



40-41 Fosbury
SN8 3NJ

Supporting Planning Statement

September 2025

JACKSON PLANNING 

I. Introduction

- I.1 This statement has been prepared in support of a householder application to form rear extensions and alterations to the existing dwelling, erection of an outbuilding and improved access and parking arrangements, air source heat pump, replacement septic tank and EV charge point.
- I.2 This statement considers the planning merits of the case, including national policy and local policy and the local circumstances. This statement supports the completed forms and plans that form the application.
- I.3 The planning- application package is supported by the following:
- Plans and Drawings, Design and Access Statement –Harty and Harty Architects
 - Planning Statement - Jackson Planning
 - Bat Survey – Aluco Ecology
- I.4 This planning application follows withdrawal of application **PL/2025/00140**.
- I.5 The Planning Officer advised withdrawal of the previous application for the following reasons: *“The scale of the proposed extension is not considered subservient to the main dwellinghouse, which is currently a visually attractive building which offers some heritage value. The existing building currently holds a good amount of symmetry/balance with the adjoining property, and the proposed side extension would see a complete loss to this balance. It would not be considered to be a subservient addition to what is currently an attractive property; being notably wide compared to the existing building and the ground floor not being set back behind the front elevation at all, with a different material pallet which would compete with the existing traditional materials of the building and a modern style of window on the ground floor which appears at odds with the traditional style of the existing building, which is particularly troublesome for a front elevation*
- I don't see any way a side extension could be achieved here without compromising the appearance of the property as a whole, as there is already what appears to be a side extension which is particularly narrow. Therefore, unless the side extension was perhaps single storey and set back from the front elevation, I don't foresee any way a side extension would appear subservient and harmonious with the existing property. Although this is not to say a single storey side extension would definitely be considered acceptable”.*
- I.6 Given the above advice the application was withdrawn. This has resulted in a complete rethink of the extension to the property to achieve an acceptable scheme.

Site Context

- I.7 The whole village is encompassed by the Wessex Downs National Landscape (formerly) area of outstanding natural beauty.

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- I.8 The cottage adjacent to the main road running parallel to the road but slightly set back with a slip road serving the property.
- I.9 The Site is not within an area subject to flood (see Flood Map for planning confirms flood zone I).
- I.10 Fosbury does not have a designated settlement boundary, but the site is firmly within the village.
- I.11 The Site is adjacent to Lower Farm which has large operational agricultural outbuildings adjacent to the site, which are prominent in the street scene and dominate the side boundary of the application Site.

The Cottage

- I.12 40-41 Fosbury is the semi-detached dwelling, formerly a tied Estate Cottage. The property is of traditional construction. The property is in need of repair and upgrading.
- I.13 The semi-detached cottage is located within a large plot; it is thought that this was perhaps a row of four cottages, but now configured as two dwellings. The original buildings date from at least 1860, with rear and side extensions being added to the original dwelling.
- I.14 The semi-detached farmhouse is typical of traditional rural vernacular and is executed in a modest fashion as a working building possibly historically for farm workers. The front entrance however has some heritage detail featuring a stone trimmed gothic shaped arched lobby. It is arranged over two storeys with public rooms on the ground floor and bedrooms above accessed from two stairways. The plan has been altered and modernised over the years, and the current flow of rooms and general circulation is compromised.
- I.15 The property is small in modern standards of accommodation with limited head height on the first floor.

Planning History

- I.16 Following withdrawal of the previous application **PL/2025/00140**, the applicants have reviewed the proposals in the light of comments received. The changes in this proposal are examined in detail in the next section of this report.

2. Revised Proposals

- 2.1 The proposed submission has been redesigned to address concerns expressed by officers. The application has been simplified and revised and now is as follows: rear extensions and alterations to the existing dwelling, erection of an outbuilding and improved access and parking arrangements, air source heat pump, replacement septic tank and EV charge point.
- 2.2 The proposal is described in the design and access statement accompanying this planning application and are shown in the attached formal drawings and sketches are submitted to aid assessment.
- 2.3 This application follows the advice provided in the previous withdrawn application discussed above, removing the proposed side extension completely and separating out additional space in an outbuilding for use by the occupants. This allows internal reorganisation with only modest rear extensions to facilitate circulation within the property. The one and a half height rear extension allows a walkway so that one of the internal stairways can be removed.
- 2.4 The outbuilding is designed in a rural idiom and reflects the more agricultural boundary adjacent to the farm.
- 2.5 The applicant has taken the opportunity to revise the access proposals, making efficient use of space to create parking bays that will allow vehicles to exit in the forward gear and prevent on street parking.
- 2.6 The applicant proposes to significantly improve the frontage appearance by removing the oil tank, and planting hedging to enclose the front and side gardens. This will rationalise the space adjacent to the cottage.
- 2.7 Throughout the proposal, the applicant intends to achieve a more sustainable solution, with replacement triple glazing, and air source heat pump and increased levels of insulation. The proposal also includes an EV charging point to facilitate use of an electric vehicle.

