

DESIGN, PLANNING & HERITAGE STATEMENT

relating to

APPLICATION FOR FULL PLANNING PERMISSION

& LISTED BUILDING CONSENT

for

ANCILLARY BUILDING

at

POND COTTAGE, 60 THE GREEN, POULSHOT, DEVIZES,
SN10 1RT

on behalf of

MRS D CLEVERLY

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Introduction

This Planning and Heritage Statement has been prepared by Dolman Building Surveyors on behalf of Mrs D Cleverly to support a full planning application for demolition of existing sheds and replacement with a single storey outbuilding associated with the residential use of Pond Cottage, 60, The Green, Poulshot.

This Statement is submitted alongside technical drawings, a Design and Access Statement, Tree Survey (including Arboricultural Impact Assessment and Tree Constraints Plan) and Protected Species Survey to fully describe and consider the proposed development.

The application is described as follows:

Demolition of existing sheds with tree and vegetation removal and replacement with single storey outbuilding and verandah

The existing metal and timber sheds are in a poor condition at the rear of the garden, and it is therefore proposed to replace them with a well-designed single storey outbuilding to provide a home office and studio space alongside a toilet. The proposals have been designed as a modest ancillary structure to reflect the scale of the existing sheds and to be subservient to the Grade II listed cottage. The siting of the building has been carefully considered to reflect the historic pattern of built form on the plot.

The remainder of this Statement describes the planning and heritage context of the development proposals and assesses the proposed development against relevant planning policy.

Site and Heritage Context

Site Description

The site is located at the southwest corner of The Green in the heart of Poulshot. The site comprises the main Grade II listed cottage (Pond Cottage) and two shed outbuildings, one in timber and one in metal, within the garden. It falls within the Poulshot Conservation Area.

Clover Cottage and its detached garage fall immediately adjacent to the north of the site, beyond the garden boundary fence. A line of mature vegetation with a bridleway runs in an east-west direction to the south of the site boundary (ref. POUL11), beyond which there are open agricultural fields. A footpath (ref. POUL29) and byway (ref. POUL3) run in a north-south direction to the west of the site.

The site falls within Flood Zone 1 (low risk of flooding) as shown on the Environment Agency Flood Map for Planning. This also shows that there is a risk of flooding from surface water in a 1 in 100 and 1 in 1000 flood event. However, the flood area is limited to a small area in the east and southeast of the plot, adjacent to the cottage. The proposed development therefore falls outside of any area of flood risk.

Heritage Context

Pond Cottage itself is Grade II listed. The original Pond Cottage is part timber frame and dates from the 17th century. It was extended in the 19th century, late 20th century and further extended with a two-storey extension in 2008.

The building was listed on the 3rd April 1987 and is described on the official list entry as follows:

House, C17 timber-framed, extended in painted brick in C19 and in red brick in C20. Bridgwater tile roofs, half-hipped to west. End wall stacks. 1½ storeys. South front is painted brick to left, C20 flat dormer over cambered-head large triple casement. Tile-hanging to first floor right, over timber-frame. Eaves-breaking gabled dormer over ground floor door and casement pair set in C20 stone and tile verandah. Painted brick east end wall with casements. Exposed square framing on rear wall. North-east, C20 extension to north-west.

The historic, cultural and architectural significance of the building have been considered. The building is of local historic significance as a timber framed cottage from the 17th century. 60 The Green is important in charting the built history of Poulshot, being one of the oldest surviving houses within the village. The building has been extended and remodelled over the years so that the original listed building is around one third of the total floor area. However, at its core, there are the remains of the 17th

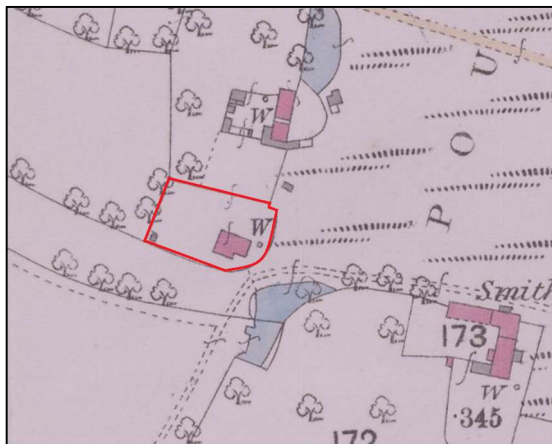
century timber framed house and thus a relatively rare surviving building from this era. It is therefore of local architectural significance.

In terms of the setting of the heritage asset, the cottage is set within a large plot, sited towards the eastern boundary to front onto the Green. This creates a large garden to the west at the rear of the property. The front of the cottage is part of a row of houses that forms part of the enclosure and visual definition of the wide village green that is the distinctive focal point of the centre of the village. The garden and rear elevation face onto farmland and the wider countryside.

The setting of Pond Cottage is therefore defined primarily by its visual and historic relationship with the green. Its garden, containing mature trees and traditional boundary features, provides a soft transition between the built form and the surrounding rural landscape, making a positive contribution to the building's setting and to the character of the village edge.

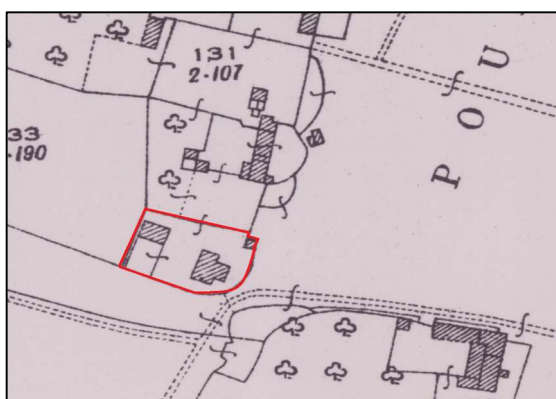
We have reviewed the online Wiltshire and Swindon Historic Environment Record. The nearest recorded asset is approximately 100m to the east at *Dukes Farm (Poulshot Farm)*, *Partially extant 19th century farmstead* (ref. MWI69057).

We have consulted historic mapping and imagery via Know Your Place, Poulshot Conservation Area Statement and Google Earth to understand the evolution of buildings on the site, with extracts shown below.



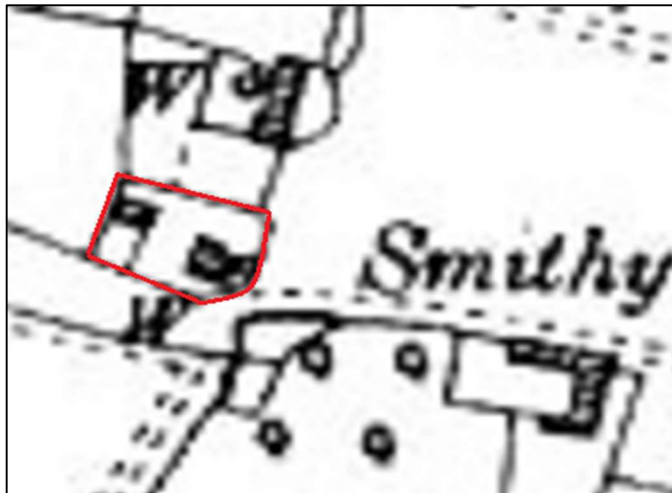
1884-1888 OS 25" 1st Edition

The original Pond Cottage footprint is visible on the map with its plot boundary. The footprint of 52 The Green appears to the north.



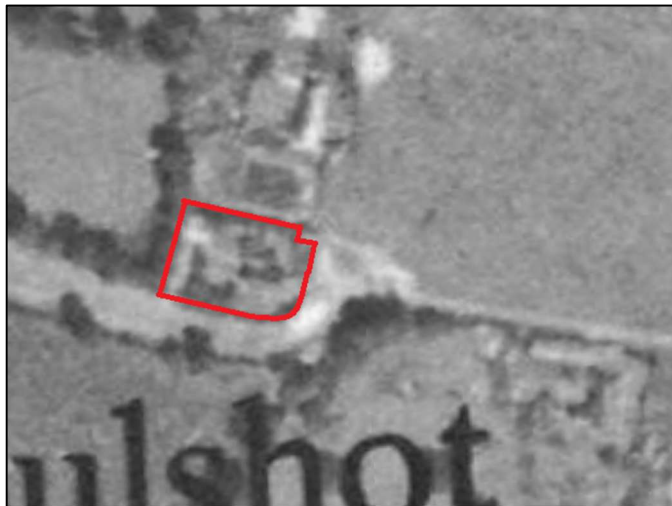
1898-1939 OS 25" 3rd Edition

The Pond Cottage footprint appears to have been extended and an outbuilding has been erected in the garden together with a smaller outbuilding to the northeast of the cottage. These outbuildings are distinct and separate from the cottage.



1901 Map from Poulshot Conservation Area Statement

Pond Cottage and its front access are shown together with an outbuilding to the rear.



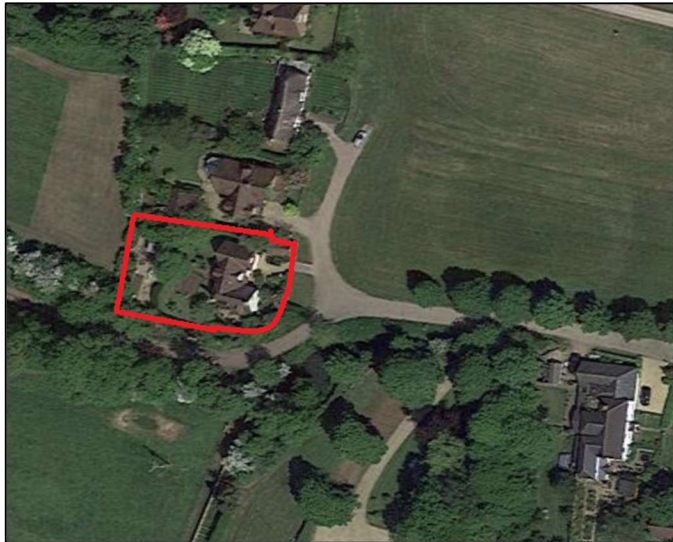
1946 Aerial

The cottage and garden boundaries are visible together. Clover Cottage to the north of the site has been built.



2002 Aerial

Pond Cottage is an 'L' shaped footprint and appears to have been extended further with an outbuilding to the northeast. There is tree coverage within the garden so unclear if there are sheds or outbuildings beneath the canopies.



2018 Aerial

Pond Cottage has been extended further with an access to the east. The rear of the garden has been remodelled with the sheds now visible.

Planning History

We have reviewed the site planning history via the Wiltshire Council Online Planning Explorer. The following applications are noted:

- K/83/0065 - Two storey extension. Approved 6th April 1983.
- K/10964 - Garage. Approved 24th September 1987.
- K/10974/L - Demolition of existing garage. Approved 24th September 1987.
- K/55587/F & K/55586/LBC - Two storey extension. Refused 16th January 2007.
- K/56977/F & K/56969/LBC - Two storey side extension and alterations to existing building. Approved 15th August 2007.
- K/59649/F & K/59650/LBC - New wing and associated works (amendment to K/56977/F). Approved 12th December 2008.

Proposed Development

The description of development is:

Demolition of existing sheds with tree and vegetation removal and replacement with single storey outbuilding and verandah

The two existing sheds were erected over 20 years' ago and are now in a poor condition. The proposed development comprises the removal of the sheds together with removal of vegetation and trees to replace them with a single storey garden outbuilding. The outbuilding includes a home office and studio space together with a toilet. The building will provide additional residential space ancillary to the main cottage.

The proposed design uses of high-quality, natural materials including timber cladding and slate to the roof. The existing garden contains several trees that reflect the rural character of the listed building and its surroundings. A small number of these trees will need to be removed to accommodate the proposed outbuilding. The remaining trees, will be retained to preserve the character of the garden.

The building has been carefully sited and designed to respect the relationship to the listed cottage. The layout reflects the historic pattern of development on the plot with the proposal located where there has been some form of building since the early 20th century. The scale, form, and height of the proposal are deliberately subservient to the main dwelling, ensuring it remains visually recessive within the garden context. The design has also considered the neighbouring property and moves the built footprint further south away from the garden boundary, as well as maintaining a roofline that is below the adjacent garage.

Relevant Planning Policy

Legislative Context

Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The statutory framework for the protection of listed buildings and their settings is established under the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

Section 16(2) requires that, when considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66(1) places a corresponding duty on local planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting.

