

APPLICATION FOR FULL PLANNING PERMISSION

DELEGATED OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08684
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land to the rear of 36, Oxford Street, Ramsbury, SN8 2PS
DESCRIPTION:	Detached bungalow
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for the erection of a detached single-storey three-bedroom dwelling (measures approx. 13m wide, 8.1m deep, 2.6m eaves and 5.15m max height). The dwelling has a roughly L-shaped footprint with brick walls with flint infill panels and Bath stone cills, a hipped slate roof, and composite and uPVC fenestration. The development involves engineering operations to provide a parking area and level site, and landscaping is provided by patios and beech hedgerows.

SITE DESCRIPTION

The application site is a narrow plot of land comprising grassed areas and hardstanding located to the rear of No.36 Oxford Street and immediately east of Charnwood, accessed via a private road from the north leading to the Telephone Exchange to the south of the site. Its setting is characterised as back-land, comprising a mosaic of boundary treatments and a loose arrangement of dwellings and other buildings behind a more linear street frontage. It is located inside the defined settlement boundary of Ramsbury. Other relevant designations and constraints include Ramsbury Conservation Area, North Wessex Downs AONB, and there are nine listed buildings (Grade II) within 100m.

PLANNING HISTORY

PL/2025/07085 - Notification of proposed works to trees in a conservation area: T1 Leylandii - Fell. T2 Ash - Fell. (NO OBJECTION 09/10/2025).

20/07384/TCA - Notification of proposed works to trees in a conservation area: T1 Leylandii – Fell T2 Leylandii – Fell T3 Ash Ttree – Fell (NO OBJECTION 25/09/2020).

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 1: Settlement Strategy (CP1)
- Core Policy 2: Delivery Strategy (CP2)
- Core Policy 14: Spatial Strategy for the Marlborough Community Area (CP14)
- Core Policy 41: Sustainable Construction and Low-Carbon Energy (CP41)
- Core Policy 50: Biodiversity and Geodiversity (CP50)

- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 60: Sustainable Transport (CP60)
- Core Policy 61: Transport & Development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 63: Transport Strategies (CP63)
- Core Policy 64: Demand Management (CP64)

Saved policies of the Kennet Local Plan 2011 (KLP)

North Wessex Downs Management Plan 2019-2024

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD

Ramsbury Conservation Area Statement – June 2003

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)

CONSULTATION RESPONSES

The following consultees were invited to comment on the application:

Ramsbury Parish Council – No objection commenting that a smaller three bedroom property is welcomed, that the neighbour's concerns for it being turned into a two-storey house and affecting their privacy are not in question in this application and that their concerns over traffic movement can be dealt with by highways (20/11/2025).

Wiltshire Council's Highways Team – No objection subject to conditions controlling visibility splays and approval of a construction management statement (04/12/2025).

Wiltshire Council's Conservation Team – No objection subject to conditions, commenting in summary that the proposed bungalow should not introduce harm to the character and appearance of this part of the conservation area, as the site is relatively discreet and single storey dwelling should not be visually prominent from the streetscene. I would suggest that the flint panels be removed from the elevations, and all other materials are conditioned – the slate roof should be natural slate, and bricks will require samples. A traditional brick bond should also be used. Windows should be timber, and the depth of reveal confirmed, as this will enhance the quality of the detailing of the elevation (compared to windows fitted flush) (14/01/2026).

Wiltshire Council's Ecology Team – No comment, advising that the case officer should satisfy themselves with the BNG small sites metric and that there are no other obvious ecology issues on this application (07/11/2025).

Wiltshire Council's Arboricultural Officer – Commented that the fir tree on the submitted plans has been felled under tree works notice and that the BNG calculation may therefore be inaccurate, they advise that a further tree information and plans should be submitted to ensure the protection of retained trees on site, and they suggest that the site could accommodate a suitably sized native tree as part of a hard and soft landscaping scheme (23/12/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application and a site notice was displayed on 16 November 2025. Three letters of representation were made by members of the public (two of which comment, one of which object). The comments therein are summarised as follows:

- That the bungalow would be disproportionate to the plot and that a smaller building with greater boundary separation would better reflect local character and appearance;
- That the development would appear overbearing from neighbouring gardens;
- That the proposed slate roof would not be in keeping;
- That the development provides inadequate space for maintenance, landscaping or a functional setting;
- That the layout is inconsistent with the spacing and pattern of nearby properties;
- That the applicant may not intend to build out the development and permission may increase the likelihood of future applications to enlarge or intensify the development of the plot;
- That the plans label Jubilee House incorrectly and the house labelled is rather Field Cottage;
- That the boundary hedges should remain on east boundary;
- That an ash tree has been removed and a walnut tree is located to south of the plot;

- That the roof space of the dwelling should not be converted into a second floor or dormer window where this would be of detriment to neighbour's privacy;
- That the land to be levelled should provide adequate support at the boundary to prevent it becoming unstable.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Principle of development

The application site is in Ramsbury and therefore Core Policy 1, 2 and 14 of the Wiltshire Core Strategy are relevant for setting out the spatial strategy for the area. These policies work together to ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

In this case, Ramsbury is in the Marlborough Community Area and CP14 identifies it as a *large village* for the purposes of the settlement strategy (CP1), which confers a settlement boundary to define limits of development within which there is a presumption in favour of sustainable development (CP2). As the application site is within the settlement boundary, development is acceptable in principle subject to assessment of relevant impacts, related policy considerations, and other material considerations.

