



LASSETER DOWNIE PLANNING

Planning and Heritage Statement

Prepared for: Mr and Mrs J Knight

Site Location: The Bungalow, Whittonditch House, Ramsbury SN8 2PZ.

Proposal: Extension to Bungalow and removal of S52 agreement in relation to K/14481 (1989)

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1. Introduction

- 1.1. This planning statement has been prepared by Lasseter Downie Planning (LDP) on behalf of Mr and Mrs J Knight in support of a single storey extension as part one of the application and removal of a historic S52 agreement in relation to planning permission granted in 1989 K/14481 as the second part of the application in relation to The Bungalow, Whittonditch House, Ramsbury, SN8 2PZ.

2. Site and Surroundings

- 2.1. The site in question forms part of Whittonditch House, its grounds and is a small bungalow adjacent to the main house.
- 2.2. The site sits within open countryside outside the village of Ramsbury and within the National Landscape (previously NWAONB). Whittonditch forms a small cluster of dwellings to the east of the large village of Ramsbury which is only 1 mile away. Marlborough, one of Wiltshire's Market Towns, is approximately 8 miles to the southwest.
- 2.3. The bungalow sits adjacent to Whittonditch House, which is Grade II listed. The site has its own garden area and beyond that is open to an agricultural field. There is an existing access which is shared with Whittonditch House.
- 2.4. The surrounding area is characterised by an agricultural landscape which includes open agricultural fields, and residential properties of varying size and character.
- 2.5. The site is outside of any flood risk or critical drainage area, it is not in a conservation area.

3. Planning History

- 3.1 K/14481 – Extension to existing shed and garage to provide a staff dwelling and car port.
Approved 6th December 1989
- 3.2 K/51372/LBC – Single storey extension to Annexe building with minor alterations to existing building – approved 27th January 2005.

4. Proposed Development – Single Storey Extension to existing Bungalow

- 4.1. It is proposed to upgrade, extend and remodel the existing bungalow and garage to provide improved accommodation and facilities.
- 4.2. The works are designed to be a logical evolution of the building, building upon its use of traditional materials and detailing, including brickwork and slate roofing with terracotta ridge tiles to match.

- 4.3. The proposals also include the full upgrading and incorporation of new timber windows and glazed doors. The new garage will have traditional timber doors. All replacement and new rainwater goods will be painted traditional cast metal.

5. Removal of Section 52 Agreement

- 5.1. The applicant is keen to remove the Section 52 Agreement that ties the Bungalow to Whittonditch House. The Bungalow has independently paid Council Tax for over 10 years.
- 5.2. The Section 52 Agreement attached to the planning permission granted in 1989 was imposed to restrict occupation of the bungalow to persons solely employed at Whittonditch House and the associated market garden. The purpose of the obligation was to ensure functional dependence between the dwelling and the main holding at that time.
- 5.3. More than three decades have now elapsed since the agreement was entered into, and the circumstances which justified the restriction have materially changed. The market garden operation which underpinned the original need for on-site worker accommodation no longer exists in the form envisaged at the time of the permission, and the bungalow no longer serves a necessary or functional role in relation to employment at the main house.
- 5.4. In this context, the continued application of the Section 52 Agreement no longer meets the statutory tests of necessity, relevance, or reasonableness. The restriction serves no ongoing planning purpose and results in an unjustified limitation on the lawful and efficient use of the bungalow.
- 5.5. The removal of the Section 52 Agreement would not give rise to any adverse planning impacts. The bungalow enables independent occupation, but without material change or harm, its use as a self-contained residential unit would not alter the character of the site or the surrounding area, and there would be no harm to residential amenity, highway safety, or local infrastructure.
- 5.6. It is therefore considered that the obligation is obsolete and that its removal is both justified and consistent with national planning policy, which seeks to ensure that planning obligations are proportionate, reasonable, and directly related to current planning objectives.

6. Heritage Considerations

- 6.1. The existing bungalow and garage building at Whittonditch House is not shown on the 1898 Ordnance Survey, albeit it appears on the 1922 Ordnance Survey and was therefore built

between 1898 and 1922. The building was originally constructed to serve as stables and ancillary facilities to the main house. Please see maps overleaf.



1898 Ordnance Survey



1922 Ordnance Survey

Listing Description for Whittonditch House

Detached farmhouse on bank. c1830. Snapped header bond blue brickwork with red brick dressings. Tiled roof. 2-storey and cellar, 3 x 2 bays. Elevation symmetrical with central brick porch, possibly later C19 addition, 4-panelled glazed door with round gauged brick head, and brick dentils and cornice. 12-pane sashes with original crown glass and part concealed boxes, and with scalloped blind boxes. Fine gauged brick wedge lintels and plat band. Open eaves and hipped roof. Stacks between

front and rear rooms. Flint and brick 2 bay rear wing with side entrance under hipped tiled porch, and 12-pane sashes, one replaced C20.