Section 72(1) requires that, in the exercise of planning functions within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This statutory requirement establishes a strong presumption in favour of the preservation of heritage assets and their settings.

Development Plan

The development plan relevant to the determination of this application comprises:

- Wiltshire Core Strategy 2015
- Saved policies from the Kennet District Local Plan 2011

Relevant Supplementary Planning Documents and Guidance, the National Planning Policy Framework and Planning Practice Guidance are also material considerations.

Wiltshire Core Strategy

The Wiltshire Core Strategy 2015 sets out policies to guide development across Wiltshire. The following policies are of relevance to the proposed development.

- Core Policy 1: Settlement Strategy
- Core Policy 15: Spatial Strategy: Melksham Community Area
- Core Policy 52: Green infrastructure
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Kennet District Local Plan

Saved policies from the Kennet District Local Plan 2011 have been reviewed. The following policy is considered relevant to the proposed development:

- HC25 Replacement of existing dwellings

Poulshot Conservation Area Statement

The Poulshot Conservation Area Statement was published in August 2004 and identifies and records those special qualities of the village that make up its architectural and historic character. The following summarises key considerations for this application:

- Poulshot Conservation Area was designated on 1 May 1973 and includes almost all of the buildings in the village.
- The main characteristics of the village include the extensive village green and a range of buildings of architectural and historic interest from 17th century cottages to 19th century farmhouses all set within an open landscape.
- The village green is the focus of the village and gives a distinctive character. The horse chestnut trees on the Green are considered worthy of note.
- The 17th century was a time of considerable building in the village with surviving properties from the 17th century. Some 17th century buildings can still be seen as timber framed, others have been refronted or updated.
- The essential character of Poulshot is of buildings in an open landscape with development at a low density. Agricultural land is an important part of the village setting and green lanes are a feature of the conservation area, particularly on the western side.
- A range of building materials is used in the Conservation Area, largely related to periods of construction. Evidence of timber frame building materials and details are identified at 60 The Green (Pond Cottage).

National Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was last updated in February 2025 and provides the Government's overarching policy framework for decision making. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.

Paragraph 8 defines the three objectives of sustainable development — economic, social, and environmental. Paragraph 11 sets out a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Section 12 provides policies for achieving well-designed places. ,Section 16 sets out policies for the conservation and enhancement of the historic environment.

Historic England Advice Notes

GPA2: Managing Significance in Decision-Taking in the Historic Environment (2015) provides guidance on assessing and managing change to heritage assets through the planning process. It emphasises that decisions should be based on a clear understanding of the significance of the heritage asset and the contribution that setting, materials, and form make to that significance. The guidance sets out a proportionate approach to assessment, requiring applicants to describe the significance of any heritage assets affected and to demonstrate how this understanding has informed the design.

GPA3: The Setting of Heritage Assets (2nd Edition, 2017) provides detailed guidance on how to assess the contribution of setting to the significance of heritage assets and how to evaluate the effect of change. It defines setting as “*the surroundings in which a heritage asset is experienced*” and recognises that setting is not fixed, but can include a range of visual, spatial, and experiential factors.

Planning and Heritage Assessment

The proposal seeks consent for the demolition of existing garden sheds with no architectural or historic value and replacement with a modest outbuilding within the garden of Pond Cottage to provide a home office, studio space and toilet.

Principle of Development

In principle, small-scale, ancillary residential development that replaces existing buildings accords with the sustainable development objectives of the National Planning Policy Framework (paragraphs 8 and 11).

Core Policy 1 of the Wiltshire Core Strategy confirms that development at large and small villages will be limited to that needed to help meet the housing needs and improve employment opportunities. The site lies within Poulshot, which is defined as a small village under Core Policy 15. The proposed outbuilding is small scale and would replace existing buildings in the same use (ancillary residential building). It is designed as a modest structure that would remain clearly subservient to the cottage and does not result in the creation of a separate dwelling. Accordingly, the principle of development is considered acceptable, subject to assessment of its design and impact on the listed building, its setting, and the character and appearance of the Poulshot Conservation Area.

Design

The proposed outbuilding has been designed in accordance with Core Policy 57 of the Wiltshire Core Strategy, which requires development to enhance local distinctiveness, relate positively to its landscape setting, and respond appropriately to the character and appearance of the locality.

