

Our Ref: ST/240510/P2

11 November 2025

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



BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990

Proposal: Formation of swimming pool and erection of greenhouse

At: West House, Ramsbury, Wiltshire SN8 2QN

PP-14442042

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs T Coulter to submit a Householder application to Wiltshire Council for the above development at West House, Ramsbury.

This application has been submitted via the planning portal and comprises:

- Completed application form and certificates;
- Planning application fee of £262.00;
- Drawing No.240510-01: Location Plan;
- Drawing No.240510-10: Site Plan;
- Drawing No.240510-70: Proposed Site Plan, Pool Details & Greenhouse;
- Covering Letter by Fowlers (below); and
- CIL Form 1: Additional Information.

1. Site and surroundings

West House (previously known as The Old Forge) is located within the village of Ramsbury, Wiltshire. The site comprises the existing dwelling of West House, garage, outbuildings and established residential curtilage.

The application site is located approximately 5.1 miles north-east of Marlborough and 5.9 miles north of Shalbourne.

West House is located to the western side of the village. The site sits on the corner of High Street, Back Lane and White's Hill, and is accessed directly off White's Hill. The site is bound to the north, east and south by neighbouring residential development.

West House itself is Grade II listed, designated on the 6 March 1985. The Historic England list entry is as follows:

II House, C17. Rendering over brickwork and timber framing. Tiled roof. 2-storey, 4 bays with forward extension on right gabled to road. Entrance to cottage in first bay; boarded door. 12-pane sashes, tripartite to central bay. 2 major stacks. Interior: Chamfered spine beams with swept and check stops. Right end bay with carved bracket between windows and open framing leading to former outbuilding at higher level, now the forward extension. Formerly the Bleeding Horse Inn, established mid C18.

The site is located within the Ramsbury Conservation Area, the North Wessex Downs National Landscape and Fluvial Flood zone 1 - with low chance of flooding. The site is otherwise unconstrained and unaffected by any other designation.

2. Planning History

K/58010/F	04.03.2008	Alteration to existing outbuilding	Approved
K/54093/F	16.05.2006	Weather boarding to final wall of outbuilding to match existing.	Approved
K/35690	21.05.1998	Alterations to existing outbuildings and extension to form cartshed.	Approved
K/20183	03.06.1993	Alterations & replace flat roof with pitched, and alterations to access	Approved
K/20182/L	01.06.1993	Alterations and replacement of flat roof with pitched	Approved
K/82/0719	08.10.1982	Building up existing wall to 6' and c/u of est. land and barn to ancill. outbuildings for Old Forge	Approved
K/82/0028	22.02.1982	Use from residential with restaurant licence to wholly residential	Approved
K/78/0508	14.08.1978	Extension to restaurant	Approved

3. Proposed Development

This planning application seeks permission for the 'Formation of swimming pool and erection of greenhouse' at West House, Ramsbury.

It is proposed to construct a swimming pool within the established garden curtilage of West House, Ramsbury. The swimming pool will be located to the far west of the house, to the

west of the access drive. The pool will measure 10m by 4m, with a stone surround, sited in a east/west orientation. A concealed pool cover will be located to the eastern end of the pool.

In addition to the swimming pool, it is also proposed to erect a greenhouse within the garden curtilage of West House. The greenhouse will be located to the far west of the site, to the north of the proposed swimming pool. The greenhouse will measure 3.6m by 3m.

The proposed greenhouse does not exceed 100sqm, and therefore the proposal is not CIL liable.

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; and local finance considerations, as 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 regards 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 includes 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 **Kenet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) published December 2024 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.

5. Planning Analysis

Policy CP57 ensures high quality design and place shaping, stating *'a high standard of 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 through drawing on the local context and being complementary to the locality'*.

Policy CP58 ensures the conservation of the historic environment, stating: *'development should protect, conserve and where possible enhance the historic environment'*.

The proposed development at West House takes note of the site's location within the conservation area, and the historic nature of the existing dwelling. Subsequently, the proposed swimming pool and greenhouse are considered to be sympathetic to the existing Grade II listed dwelling.

The pool and greenhouse will be located wholly within the existing established garden curtilage – to the western side of the site.

The proposed pool will measure 10m by 4m. The proposed greenhouse will be located to the immediate north of the swimming pool. The location of the proposals ensures the

development is shielded from the main dwelling of West House and has no direct impact on the listed building.

It is important to note the following points in respect of heritage:

- The swimming pool and greenhouse will not be visible from the immediate area surrounding the main house, and so will have no impact on the main areas from where the house is experienced.
- It is considered that the presence of a swimming pool will bring a use into what is presently a relatively under-used part of the grounds of the house.
- The pool will not cause harm to the aesthetics of the existing garden and will not result in harm to the significance of the listed building as there will be no impact on the experience of the listed buildings, or on the ability to understand or appreciate their significance.
- The proposed greenhouse will be a modest, square structure. The character of the building reflects the character of the area and so is considered to be appropriate, architecturally, for this setting and will not result in harm to the significance of the listed building.
- The proposed swimming pool and greenhouse will not be visible from the public realm and so there will be no impact on the character and appearance of the wider conservation area.

It is considered that the proposed location of the swimming pool and greenhouse would enhance the context of the wider site, and has been deemed the most logical and sensitive location for the development. The retention of the existing landscape features further enhances the site without adversely affecting the historic character and would greatly improve the visual amenity of West House as a whole.

The application site is large enough to comfortably accommodate the proposed swimming pool and green house, allowing continued use of the existing private amenity space whilst having no adverse impacts on character, appearance and setting of the listed building. There are no immediate neighbours that could be affected by the development through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicants contends that, due to the nature of the proposed development the proposals can be successfully integrated into the site with no harm caused to the listed building or surrounding area. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality and will not have adverse impacts on the historic nature of the site.

The scheme therefore accords with Policies CP57 and CP58.

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

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients