



RCC TOWN PLANNING CONSULTANCY



Site: 7 The Square, Ramsbury, Wiltshire, SN8 2PE

Proposal: Change of use from Class E to a single dwellinghouse and insertion of dormer window. Replacement of shop front joinery; replacement of asbestos slates with natural slate and creation of a new door opening from the High Street.

On behalf of: Lynne Coplestone

Date of Issue: December 2025



RCC TOWN PLANNING CONSULTANCY

PLANNING AND DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of the applicant to support their full planning application for the change of use of 7 The Square in Ramsbury to a single residential dwelling and the associated physical alterations.
- 1.2 No.7 is an unlisted building situated within the Ramsbury Conservation Area. Its last permitted use was an E Use Class estate agency. This application seeks to change the use of the building to a single residential unit and associated alterations.
- 1.3 Planning permission 16/06315/FUL originally permitted the change of use of the premises from a former A2 Use Class (financial and professional uses) to C3 (residential) but this was never implemented and subsequently lapsed. Planning permission PL/2024/08967 for the change of use of the premises to residential was then approved on the 13 March 2025. During the consideration of that application, the Conservation Officer raised concerns regarding the size and design of the rear-facing dormer, as well as the number and positioning of the rooflights. In order to secure a planning permission and address the matter of principle, the applicant amended the scheme and the application was then approved.
- 1.4 The applicant is now in the process of appointing contractors and, having revisited the approved dormer design in consultation with their architect and contractors, seeks to reinstate the original dormer and window arrangement proposed under PL/2024/08967. The approved dormer design is not practical, resulting in significantly reduced headroom and smaller and darker bedrooms which do not meet the National Space Standards for bedroom sizes. The restricted floorspace also prevents the creation of a shared family bathroom. The original configuration provides a more functional and better-lit internal layout with appropriate room sizing.
- 1.5 Furthermore, following a more detailed inspection of the building by the contractor and architect, it has become evident that the extent of works required to facilitate both the repairs and the proposed change of use is substantial. The scale and complexity of these works render the scheme unviable for a general developer. The proposal is only feasible because the applicant already owns the building and intends to occupy it as her primary residence.
- 1.6 The general works that now also need addressing are:
 - i. Asbestos roof slates to be replaced with slate
 - ii. Internal walls and ceilings lined with asbestos- costly removal and encapsulation where required.
 - iii. Gable wall timber frame requires internal re-building.
 - iv. Shop front joinery all needs replacing.
 - v. The rear kitchen projection – asbestos lined timber frame with inadequate foundations needs to be replaced with cavity masonry.



- vi. Felt roof lean-to over the bathroom/utility area to be replaced with grey single ply membrane – this will also include the upgrading of the neighbours lean-to roof and over cladding the external walls to create a more acceptable appearance
- 1.7 The majority of these works do not require planning permission but nonetheless the costs associated with the above works necessitate the provision of a sufficient level of accommodation, including the provision of two adequately sized bedrooms and a separate family bathroom, to ensure that the building can be renovated and its long-term viability secured for the benefit of the conservation area. Accordingly, this application also proposes the removal of the existing asbestos roof slates and their replacement with natural slate, the replacement of the poor-quality shopfront joinery, and the introduction of a new door opening in place of an existing window.
- 1.8 As set out in Section 5.0 of this statement, the proposals would result in no meaningful harm to the Conservation Area and would deliver important public benefits through the re-use and retention of a non-designated heritage asset in a sustainable location, alongside the provision of a single dwellinghouse at a time when housing land supply in Wiltshire is significantly undersupplied. Even if the Council were to conclude that the scheme results in a minimal degree of harm, such harm is clearly outweighed by the strong public benefits.
- 1.9 As the site lies within a designated Conservation Area and the proposal involves the creation of a single dwelling, a Design and Access Statement is required. This Planning Statement therefore incorporates the necessary Design and Access considerations.

