

## Wiltshire Council Planning Consultation Response

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**Application No:** PL/2025/09505  
**Demolition of existing summerhouse and construction of a two bedroom annexe to provide ancillary accommodation. (Re-submission of PL/2022/04523)**  
**Pound Cottage, Plough Lane, Marston, Devizes, SN10 5SR**

Please find following comments in respect of the above application(s).

### Recommendations:

|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | No comment                                                                  |
| <input type="checkbox"/>            | Support in principle subject to amendments to the scheme (as set out below) |
| <input type="checkbox"/>            | Support subject to conditions (as set out below)                            |
| <input type="checkbox"/>            | Object (for reasons set out below)                                          |
| <input checked="" type="checkbox"/> | No objections                                                               |

**Scope of comments:** the following comments relate to the built historic environment.

**Policy:** From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-216 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the

significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': 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.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

**Site and assets considered:** Pound Cottage is a significant unlisted building located in Marston Conservation Area. The property makes a positive contribution to the conservation area and is a Non Designated Heritage Asset (NDHA). The application site also lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

**Proposal:** The proposal seeks the demolition of the existing summerhouse and construction of a two bedroom annexe to provide ancillary accommodation. (Re-submission of PL/2022/04523)

**Relevant planning history:** K/33392 - Detached two bay garage and store, approved; E/09/0619/FUL - Erection of dwelling and re-location of thatched summerhouse to be used as a garage - refused at appeal; 18/09760/FUL - Demolition of existing summerhouse and construction of a two bedroom annexe to provide ancillary accommodation, approved; PL/2022/04523 - Demolition of existing summerhouse and construction of a two bedroom annexe to provide ancillary accommodation (revision of 18/09760/FUL), approved.

**Issues:** impact on the setting of neighbouring NDHA, impact on the character and appearance of the conservation area.

**Information considered/provided:** Paragraph 207 of the NPPF requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is not accompanied by a “Heritage Statement” and as such the application fails to provide any objective assessment of the impact of the proposal and, as a result, it fails to meet the requirements of the NPPF.

However, paragraph 208 of the NPPF also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

**Significance of assets and contribution of setting:** The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological, architectural, artistic** or **historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the host building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

**Assessment:** This planning application is seeking to renew a previous planning permission (PL/2022/04523) to demolish the existing summerhouse and to erect a single storey building, which would be used as annexe accommodation ancillary to the main dwelling. This would renew an earlier planning permission for the same proposal (18/09760/FUL).

The proposed annexe will occupy the same footprint and will be the same height as the previously approved scheme. It will also be orientated as per the previously approved scheme and sited in the same location. The proposed annexe will be constructed to the same design and of the same materials as the previously approved scheme (larch cladding left untreated to weather naturally and clay pantiles to match the host dwelling).

It is noted that in consideration of the approved 2018 application, the council’s Conservation Officer advised “the low ridge height of the proposed building is such that it will not be easily seen from the wider area. Consequently, the gap which makes a positive contribution to the character of the area will be retained”. As the proposed annexe is the same size and design (including materials) and sited in the same gap as the previously approved scheme, it is concluded that the proposed development will not harm the character and appearance of the conservation area.

**Summary & conclusion:** The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

