

C H A R L E S M A N N I N G

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Wiltshire Council,
Planning Department,
Monkton Park,
Chippenham,
Wiltshire.

Date: 16/1/2026

Your Ref:

Dear Sir/Madam,

Demolition of existing bungalow, replace with 2 new dwellings: The Haven, Webbs Hill, Minety.

This application seeks full planning permission for the demolition of the existing bungalow at The Haven and its replacement with two high-quality dwellings. The current building is an ageing, thermally inefficient structure that would require substantial and disproportionate investment to bring it up to modern standards. Its condition, combined with its central position within a generous rectangular plot, results in an inefficient use of land that does not reflect contemporary expectations for sustainable rural development.

Redevelopment provides an opportunity to optimise the site's capacity, improve energy performance, and deliver two well-designed homes that respond positively to local character. The proposal represents a more effective and sustainable use of the land and is fully aligned with the strategic objectives of the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF), particularly in relation to making best use of previously developed land, supporting rural housing, and securing high-quality design.

Conclusion

The proposed demolition of the existing bungalow and its replacement with two sensitively designed dwellings represents a policy-compliant, sustainable and locally appropriate form of development. The scheme responds positively to the site's context and delivers a significantly improved standard of design, energy efficiency and land use. In particular, the proposal:

- Aligns with Core Policy 1 and Core Policy 2, which support sustainable development within Wiltshire's settlements, including appropriately located infill and redevelopment within villages.
- Meets the expectations of Core Policy 48 (Supporting Rural Life) by contributing to the vitality of rural communities through the delivery of high-quality housing.
- Protects and enhances local landscape character in accordance with Core Policy 51, ensuring that the scale, form and siting of the new dwellings integrate comfortably within the village setting.
- Delivers a high standard of design consistent with Core Policy 57, replacing an outdated and inefficient structure with buildings that reflect local character, incorporate sustainable construction principles and improve the overall appearance of the site.
- Reflects the NPPF's support for the efficient use of land, the renewal of underperforming housing stock, and the delivery of well-designed, energy-efficient homes.

Taken together, the proposal accords fully with the Wiltshire Core Strategy and the NPPF. It represents a well-considered, sustainable and appropriate redevelopment of the site that will enhance both the quality and character of the village environment.

Please contact me should you have any further questions relating to this application.

Yours faithfully

Charles Manning