2.0 SITE CONTEXT AND PLANNING HISTORY

- 2.1 7 The Square in Ramsbury is an unlisted building situated within the Ramsbury Conservation Area. The building is described as a 'significant unlisted building' within the Ramsbury Conservation Area Statement.
- 2.2 Ramsbury is designated within the Wiltshire Core Strategy as a Large Village where the principle of residential development is supported under Core Policy 1, and where there is a presumption in favour of sustainable development under Core Policy 2.
- 2.3 The Square is situated within the centre of the village, being an important traffic intersection where routes heading out in all directions meet. The conservation area statement describes it as a "sizeable urban space" with attractive views afforded when heading both out of and into The Square. In particular, it is the sense of openness and arrival experienced within The Square as one exits the narrower, building-lined, roads that feed into this space.

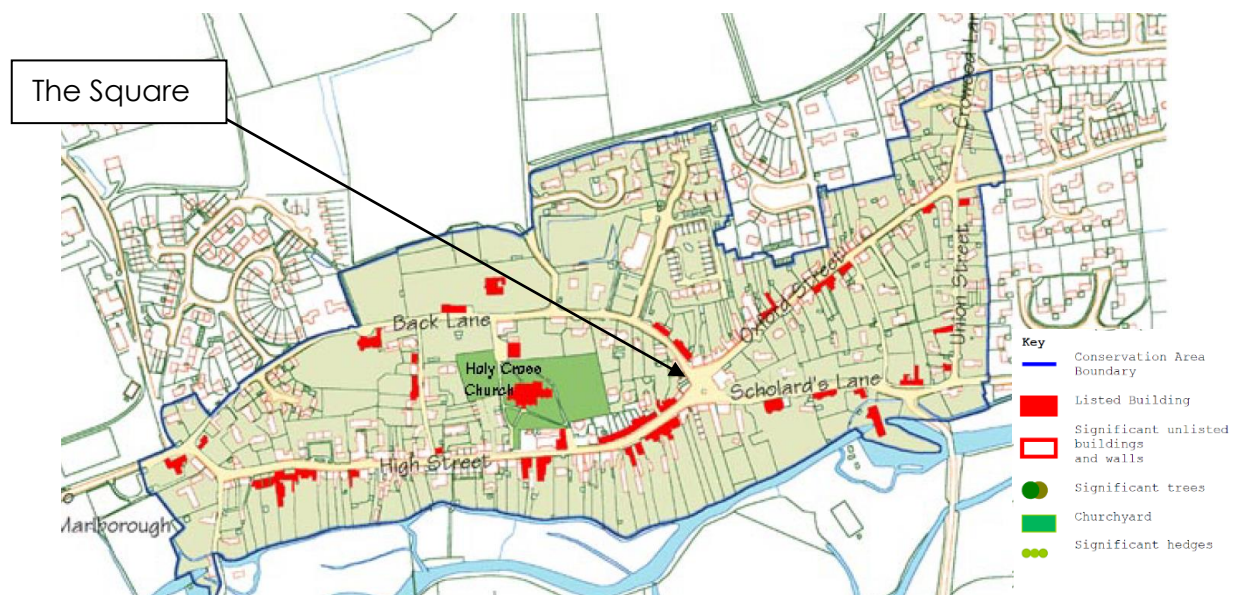


Figure 1: Extract from the Ramsbury Conservation Area Statement

- 2.4 No.7 lies on the western side of The Square, on the left-hand side as one heads northwards from the High Street. It is a corner plot and, as such, has frontages facing both north-east and south/south-east, with the front door positioned between the two. It is single-storey and modest in scale but with a large roof space capable of habitation. There are existing residential properties surrounding the site and these are generally two-storey in height. To the rear there is a courtyard garden area that has historically been used for parking associated with property.
- 2.5 There are a number of listed and significant unlisted buildings within The Square and the village as a whole.