3. Planning Policy

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The latest version of the NPPF was issued on December 2024.
- 3.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990. The National Planning Policy Framework must also be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 3.3 The guiding purpose of the planning system is to achieve sustainable development, which the NPPF defines in interlinked economic, social and environmental objectives. The NPPF also requires that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Development Plan

- 3.4 As required by planning law, planning applications are considered against the relevant local planning policies which in this case are set out within the Council's adopted local plan

Local Development Plan Policies

Wiltshire Core Strategy 2015

- 3.5 The application site is located within the North Wessex Downs National Landscape (formerly AONB) and therefore must comply with the NWD AONB Management Plan as directed by Core Policy 51 of The Wiltshire Core Strategy.
- 3.6 The other main policy consideration is Core Policy 57: Design and Place Shaping. These policies are considered in the analysis section of this report.

Emerging Local Plan 2020-2038

- 3.7 The replacement Local Plan is currently at examination, with preliminary hearings only taking place to date. Any replacement policy will have limited weight due to the unresolved objections to the Plan.

4. Analysis & Conclusion

Analysis

- 4.1 The assessment of the planning application is a balance of all the considerations associated with the proposal, the site and the local environment. Whilst planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (1990) they must also pay regard to the guidance provided by the NPPF as a material consideration and advice in NPPG.
- 4.2 The principle of this development is acceptable as it represents appropriate development of an existing dwelling within its established residential curtilage. The design has been changed significantly to respond to issues raised in the withdrawn application.
- 4.3 The decision to now extend the property to the rear, maintains the balance of development to the frontage and keeps the balance to the paired dwelling of this semi-detached property.
- 4.4 The design of the rear extensions is contemporary, but lightweight with significant glazing to create a deliberate modern contrast to the vernacular design. Given the lack of public views of the rear elevation, this is a discrete solution that creates rationalised space within the dwelling, and improves the design quality overall. Materials are sympathetic to the traditional vernacular with brick and Flint banding and continuation of the tiled roof.
- 4.5 The outbuilding is a sympathetic addition to the plot that creates a good transition to the agricultural buildings adjacent to the site. The choice of materials reflects the more agricultural idiom but the design is domestic scale so as not to off-balance the village street scene.
- 4.6 The rationalisation of the parking with an appropriate driveway and sympathetic planting will again improve the overall appearance of the plot.
- 4.7 The inclusion of sustainability measures including an air source heat pump, increased thermal insulation and improved glazing or significantly increase the thermal performance and energy efficiency of the dwelling. The introduction of an EV charging point will support the use of an electric vehicle to service the dwelling.
- 4.8 Given the careful design of the proposal, and its positioning away from the key views in the street scene and the balance with the adjoined property is an appropriate solution within the village-scape. Together this sensitive design, which is in keeping with the existing property, whilst contemporary in style is considered on balance that the proposal will cause no significant harm to the North Wessex Downs National Landscape and is compliant with the Local Plan policies and the NWD AONB Management Plan.

Amenity

- 4.9 The application property is in a relatively isolated location at the end of the village street with only one adjoining dwelling, which is located to the east of the application site. There is no impact on the amenity of the neighbouring dwelling.

Bats and Ecology

- 4.10 A bat survey has been carried out and the attached report records the findings.
- 4.11 As a householder application the proposal is exempt from the mandatory Biodiversity Net Gain requirements.

Policy Assessment

- 4.12 The proposed extensions, outbuilding and other minor works would be acceptable by virtue of its scale, design and materials, with no significant impact to neighbouring amenities and the National Landscape. It is therefore considered to be in accordance with Core Policies 51 and 57 of the adopted Wiltshire Core Strategy and the North Wessex Downs AONB Management Plan.

Conclusion

- 4.13 The proposal will not lead to any specific harms to the amenity of adjacent residents or any other harms to any public interest. Indeed, the proposal has sustainability benefits which should be considered positively in the balance.
- 4.14 The applicant believe the scheme now has overall compliance with National and Local Policy and with no demonstrable harms that outweigh the benefits, when assessed against the policies of the development plan and Framework as a whole, the applicant believes the proposals should be supported and planning permission granted.