



**ERECTION OF A DETACHED DWELLING, CAR PARKING
AND ASSOCIATED WORKS**

PLANNING STATEMENT

**LAND ADJACENT BEHIND 36 OXFORD STREET,
RAMSBURY, WILTSHIRE, SN8 2PS.**

ON BEHALF OF MR DAVID HUNTER.

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**



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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by AD Draughting Ltd to accompany a planning application which is submitted on behalf of Mr David Hunter (“The Applicant”). The application relates to Land behind to 36 Oxford Street, Ramsbury, SN8 2PS (the “Application Site”).
- 1.2 Full planning permission is sought for the erection of a detached 3 bedroom residential bungalow on land behind 36 Oxford Street, Ramsbury, SN8 2PS.
- 1.3 This Planning Statement is submitted in support of the application and provides a summary overview of the application proposals as well as identifying the Planning Policy Framework within which it should be considered.
- 1.4 Section 2 provides a description of the application site and the surrounding area. Section 3 sets out the development proposals. The Planning Policy Framework that is applicable to the application is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed and Section 6 sets out a summary and conclusions.



2. APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site is located in the heart of the village of Ramsbury to the South of Oxford Street. The access road to the telephone exchange is owned by the applicant. Access to the telephone exchange must be preserved. It is not a public road. Five photos of the appeal site are inserted at the end of this Section.
- 2.2 The site is currently vacant. Previously it was part of the garden of 36 Oxford Street when it was owned by the applicant's family. The curtilidge was changed when they sold the property.
- 2.3 Charnwood (to the west) is a two storey detached property constructed handmade bricks and clay tiles to the roof. Car parking is provided to the front and side (adjacent to the application site) and a private garden is provided to the rear.
- 2.4 Jubilee House (to the east) is of a similar style and is separated from the site by sheds and outbuildings
- 2.5 36 Oxford Street (to the north) is a previously extended and modernised house that is afforded a generous plot.
- 2.6 The village of Ramsbury provides a primary school, a large modern surgery, shops, post office, doctor's surgery, a church and a wide range of clubs, societies and services, including Ramsbury & Aldbourne Bowls Club, Ramsbury & Axford Golf Society, Ramsbury CC, Ramsbury Netball Club and Ramsbury Tennis Club.
- 2.7 The application site and wider area is located in an Area of Outstanding Natural Beauty (AONB). The application site is within the Ramsbury Conservation Area. The site is located in the Environment Agency mapping flood zone 1 which has the lowest probability of flooding and there are no local or national heritage or ecology designations that affect the site itself.





3. THE APPLICATION PROPOSALS

- 3.1 Full planning permission is sought for the erection of a 3 bedroom detached residential property together with car parking.
- 3.2 The property is proposed to be a bungalow facing the access road. The bungalow has been designed to minimise the impact on the area, kept to a reasonable size / bulk and has taken into consideration all neighbouring properties..
- 3.3 The property has been designed to appear as a red brick cottage with flint panels, reflecting the character of the neighbouring properties.
- 3.4 The property would be single storey with a ridge height of 5.1m and an eaves height of 2.25m. The property would be constructed of Ibstock Weston red brick, flint panels, bathstone cills, and slate. The proposed property has been designed to enhance the architectural quality of the street scene with a low level brick plinth, flint panels and bathstone cills adding detail and interest to the elevations. A CGI Image is below.



- 3.5
- 3.6 The property would have a footprint of 85.5 sq. m (13m wide by max 8.1m deep). Internally the property would provide a lounge, kitchen/dining area, 3 bedrooms one with an en suite and a family bathroom.
- 3.7 To the front of the property a new dropped curb would be provided onto the access road and space would be provided for the parking of 2 cars.



3.8 To the south a private garden would extend 24.0m long and 9.0m in width.



4. RELEVANT PLANNING POLICIES

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.
- 4.2 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:
- National Planning Policy Framework (NPPF)
 - The Development Plan (including Neighbourhood Plans)

National Planning Policy Framework (NPPF)

- 4.3 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. A second version of the NPPF was published in July 2018, and a slightly amended version issued in February 2019.
- 4.4 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.5 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.
- 4.6 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 goes on to state that for decision-taking this means:

"c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.



ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

- 4.7 Paragraph 11(d) should be read in conjunction with footnotes 6 and 7 of the NPPF which define “out-of-date” as including situations where LPAs cannot demonstrate a 5 year housing land supply and “protected areas” as including sites within Areas of Outstanding Natural Beauty (AONB).
- 4.8 Paragraph 59 sets out Central Government’s objective to significantly boost the supply of homes, identifying that to support this objective it is important that a sufficient amount and variety of land can come forward where it is needed.
- 4.9 Paragraph 68 recognises that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 4.10 Paragraph 73 requires LPAs to annually identify a minimum of five years worth of housing against the housing requirement set out in adopted strategic policies, or against the local housing need where strategic policies are more than five years old. It is widely accepted that Wiltshire Council cannot currently demonstrate a five year housing land supply.
- 4.11 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.12 Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.13 Paragraph 124 explains that good design is a key aspect of sustainable development. Paragraph 127 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 4.14 Paragraph 172 refers to Areas of Outstanding Natural Beauty and states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs which have the highest status of protection in relation to these issues.

The Development Plan



4.15 The Statutory Development Plan covering the application site comprises the:

- Wiltshire Core Strategy (adopted January 2015)
- Kennet District Local Plan 2011 (saved policies). There are no saved Local Plan Policies relevant to this application.

Wiltshire Core Strategy (WCS)

4.16 The WCS was adopted in January 2015. The WCS policies map identifies the application site as being located within the AONB. The Village of Ramsbury is identified as a Large Village within the Marlborough Community Area.

4.17 The most relevant policies in the consideration of this application are as follows:

4.18 **Core Policy 1 (Settlement Strategy)** sets out the settlement strategy for Wiltshire stating development at large and small villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

4.19 **Core Policy 2 (Delivery Strategy)** sets out a housing requirement for Wiltshire of 42,000 homes over the Plan Period (2006 to 2026) with 5,940 dwellings directed to the East of Wiltshire HMA within which the application site lies. At the identified large Villages (which do not benefit from limits of development) the Policy allows for limited infill within the existing built area with proposals for such development being supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement
- ii) Does not impose development in sensitive landscape areas

4.20 **Core Policy 18 (Spatial Strategy: Marlborough Community Area)** identifies Ramsbury as a Large Village. A total of 920 dwellings are directed to the Marlborough Community Area over the Plan Period.

4.21 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character and to not have a harmful impact upon landscape character with any negative impacts mitigated as far as possible through sensitive design and landscape measures.

4.22 **Core Policy 57 (Ensuring high quality design and place shaping)** requires a high standard of design in all new developments with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.



5. PLANNING ASSESSMENT

Principle of Development

- 5.1 The application site is located to the south of Oxford Street in the village of Ramsbury. The site is afforded excellent existing access and any neighbouring properties are a generous distance away. Ramsbury is identified in the Wiltshire Core Strategy as a large Village.
- 5.2 Wiltshire Core Strategy (WCS) Core Policy 2 allows for limited infill within the existing built area of large villages where it seeks to meet the housing needs of settlements. There is no published Housing Needs Survey for Ramsbury, however a proposal for a single dwelling would contribute towards a fluid demand for housing in village locations generally. Furthermore, the proposal for a modest sized 3 bedroom dwelling is considered to meet continuing requirement for family housing generally in rural locations, with Ramsbury likely to attract young families with its provision of a Primary School. The proposals' compliance with each of the three criteria (set out in WCS Core Policy 2) against which such proposals will be assessed is set out below:
- (i) Respects the existing character and form of the settlement – The application site lies within the village boundary and has good access. The siting of a detached property on the application site would respect the character and form of the wider pattern of development of the village. The property has been designed to reflect the character of surrounding properties and wider area. The proposed property has been designed to enhance the architectural quality of the street scene with a low level brick plinth, flint panels and bathstone cills adding detail and interest to the elevations.
 - (ii) Does not consolidate an existing sporadic loose knit area of development related to the settlement – the application site is adjoined by existing residential development to the east, west and north.
 - (iii) As set out in Section 4 of this Statement it is widely accepted that Wiltshire Council cannot demonstrate a 5 year housing land supply. In such circumstances NPPF paragraph 11 requires planning permission to be granted unless the application of policies in the NPPF that protect areas of particular importance (such as AONBs) provide a clear reason for refusing the development proposed. The impact of the proposals on the landscape and scenic beauty of the AONB is assessed below and the overall 'Planning Balance' is considered in Section 6 (Summary and Conclusion).