Figure 2: Extract from the Ramsbury Conservation Area Statement



Figure 3: View of part of the front elevation from High Street



Figure 4: View of front elevation from within The Square



Figure 5: Existing rear/side elevations

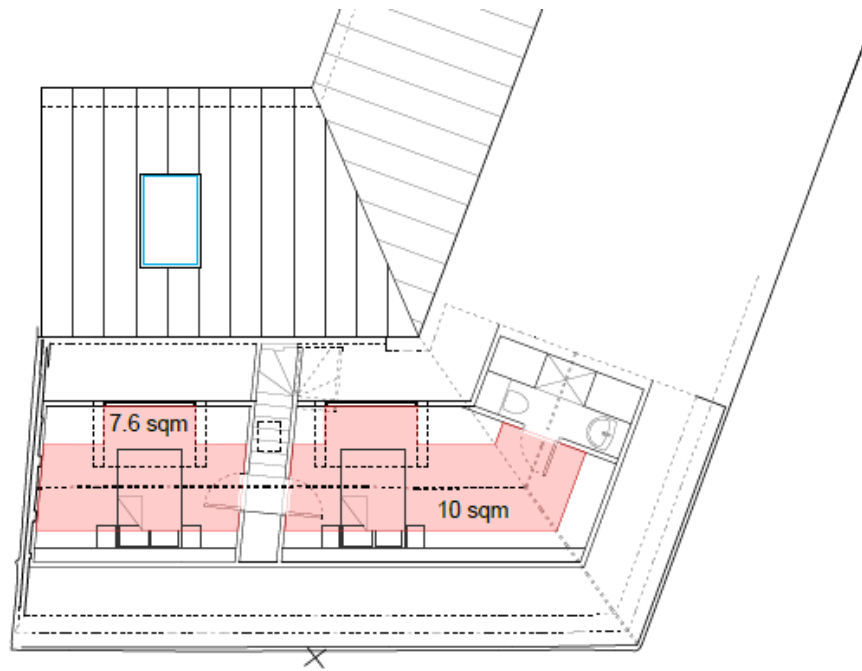


Figure 6: Rear elevation

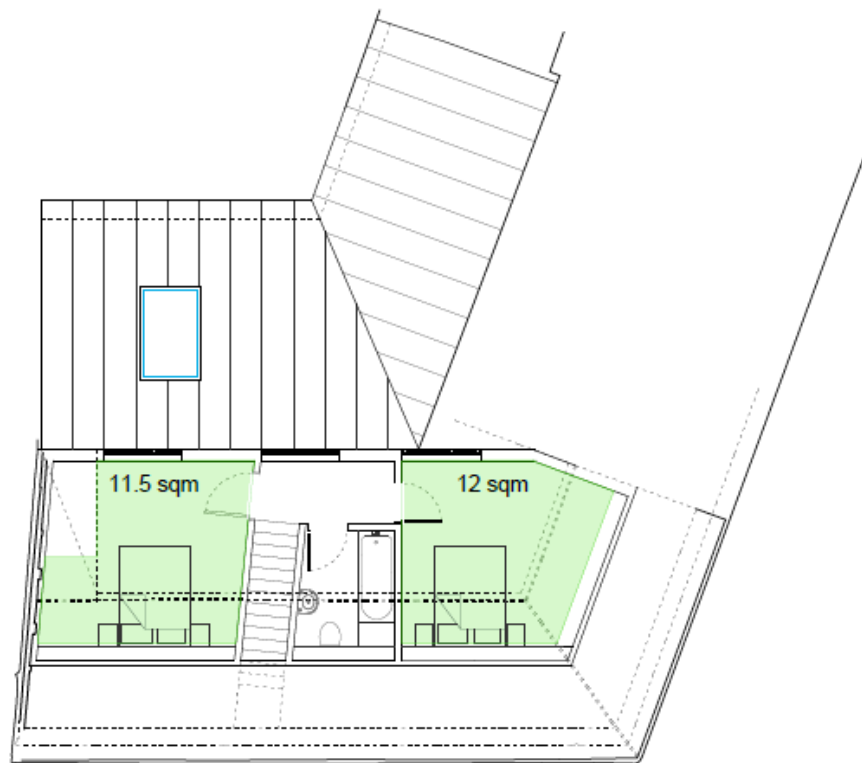
- 2.6 Having regard to other designations, the village and its wider setting is washed over by the North Wessex Downs National Landscape designation.
- 2.7 This statement will now move onto a discussion of the site and planning policy context before the discussion of the planning merits and heritage implications of the proposal.

3.0 COMPARISON OF THE APPROVED AND PROPOSED SCHEME

- 3.1 As previously described, permission is being sought again for the conversion of the vacant Class E (commercial, business and service use) building to a two-bedroomed dwellinghouse. Consent is also being sought for the insertion of a dormer window to the rear; replacement of shop front joinery; replacement of asbestos slates with natural slate and creation of a new door opening to the High Street.
- 3.2 Planning permission PL/2024/08967 approved a similar scheme but the dormer and rooflight arrangement were amended during the consideration of the application to address the conservation officers concerns. The principle of the change of use has therefore already been established and there is no material reason for this to be revisited.
- 3.3 The proposed internal alterations relate to the creation of an open-plan living arrangement which do not require consent as this is not a listed building. However, these changes, together with the inclusion of a dormer and rooflights, will create an enhanced internal layout on the ground floor and two bedrooms and a shared family bathroom on the first-floor. The proposals will modernise the property, facilitating its occupation as a modest dwelling. This will in turn promote the future care and upkeep of no.7, which is recognised as a non-designated heritage asset.
- 3.4 The front elevation will remain largely as is, with the large shop front windows replaced with slim-line, purpose built, timber double glazed units of the same glazing pattern. The introduction of a new door instead of a window and replacement of the asbestos slate with real slate tiles will have very minimal visual impact within the conservation area. These will, however, bring substantial environmental benefits to the building, reducing heat loss significantly.
- 3.5 The rear elevation will be significantly enhanced with the alterations to the existing openings and replacement of poor-quality render and corrugated sheeting with timber cladding and new render. The rear elevation is extremely well-contained and there are no views afforded from within the conservation area. It is also noted that the ownership subdivision is not typical in that part of the floor space of what appears to be the attached neighbouring property actually forms part of no.7.
- 3.6 Set out overleaf is a comparison of the floorspace as approved and as now proposed. This shows the inadequacies of the approved arrangement and proves that it falls foul of the National Space Standards:



Consent Ref. PL/2024/08967 - First floor plan - Non-compliant bedroom sizes



Proposed first floor plan - Compliant bedroom sizes

Figure 7: Floorplan comparisons of approved and proposed schemes

4.0 PLANNING POLICY

- 4.1 The main planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS). There is no neighbourhood plan covering Ramsbury.
- 4.2 Material considerations comprise Government guidance contained within the National Planning Policy Framework 2023 (NPPF) and the National Planning Practice Guidance (NPPG). At the local level, the Ramsbury Conservation Area Statement (2003), Wiltshire Design Guide (2024) and the Wiltshire Local Transport Plan 2011- 2026 Car Parking Strategy are a relevant material considerations.
- 4.3 The tables below list the relevant policies and guidance for decision making.

WILTSHIRE CORE STRATEGY

Policy	Title
CP 1	Settlement Strategy
CP 2	Delivery Strategy
CP 14	Spatial Strategy: Marlborough Community Area
CP49	Protection of Rural Services and Community Facilities
CP50	Biodiversity and geodiversity
CP51	Landscape
CP57	Design and Place Shaping
CP58	Ensuring the conservation of the historic environment
CP60	Sustainable Transport
CP 61	Transport and Development
CP64	Demand Management

NATIONAL PLANNING POLICY FRAMEWORK

Chapter	Title
2	Achieving sustainable development
5	Delivering a sufficient supply of homes
9	Promoting sustainable transport
12	Achieving well-designed and beautiful places
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment



5.0 PLANNING AND HERITAGE ASSESSMENT

5.1 The key planning issues relevant to this proposal are:

- Principle of the scheme;
- Design and relationship with heritage assets;
- Other matters
 - a) Highway safety and parking
 - b) Ecology and BNG;
 - c) Residential amenity

Principle of development

5.2 The principle of the change of use of no.7 to a two-bedroom dwelling was agreed under planning permissions 16/06315/FUL and PL/2024/08967. There have been no material changes to planning policy or advice since the granting of consent last year. The principle of the change of use therefore remains acceptable and in accordance with core policies 1 and 2 of the WCS.

Design and relationship with heritage assets

5.3 The starting point for assessing the design of any scheme is the context in which it will be read (Policy CP57). Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment, and should not have an unacceptable impact on the historic environment, particularly where this could be avoided or mitigated.

5.4 The Wiltshire Design Guide was formally adopted by Wiltshire Council as a Supplementary Planning Document was on 25th March 2024. This notes that:

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region is necessary when making decisions on the siting, design and identity of new developments. It ensures they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. The section on Identity elaborates on physical context”.