The scale and massing of the structure are modest, ensuring it reads as an ancillary domestic building. Its simple form and traditional materials including timber cladding and a slate roof, reflect the range of building materials used in Poulshot. The layout maintains the historic pattern of development on the plot.

Overall, the scheme demonstrates a high quality and contextually responsive design that is consistent with the objectives of Core Policy 57 and Section 12 of the NPPF.

Impact on Heritage Assets

The proposal has been carefully designed to preserve the special architectural and historic interest of Pond Cottage, a Grade II listed building of 17th-century origin, and to preserve the character and appearance of the Poulshot Conservation Area. The outbuilding would replace existing incongruous structures of no architectural or historic merit with a single, sensitively designed structure of modest scale and

traditional form. Its footprint and height have been kept deliberately subservient to the main dwelling, ensuring that the listed building remains the visually and historically dominant element within its plot.

The proposed siting, set back within the garden, means that the proposal will not be visible in views from the village green and maintains the established pattern of ancillary buildings on the plot. The use of traditional materials, including timber cladding and a slate roof, will ensure the new structure integrates harmoniously with both Pond Cottage and the wider conservation area context.

The design approach follows the principles set out in *Historic England's Good Practice Advice Notes 2 and 3*, ensuring that the proposal is informed by an understanding of the listed building's significance and the contribution made by its setting. The development will remove incongruous structures and replace them with a sensitively designed outbuilding that complements the domestic and rural character of the site. The development would preserve the significance of the listed building and its contribution to the setting of the village green.

The proposal will require the removal of a small number of mature trees within the garden to accommodate the footprint of the new outbuilding. These trees currently form part of the wider green setting of the listed building when viewed from the green lane to the west. Their loss will result in a change to the immediate setting of Pond Cottage, however, the most noticeable feature, the Cornish elm is proposed to be retained which will ensure that there is retention of mature vegetation within the garden to soften the building's appearance and reinforce its historic relationship with the rural landscape edge. The impact on the setting of the listed building is therefore considered to be negligible.

In accordance with Sections 66 and 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the proposal would preserve the listed building, its setting, and the character and appearance of the conservation area. It is therefore consistent with the aims of the NPPF and with Core Policy 58 of the Wiltshire Core Strategy.

Green Infrastructure

A Tree Survey, Arboricultural Impact Assessment and Tree Constraints Plan are submitted alongside the application to consider the impact on trees. Trees proposed for removal are Category C or U trees, which do not have significant amenity value and are in very poor condition. The report also recognises that the proposed coppicing of the hazel (T3) to a low stem follows the traditional management technique of this feature.

The proposal will impact upon the root protection area (RPA) of the retained Cornish elm (T1). The arboricultural report provides recommendations that will be followed during the construction process to ensure that this tree is not materially impacted by the proposed development. Such measures include the use of temporary ground protection and fenced construction exclusion zones. Compliance with these tree protection measures can be secured through an appropriately worded planning condition.

Overall, the proposed development will retain and protect the highest quality on-site green infrastructure. Where it has not been possible to retain vegetation and trees, adequate replacement planting has been proposed. The proposal therefore complies with Core Policy 52 of the Wiltshire Core Strategy.

Protected Species

Core Policy 50 seeks to avoid disturbance to sensitive wildlife species and habitats by new development. A Protected Species Survey has been undertaken and is submitted with the application to demonstrate that there will be no adverse impacts on protected species. Enhancement measures are proposed including the protection of nesting birds and the provision of new bird nesting boxes on the retained tree.

The proposal therefore complies with Core Policy 50 of the Wiltshire Core Strategy.

Conclusion

This Planning and Heritage Statement has been prepared by Dolman Building Surveyors on behalf of Mrs D Cleverly to support a full planning application for demolition of existing sheds and replacement with a single storey outbuilding associated with the residential use of Pond Cottage, 60, The Green, Poulshot.

The application is described as follows:

Demolition of existing sheds with tree and vegetation removal and replacement with single storey outbuilding and verandah

This statement has examined key planning policy considerations and it is concluded that the proposal represents well-designed, high-quality development that will preserve the significance of the Grade II listed building and its setting, and the character and appearance of Poulshot Conservation Area.

The proposed development represents sustainable development in accordance with the development plan and the National Planning Policy Framework and should be approved without delay.