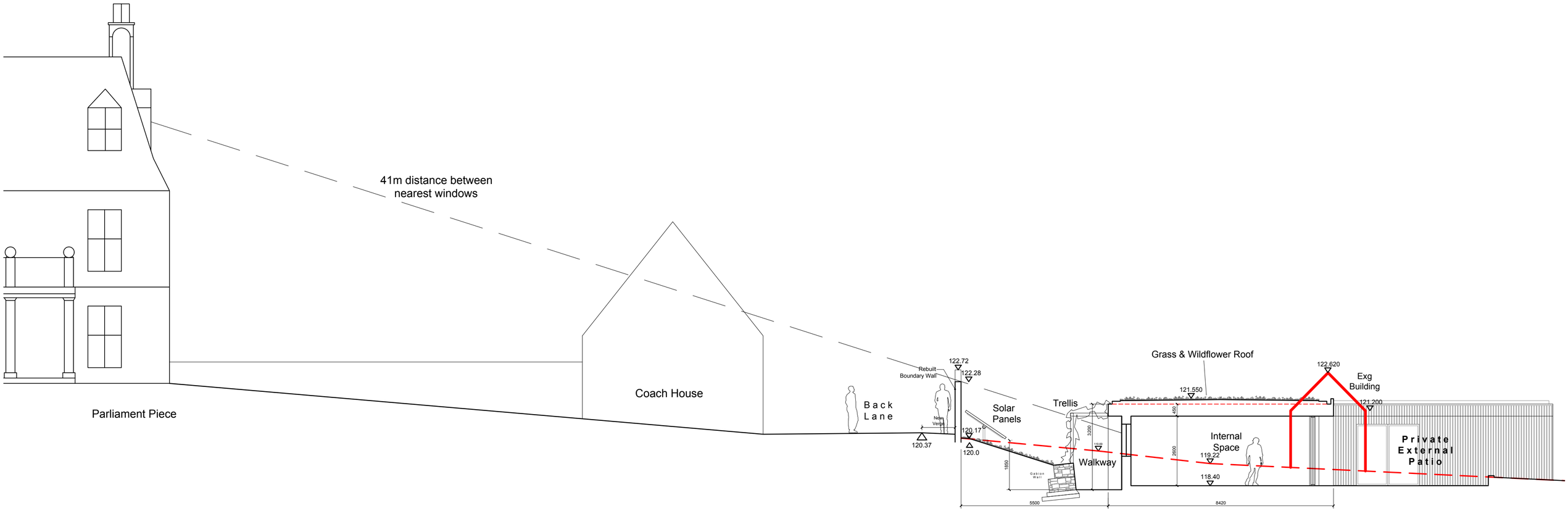

SITE SECTION AA - AA

Taken through area between East boundary and East pedestrian gate

Work Stage: 3	Client: Ian & Alison Mills
zinc architecture Architectural Design & Management Hope Chapel, Jarvis Street, Eckington, WR10 3AS www.zincarchitecture.co.uk info@zincarchitecture.co.uk	
Drawing Name: Clarifying Site Section AA_AA	Scale: 1:100 @ A2
Proposed Dwelling, Back Lane Ramsbury, Wiltshire	Rev. A
Job No: J1119	Drawing No.: 30