- 6.2. The Bungalow was extended and converted in 1989 to provide ancillary accommodation and garaging, Planning Ref: K/14481. The conservatory/green house was added in 2005, Planning Ref: K/51372/LBC. The original part of the building was rectangular and the 1989 wing to the south formed at 'T' shaped footprint.
- 6.3. The building is of a utilitarian appearance, with brick walls and a slate roof with clay ridge tiles. The windows and doors to the residential accommodation are uPVC and double glazed. The modern conservatory/green house is a simple steel frame construction.
- 6.4. The bungalow and garage building is within the curtilage of Whittonditch House, which is Grade II listed Ref: 1034065 and is technically curtilage listed. The building is not set adjacent to the house, being located to the south-east of the house across a gravel parking area and largely concealed behind areas of planting and trees.
- 6.5. The proposals are designed to be respectful to the locality and the context of the listed building of Whittonditch House. The extending proposals will increase the footprint of the building, albeit the design has been well considered with it being confined to the match the maximum length, width and height of the core elements of the existing building. This forms a simple 'H' plan, with the introduction of a 'T' shaped wing to its northern end.
- 6.6. The proposals require minor localised relandscaping to provide improved access and routes in and around the building, with steps and low-level retaining walls to accommodate the changes in levels. This together with the existing retained trees and planting will allow the proposals to seamlessly sit in this location and ensure that there is no perceived heritage harm of the proposals to the locality or its proximity with the listed building of Whittonditch House.

7. Policy Considerations – Development Plan and NPPF

NPPF 2024

- 7.1 Turning to Government policy in the NPPF, achieving sustainable development is at the heart of that document and paragraph 8 refers to the three objectives of sustainable development, as follows:
 - a) an economic objective*
 - b) a social objective*
 - c) an environmental objective*
- 7.2 The National Planning Policy Framework at Paragraph 11 makes it clear that a presumption in favour of sustainable development is at the heart of national planning policy and where a proposal accords with planning policy then it should be permitted without delay.

- 7.3 Further attention is drawn to Paragraph 38 of the NPPF which encourages local planning authorities to approach decision-making in a positive way by looking for solutions rather than

problems. Decision-makers at every level should seek to approve applications by using the full range of planning tools available to them and working proactively with applicants.

- 7.4 In Paragraph 55 the NPPF states that planning decisions should be based on up to date policies and an understanding of current circumstances of the site therefore supporting the concept of removing the S52 as a historic obligation should not be retained simply because it exists.
- 7.5 Paragraph 80 – planning policies and decisions should help create the conditions which support sustainable rural living – this scheme is a reasonable development in the countryside that sustains rural residential use without harm
- 7.6 Planning policies should promote an effective use of land in meeting the need for homes as outlined in Paragraph 119 that considers the effective use of land. This scheme avoids new building elsewhere and improves the use of what is already in situ.
- 7.7 To conclude, the proposal accords with the National Planning Policy Framework, in particular paragraphs 11, 119 and 130, by making efficient use of an existing residential building, delivering a well-designed and proportionate form of development, and supporting sustainable rural living without giving rise to harm to character, landscape or amenity.

Wiltshire Council Core Strategy 2015

- 7.8 The Core Strategy states that the Community Area will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development, and highlights that development within the Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics.
- 7.9 The proposal is a sensitive extension which allows the building to evolve and provide it with a sustainable future. Therefore the development accords with Core Policy 34 and Core Policy 48.
- 7.10 Core Policy 48 considers that when a building is structurally sound and capable of conversion that it is acceptable. The building would not detract from the character of the landscape or the area and it can be served by adequate infrastructure and access. Although isolated in terms of its location to local facilities it is already a bungalow to the main dwelling and therefore its impact on the local roads is deemed acceptable. In addition the development in the next door farmyard has enabled Whittonditch as a hamlet to expand and develop.
- 7.11 CP 57 mentions that a high standard of design is required in all new development 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. Development should enhance 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 to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

- 7.12 The proposal has been designed to integrate into its surroundings whilst seeking to enhance overall character of the locality. The proposed extension to the dwelling will enable it to function more fluidly and its materials are akin to the existing structure and therefore retain the characteristics and design features typical of this setting.
- 7.13 CP 51 highlights that all development within the Community Area will need to protect, conserve and where possible enhance the North Wessex Downs Area of Outstanding Natural Beauty and its setting and must not have a harmful impact upon its landscape character and scenic beauty, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.
- 7.14 The proposal will not cause a noticeable change to the surrounding North Wessex Downs Area of Outstanding Natural Beauty. The conversion will retain the existing character and the extension has been carefully planned to enhance the existing qualities and character.
- 7.15 Critically, Wiltshire are currently unable to demonstrate a 5 year Housing Land Supply with a supply of approximately 2.4 years. The removal of the S52 agreement will add another independent dwelling to the housing stock and in line with Paragraph 11(d) of the NPPF the presumption in favour of sustainable development and the *tilted balance* should therefore apply.
- 7.16 Irrespective of the Council's current housing land supply position, the proposal concerns the rationalisation of an existing residential building rather than the creation of newly built form in the countryside.

8. Conclusion

- 8.1 The proposal seeks to gain permission to extend an existing Bungalow and remove a S52 agreement to enable the existing Bungalow to function as an independent dwelling that can be rented out to support the upkeep of the Grade II listed Whittonditch House and to add another dwelling to the housing land supply.
- 8.2 Whilst we acknowledge that the building is a curtilage listed asset we believe that there is no harm to the building and on balance the extension would be an enhancement.
- 8.3 The current 5YHLS position supports the removal of the S52 agreement in the creation of an independent dwelling that is already in situ.
- 8.4 Given the presumption in favour of sustainable development and the advice in the NPPF, planning permission should be granted without delay.

Lasseter Downie Planning

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