5.5 The application site is located within The Square, a prominent space at the heart of the village where several key routes converge, creating an important traffic intersection and a recognised sense of openness and arrival as one emerges from the narrower, building-lined approach roads. Described in the conservation area statement as a “sizeable urban space,” The Square offers attractive views both into and out of the area. No. 7 occupies a corner plot on the western side, positioned to the left when travelling north from the High Street, with frontages facing north-east and south/south-east and an entrance situated between the two elevations. The building is single-storey and modest in scale, though it benefits from a generous roof space with potential for



accommodation, and it is surrounded by predominantly two-storey residential properties. A courtyard garden lies to the rear, historically used for parking associated with the property.

- 5.6 The extract below is taken from the Ramsbury Conservation Area Statement and describes the character and appearance of The Square:

The Square

The Square is a focal point and an important traffic intersection with routes out in all directions. It is a sizeable urban space and contains the Ramsbury oak planted in 1986 which is beginning to have a marked visual impact. Buildings around The Square are a mix of two and three storey, although on the western side only single storey. Views out are attractive features of The Square and there are views in all directions. The alignments of High Street, Back Lane, Oxford Street and Scholard's Lane, together with changes in level, provide attractive vistas. Similarly, the views inward along the approach roads towards the Square are all terminated by buildings, suggesting a sense of arrival.

- 5.7 In describing The Square, it further adds that a significant characteristic of The Square is the way the space is defined by each of the roads that radiate from it.
- 5.8 Section 72(1) of the 1990 Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The NPPF reinforces this requirement, emphasising proportionate assessment of significance, the need to focus on how heritage assets are experienced, and the requirement that less than substantial harm must be weighed against public benefits (Para. 208). Within this context, the application building provides a modest contribution to Ramsbury Conservation Area, with its significance understood through its integration with the surrounding built environment that defines 'The Square' and features a shopfront extending across two elevations. The continuous roof form which runs both north-east and south/south-east, following the shape of this corner plot creates an attractive property, creating a continuous frontage to the streetscene. The significance of the application building is reflected in the status of the property as a non-designated heritage asset.
- 5.9 The discussion will now be subdivided to address (a) the previous dormer proposal and (b) the additional alterations to the shop front, roof and insertion of new door.

Proposed Dormer Window

- 5.10 The proposed dormer window would be contained to the rear roofslope of no.7 and would be read alongside the two modern dormer windows on the neighbouring property. These views would only be afforded from the



immediate rear of the property and would not be evident from public vantage points within the conservation area (see figures 1, 6 and 7). The dormer window will therefore have no meaningful impact upon the character or appearance of the conservation area or setting of nearby listed buildings as it will not be intervisible within these heritage assets.

- 5.11 Moreover, the rear elevation of no.7 is currently in a poor state of repair and of a poor standard of design. The rear elevation is of little historic merit as a modern extension, constructed from a variety of ageing and low-quality materials, dominating the property and detracting from its appearance. This scheme will create a more cohesive rear elevation with the timber cladding, rebuilt brickwork and render serving to unite the various additions and alterations that have already occurred. This will serve as a significant improvement to the appearance of the building.
- 5.12 Notwithstanding the above comments, dormer windows are a characteristic feature of the surrounding area. The photographs below and overleaf show examples of dormer windows present within the immediate and surrounding streetscene of the application site.



Figure 8: Dormer windows on a front facing roofslope at High Street.



Figure 9: Dormer windows on the attached neighbouring property.



Figure 10: Use of timber cladding to the rear extension approved under 17/02325/FUL at the neighbouring property

- 5.13 The Conservation Office accepted in their initial consultation response (dated 15 October 2024) that (a) the rear elevation is not visible within the conservation area and (b) the rear elevation is already of poor design quality and appearance:

"The rear of the building has, however, been compromised by extension and alteration during the modern period and is of lesser interest.

... The rear elevation is well-contained and there are no views afforded from within the conservation area".