Design and Local Character and Appearance, including regard to the Conservation Area and National Landscape

CP51, CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, deliver a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself and its landscape or townscape setting, and the value of the natural and historic environment by relating positively to landscapes and their important features and by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

The site is in Ramsbury Conservation Area (RCA), the character and appearance of which can be discerned from its unique location by the River Kennet, its linear settlement form, its historic buildings and locally distinctive architecture, and its open spaces, significant foliage and landscape setting. It is desirable to preserve or enhance

its character or appearance, to which there is a duty to pay special attention under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed dwelling is a roughly L-shaped, hipped roof bungalow in a narrow sloping backland plot, down a private way behind the street facade of Oxford Street. Wiltshire Council's Conservation Officer (CO) raises no objection, subject to conditions, and comments on the design of the dwelling and its effect on the character and appearance of the RCA.

Single-storey dwellings are not characteristic of this part of the RCA, and the linear settlement pattern is important to its character and appearance; however, the proposed dwelling would fit discretely into its setting due to its scale, the area's gentle slope and surrounding pre-existing backland development. Its plot is narrow which snugly positions the dwelling between the boundaries, but a bungalow is a proportionate response and maintains the loose separation distances between dwellings. Therefore, a small dwelling in this location would not harm the established settlement character.

The design and external appearance of the proposed dwelling is traditional, referencing the local vernacular. The CO comments that pre-formed flint panels are often inferior details for elevations and should be omitted; however, flint is a part of the local vernacular, and they raise no objection subject to conditions. Conditions should be used, as they suggest, to secure a sample panel of flintwork, alongside brickwork, roof slate and external joinery in the interests of preserving the character and appearance of the RCA.

The development includes a simple scheme of soft and hard landscaping, including retention of existing hedgerows and trees and planting of additional beech hedgerows. Public representations raise some concerns in respect of existing landscaping features and lack of space for providing landscaping, and Wiltshire Council's Arboricultural Officer suggests the site could accommodate the planting of a tree; however, the submitted plans provide for a suitable landscaped setting for the development, the planting and maintenance of which should be secured by condition.

The development respects the settlement character and local vernacular within its built-up surroundings, and it would not therefore adversely affect the natural beauty or special qualities of the North Wessex Downs National Landscape (AONB). There would be no conflict with the duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended). Furthermore, no trees would be removed or adversely affected by the development.

It would be necessary to ensure, by condition, that a high standard of design is delivered in the interest of preserving the character and appearance of the RCA.

Therefore, conditions requiring approval of details should be imposed as discussed above. It would also be necessary to restrict some permitted development rights (PDR) to enable the Local Planning Authority to consider individually whether planning permission should be granted for alterations and enlargements, roof additions and roof alterations (Part 1, Classes A, AA, B and C) given the constraints of the plot and the duties in respect of the RCA. Such conditions would meet the tests.

Subject to conditions therefore, the development would not harm the character and appearance of area, including the significance of the RCA and natural beauty of the AONB. The requirements of the statutory duties have been fulfilled, and there would be no conflict with CP51, CP57 or CP58 of the Wiltshire Core Strategy which together seek to ensure, among other things, that new development achieves a high standard of design that responds positively to the natural and historic environment.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

The Wiltshire Design Guide (WDG) supported CP57 with design expectations for all new development including, among other things, for healthy, comfortable and safe internal and external environments (9.1).

The closest neighbouring dwellings to the development are 35 and 36 Oxford Street (north), Field Cottage (east) and Charnwood (west). To south of the site is a telephone exchange.

The proposed dwelling is single-storey and would not therefore introduce openings above ground floor level, although the site has a gentle slope. It is positioned snug between the edge of the private way and the boundary of the plot with Field Cottage leaving only a small gap, however its scale and roof form limit its visual impact such that it would not appear unduly overbearing. Furthermore, and partly because of its single-storey scale and hipped roof form, it would not detrimentally overshadow sensitive areas of neighbouring land.

The front rooms of the house are habitable with windows facing onto the private way; although lights and noise from vehicles (primarily at nighttime) using the private way would have some effect, the private way serves a telephone exchange and one other dwelling. The frequency and likely timing of vehicular movements is unlikely to occur at a level that would have a significant adverse impact on the living conditions afforded to occupants of the dwelling.