Impact on the Area of Outstanding Natural Beauty



- 5.3 NPPF paragraph 172 requires great weight to be afforded to conserving and enhancing the landscape and scenic beauty in AONBs.
- 5.4 The AONB washes over the whole of Ramsbury and the wider area. The application site lies within an pattern of development and currently comprises what was once part of the garden of 36 Oxford Street.
- 5.5 The proposed property is considered to be entirely in keeping with the character of the surrounding street scene and would therefore conserve the landscape and scenic beauty of this part of the AONB in accordance with NPPF paragraph 172 and WCS Core Policy 51 (Landscape).

Neighbouring Amenity

- 5.6 The proposed property would predominantly be dual aspect facing west and south.
- 5.7 The neighbouring property of Charnwood to the west has no side windows along its east elevation that look towards the application side. As such there would be no adverse overlooking of the side windows to Charnwood.
- 5.8 Jubilee House to the East has no windows on its western elevation. As such there would be no adverse overlooking of the side windows to Jubilee House.
- 5.9 36 Oxford Street to the North would be 26m away from the proposed bungalow. There is one bedroom window looking North from, but this would not result in over looking.

Car Parking

- 5.10 The proposed property would benefit from 2 off street car parking spaces in accordance with Wiltshire Council's car parking standards. A dropped curb is proposed onto the private access road.



6. SUMMARY AND CONCLUSION

- 6.1 Full planning permission is sought for the erection of a detached 3 bedroom dwelling on land south of 36 Oxford Street, Ramsbury. Ramsbury is identified in the Wiltshire Core Strategy (WCS) as a Large Village.
- 6.2 The application site lies to the south of Oxford Street within the existing pattern of development with residential properties to either side (to the east and west) and also to the north. WCS Core Policy 2 allows for infill residential development within the existing built area at Large Villages where this seeks to meet housing needs. A modest three bedroom family home would contribute towards the overall mix of housing in Ramsbury and the proposed property would comply with the three detailed criteria of WCS Core Policy 2 through:
- Respecting the existing character and form of the settlement
 - Not imposing development in sensitive landscape areas
- 6.3 The proposals are considered to fully comply with Wiltshire Core Strategy Core Policy 2 and as such in accordance with NPPF paragraph 11(c) planning permission should be granted without delay. However, Wiltshire Council are unable to currently demonstrate a 5 year housing land supply and as such NPPF paragraph 11(d) requires planning permission to be granted unless the application of policies in the NPPF that protect areas of particular importance (including AONBs) provide a clear reason for refusing development.
- 6.4 It has been concluded that the proposed property would be entirely in keeping with the character of the surrounding area; would be viewed in the context of existing residential development, and as such would conserve the landscape and scenic beauty of this part of the AONB. The site's location in the AONB would not therefore provide a clear reason for refusing the development proposed, and as such NPPF paragraph 11(d) should be engaged if for any reason the Council do not consider the proposals fully comply with the Wiltshire Core Strategy (in particular Core Policy 2).
- 6.5 It has been demonstrated that the proposed property would not adversely harm the residential amenity of adjoining properties. The proposed property would comply with Wiltshire Council's Car Parking standards and the proposed property has reflects a high quality of design in accordance with WCS Core Policy 57.
- 6.6 In summary, the proposed property would make efficient use of land, making a small but valuable contribution towards Wiltshire's housing requirement within a Large Village which has a good range of local facilities and within which new infill residential development is supported by WCS Core Policy



2. The siting and design of the proposed dwelling would ensure that it reflects the character of the surrounding area and conserves the landscape and scenic beauty of the AONB.

6.7 It is therefore respectfully requested that planning permission is granted subject to conditions as deemed necessary.