- 5.14 However, whilst the conservation officer supported the conversion of the vacant commercial building into a dwelling in principle, the proposed external alterations were considered to cause harm to the character and appearance of the Ramsbury Conservation Area. The objections can be summarised into the following:

1. The front elevation occupies a prominent corner location, and the roof lights would be pronounced due to the single storey form of the building and the fact there would be a sequence of rooflights on a single uninterrupted plain roof slope.
2. The box dormer would not be sympathetic since this would be constructed using the full width of the roof. This would be an inappropriate design solution since it would give the appearance of an extra storey on top of the building. In conservation areas, higher quality of design is needed. This is a requirement whether or not a development proposal is in public view or not.

- 5.15 The conservation officer then concluded the following:

"If these [changes to the rooflight and dormer] are not forthcoming, I am happy to recommend refusal on the basis that the proposals will result in harm to the character and appearance of the conservation area via change to the buildings original external form. The proposals involve only part of the building/area and could therefore be considered as causing 'less than substantial harm' for the purposes of interpreting the NPPF.

Whilst paragraph 208 allows that a level of harm may be offset by public benefits, which could include conservation benefits, in this case no objective justification has been provided for the works and the proposals are articulated as being primarily for the convenience of the owner i.e. a private benefit. As a result, the proposals fail to meet with the requirements of current conservation legislation, policy or guidance and I therefore recommend refusal".

- 5.16 Firstly, we do not consider the addition of the dormer to give rise to any harm to the character and appearance of the Ramsbury Conservation Area. As described above, the conservation area, in so far as it relates to The Square and the application site, is characterised by the large area of open and shared “urban” space within the centre of the village and its important role as a traffic intersection with roads radiating from the space. Alongside the road network, properties frame this space and form almost continuous frontages around the edges. Key elements contributing to its character include this consistent frontage enclosing the space and use of traditional materials. Rear roof slopes of properties are generally not visible from the street and therefore contribute minimally to the publicly-experienced character and appearance of the conservation area. This is particularly true for no.7.
- 5.17 A survey of public vantage points was undertaken early in the design process, particularly looking at views from within The Square. This confirmed that the dormer would be fully obscured from these public views given the enclosed nature of the rear elevation and the positioning below the existing ridge line. No publicly visible changes would therefore result from the dormer, and it does not affect any of the conservation area's identified character-defining elements, including the sense of space, continuous frontages framing The Square or views in and out of the area from the road network feeding in and out of The Square. The photograph below show the site as viewed from within The Square and the lack of views of the rear elevation.



- 5.18 We therefore conclude that the dormer is entirely invisible from the public realm and does not affect any of the key defining features of The Square. As

such, it preserves the character and appearance of the conservation area and causes no harm to its significance.

- 5.19 From the limited private views from neighbouring properties, the dormer and associated works would enhance the appearance of No. 7, creating a cohesive and visually appropriate façade through carefully selected materials. Within these private views, the dormer would integrate harmoniously with neighbouring rear elevations, which include modern dormers of lower quality and a timber-clad flat-roof extension. Any impact here in the private realm is less-than-substantial and negligible in heritage terms.
- 5.20 We therefore respectfully disagree with the Conservation Officer's conclusion that the proposals would harm the character and appearance of the conservation area by altering the building's original external form. The Conservation Officer's analysis does not reflect the fact that the existing rear elevation and those of the neighbouring properties already compromise the architectural character of no.7. The rear elevation of no.7 is currently in a poor state of repair, poor standard of design and of little, if any, historic merit. In its current form, a modern extension, constructed from a variety of ageing and low-quality materials, dominate the property and detract from its appearance.
- 5.21 Against this backdrop, the single dormer and wider improvements represent a simpler and more coherent design approach. In comparison, the approved two-dormer arrangement would increase visual clutter, significantly compromise the internal accommodation and reduce the feasibility of the residential conversion. This scheme will create a more cohesive rear elevation with the timber cladding, rebuilt brickwork and re-render serving to unite the various additions and alterations that have already occurred. In contrast, the proposed dormer reads as a single, contained element and enables the creation of two first-floor bedrooms which meet the minimum standards and a family bathroom.