The internal environment of the dwelling would provide an appropriate level of amenity for occupants, having regard to expectation 9.1.1 of the WDG, and the dwelling would be served by a usable garden as outdoor amenity space as expected by 9.2 of the WDG.

The backland form of the development, the narrowness of the plot, and the proximity of the proposed dwelling to the plot boundaries are such that, were the dwelling to be extended or altered, there is potential for extensions or alterations to have unacceptable harmful effects on the living conditions afforded to occupants of the proposed dwelling or adjoining land. It is therefore necessary to restrict permitted development rights (PDR) under Part 1, Classes A, AA, B and C only in the interests of amenity.

Considerable engineering operations would be required to provide a level base for the dwelling and to accommodate a driveway, which creates a steep change in level at the boundary with neighbouring land. Revised plans have provided details of a timber sleeper retaining structure that would reduce the risk of land instability; there is unlikely to be an unacceptable adverse effect on the safety or amenity of neighbours.

Subject to conditions therefore, the development would provide an appropriate level of amenity for its occupants, and it would not harm the living conditions enjoyed by occupants of neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Highways matters

CP57 (xiv) requires well-designed developments to ensure safe means of access to and from the highway network in accordance with CP61. CP62 requires developments to incorporate appropriate mitigating measures to offset adverse impacts on the transport network at both the construction and operational stages. CP64 seeks to ensure that residential development makes provision for car parking based on adopted minimum parking standards.

The site is accessed down a private road off Oxford Street (C-classified), which presently serves a dwellinghouse known as Charnwood and a telephone exchange.

The development would intensify use of the private road by introducing a second dwellinghouse. Wiltshire Council's Highways Team advised that they consider that the junction onto the main road is suitable to accommodate the additional vehicle movements from an additional dwelling. No objection is raised subject to a condition requiring the provision of visibility splays at the access and approval of a construction management statement.

The first condition is not considered to meet the tests, as the access is via an existing private road. The second condition would require submission of a construction management statement pre-commencement of the development, which is considered to meet the tests and to which the applicant has given their agreement.

The dwelling would contain three bedrooms and engineering operations are proposed to provide a parking area that would ensure compliance with adopted minimum parking standards.

Subject to conditions, the development would not cause unacceptable harm to highway safety. Furthermore, it would not conflict with CP57 (xiv), CP61, CP62 or CP64 of the Wiltshire Core Strategy.

Ecological matters, including Biodiversity Net Gain (BNG)

The applicant has provided a statement setting out their belief that the development would not qualify for an exemption from the requirement to deliver 10% BNG introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Accordingly, they have completed a small sites metric which shows a net loss 0.069 habitat units.

The metric is accompanied by a BNG Technical Note which states that, as the entirety of the site post development would form private residential curtilage, it would not be possible to enhance habitats on site. Therefore, delivery of the mandatory 10% BNG is to be secured by purchase of off-site units.

Wiltshire Council's Ecology Team made no comment on the merits of the application, on the basis that the BNG information should be checked by the case officer and there are no other ecological considerations at this stage. Wiltshire Council's Arboricultural Officer comments that the BNG calculations may be inaccurate are noted, however the applicant has reassured the LPA that the result is accurate.

The development would be subject to the deemed condition for BNG, which would require approval of a Biodiversity Gain Plan to ensure enough statutory biodiversity units or national credits have been secured for off-site delivery of habitat. The decision notice should include an informative reminding the applicant of the requirements.

The development would be subject to the deemed BNG condition and therefore makes adequate provision for net gains in biodiversity, and it would not otherwise have harmful impacts on features of ecological importance. The development therefore accords with the aims of CP50 of the Wiltshire Core Strategy.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to relevant conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form. Received 31 October 2025.

Location Plan, Block Plan, Roof Plan. 1341-01-B. Received 11 February 2026.

Elevations and Plans. 1341-02-B. Received 11 February 2026.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the

construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the amenities of the area and dangers to highway safety during the construction phase.

4. Notwithstanding the approved plans, no development above slab level shall commence on site until details of the following have been submitted to, inspected (where appropriate) and approved in writing by the Local Planning Authority:
 - (i) Details of external window and door joinery, including depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2;
 - (ii) Details and/or a sample of the natural slate roof covering;
 - (iii) Details of rainwater goods;
 - (iv) A sample panel of the brickwork of not less than 1 metre square, to show the type of brick, coursing, bonding, pointing and mortar bedding;
 - (v) A sample panel of the flintwork of not less than 1 metre square.

The development shall be carried out in accordance with the approved details and/or samples, and the sample panels shall then be left in position for comparison whilst the development is carried out.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development continues in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the Conservation Area.

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, AA, B, or C shall take place on the

dwellinghouse(s) hereby permitted or within their curtilage.

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements, in the interests of the amenity of occupants of adjoining land and the character and appearance of the Conservation Area.

Informatives to the applicant:

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat:

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.