Other Alterations

- 5.22 Turning to the remaining proposed alterations, these are considered to be acceptable and appropriately justified. The works have been identified as necessary following more detailed inspections of the building undertaken following the grant of the original planning permission. Historically, the property has been in long-term commercial use and, as a consequence, has not benefited from substantive repair or reinvestment in its fabric. The limited rental returns associated with this former use did not warrant significant investment, resulting in gradual decline of the building over time.
- 5.23 The grant of planning permission for the change of use to residential has created an opportunity for the building to receive the level of investment required to secure its future. However, further investigations by DRA Architects and 2PS Structural Engineers have identified that the extent of works required is greater than originally envisaged. The proposed alterations are therefore necessary to facilitate a successful conversion, ensure compliance with modern living standards, and secure the long-term viable use of the building.



This aligns with paragraph 197 of the NPPF, which encourages the sustainable re-use of historic buildings where this conserves heritage significance.

- 5.24 In particular, the existing shopfront joinery is in a very poor state of repair and now requires replacement. The current single-glazed windows perform poorly in thermal terms, allowing significant heat loss and cold transfer from the exterior. They are also prone to internal condensation during colder weather, which leads to staining and the formation of mould, detrimentally affecting residential amenity.
- 5.25 In particular, the shop front joinery now needs to be replaced. The windows are in a very poor state of repair and all need to be replaced. The existing windows transfer cold into the room from outside and allow heat out. They also form condensation on the inside during cold weather, which is unsightly and often causes mould. The air gap in the proposed double glazing stops this heat transfer and condensation. Alternative solutions such as draught-proofing or secondary glazing have been carefully considered but would not sufficiently address these issues and would represent a less effective and visually intrusive intervention. The proposal therefore represents the minimum intervention necessary to achieve acceptable living conditions while respecting the building's appearance.
- 5.26 In addition, structural investigations have identified deterioration to the steel frame located between the timber-framed glazed sections of the shopfront. The square hollow section steel uprights, which extend to ground level, have suffered erosion over time. To ensure the continued structural stability of the building, it will be necessary to splice new sections of steel into the lower portions of these uprights. These works will be discreetly undertaken and will not result in any harm to the external appearance or heritage significance of the building.
- 5.27 It is therefore proposed to replace all existing timber, single-glazed shopfront windows with slim-line double-glazed units set within new timber joinery. The replacement joinery has been carefully designed to replicate the existing window pattern, proportions and detailing but now have the benefit of draught proofed opening high level fan-lights.
- 5.28 The applicant recognises that the shopfront is an attractive and important feature of both the building and the wider conservation area. As such, considerable care has been taken to ensure that the proposed window design preserves this character. A cheaper "off-the-shelf" secondary glazing solution has been discounted, as this would be visually intrusive, less thermally efficient and would cause greater harm to the appearance of the building and the conservation area. The proposed approach therefore represents the most sensitive and appropriate solution in heritage terms.
- 5.29 Historic England Advice Note 18: Energy Efficiency and Historic Buildings confirms that slim-line double glazing can, in appropriate circumstances, be successfully installed in historic buildings, including listed buildings, where this is carefully detailed and preserves significance. In this instance, the building is not listed and the proposals seek to replicate the existing window arrangement,

resulting in a neutral impact on the character and appearance of the conservation area.

- 5.30 The replacement windows are a key component in ensuring the long-term viability, energy efficiency and continued use of the building, in accordance with paragraph 208 of the NPPF, which emphasises that heritage assets should be conserved in a manner appropriate to their significance, while allowing them to remain in viable use.
- 5.31 The insertion of a new door within the High Street elevation is also considered to have minimal impact on views within the conservation area. The door will be positioned within the existing shopfront opening, replacing a window, and will be constructed in timber to complement the surrounding joinery. The streetscene is already characterised by its mix of uses and wide variety of fenestration arrangements, door positions and architectural treatments. The proposed door will therefore sit comfortably within this varied context and will not appear incongruous. It will not therefore harm the appearance of the conservation area.
- 5.32 The replacement of the existing modern asbestos roof slates with natural slate is considered a positive change to the building, representing a clear improvement, both in terms of health and safety and visual amenity. Natural slate is a traditional and locally appropriate roofing material and is significantly more sympathetic to the historic character of the building and the conservation area. The proposed slate will maintain the uniformity of the existing roofscape, particularly on this prominent corner return, and will provide a thin, smooth and precise finish that is far more appropriate than the current material. This proposal therefore enhances the appearance of the building and accords with paragraph 206 of the NPPF, which encourages development within conservation areas to preserve or enhance their character and appearance.

Conclusion - Heritage Impact

- 5.33 Although we are of the view that the proposals will not result in any harm to heritage assets, if the Council disagrees, we consider this would result in less than substantial harm, such harm would be:
- Minimal;
 - Confined to a private, non-public part of the asset and occurring within a heavily compromised context in the case of the dormer window;
- 5.34 In accordance with NPPF Paragraphs 8 and 208, we consider the public benefits of the scheme would still outweigh this limited harm.
- 5.35 The public benefits are considered to be:

(a) Conservation Gain Through Reuse

Bringing the building back into active use prevents ongoing decline, secures long-term maintenance, and enhances the vitality of the settlement. Without intervention, the building risks continued physical deterioration and inactivity.



The approved arrangement only offers two very small bedrooms and no shared bathroom. This is not a viable conversion moving forward. The extremely constrained nature of the approved scheme is demonstrated by the fact that the bedrooms do not meet the national space standards. Whilst matters of viability do not mean that the scheme can disregard any alleged heritage impact, it is nonetheless an important factor that must be considered in the 'balance'. Without a suitably viable scheme, the building will be left redundant and fall into further disrepair. As set out above, we consider that an acceptable balance has been struck between matters of viability and heritage, with the proposed dormer contained to the rear elevation which is not within public view.

(b) Lower cost housing Delivery in a Highly Sustainable Location

The provision of a modest two-bedroom property in a central village location where house prices are more than double the UK national average is of significant public benefit. The average price for a property in Ramsbury is approximately £661,185, in comparison to the UK average of around £273,000 (as of late 2025 data)¹.

(d) Need for a viable conversion

The significant costs associated with the proposed works necessitate the provision of a sufficient level of accommodation, including two appropriately sized bedrooms and the provision of a family bathroom. These are required to ensure that the scheme is both economically viable and suitable for the applicant. Without this level of investment, the building would continue to deteriorate, resulting in an increasing detriment to the character and appearance of the conservation area. The extent and complexity of the required works are such that the scheme would not be viable for a general developer and can only be delivered because the applicant already owns the property and is committed to its long-term occupation and maintenance.

(c) Lack of housing land supply in Wiltshire

The scheme provides a much-needed dwelling in a sustainable location at a time when Wiltshire faces a severe housing land supply shortfall. The NPPF requires local authorities to support such sustainable housing where it can be achieved without adverse heritage impact.

5.36 The scheme is therefore considered to comply with the relevant design criteria of policies CP57 and CP58 of the WCS as well as the relevant advice contained within the NPPF.

¹ <https://www.rightmove.co.uk/house-prices/ramsbury.html>
<https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexmonthlyquarterlytables1to19>

Other matters

- 5.37 Matters such as residential amenity, ecology/biodiversity net gain and highway safety were all deemed to be acceptable during the consideration of planning permission PL/2024/08967. There have been no material changes to the scheme or planning policy and advice in respect of these matters. The same satisfactory conclusions can therefore be drawn again.

6.0 CONCLUSION

- 6.1 This statement has set out a clear and substantiated case as to why the proposed change of use from Use Class E to residential conforms to the relevant planning policies and national advice and that there has been no material change in circumstances since the approval of PL/2024/08967 to now warrant any “in principle” objection to the scheme.
- 6.2 The proposed physical alterations to No. 7 preserve the character and appearance of the Ramsbury Conservation Area and cause no heritage harm. The dormer is entirely hidden from public view and the rear elevation—already compromised and of limited historic value—would be significantly improved through coherent, higher-quality design.
- 6.3 The other alterations, including the replacement of the shopfront glazing, are considered acceptable within the conservation area.
- 6.4 Even if the Council were to consider that the scheme results in minimal, less-than-substantial harm, this would be outweighed by clear public benefits, including the reuse and investment into a non-designated heritage asset, the delivery of a much needed two-bedroom property in a sustainable location, and support for housing supply within Wiltshire.
- 6.5 As such the proposed development accords with primary legislation and complies with the National Planning Policy Framework and with the core policies of the WCS as well as the relevant Conservation Area Statement
- 6.6 The Council is therefore requested to approve this application.