

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01311
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	33 Oxford Street, Ramsbury, Marlborough, SN8 2PS
DEVELOPMENT DESCRIPTION:	Proposed careful removal of the existing dilapidated modern metal & perspex conservatory and its replacement with a contemporary slim-line conservatory
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the proposed removal of the existing lean-to glazed rear extension and replacement with a glazed rear extension.

The proposed glazed extension would be of a flat roof, featuring glazing on the southern and western elevations, and painted brickwork matching the material and finish of the existing property.

SITE DESCRIPTION/CONTEXT

The application site relates to the residential property, 33 Oxford Street in Ramsbury. The building, listed as 'Jasmine Cottage', is a timber framed and thatched grade II listed building dating from the 17th century. The cottage was originally two separate dwellings, both with small lean-to 'outshuts' on the rear (south) elevations. The plot itself housed many outbuildings, including pigsties, which no longer survive, although the existing outbuilding within the curtilage may be a surviving remnant of these buildings. The main cottage has had some alterations, including a replacement staircase (not in an original location) and its original floor within the dining room, which is now concrete. A small bathroom has been fitted into the outshut of the western cottage, whilst that which was to the east has been replaced with a modern glass lean-to greenhouse/conservatory.

The application site is subject to the following planning policy constraints:

- Grade II Listed Building – Jasmine Cottage
- Ramsbury Conservation Area
- North Wessex Downs National Landscape and AONB
- Flood Zone 1, negligible risk of surface water flooding
- Risk of groundwater flooding to subsurface assets.

PLANNING HISTORY

Proposal / Summary

ENQ/2025/00209 – Pre-application Enquiry – Pre-App Response provided 13 August 2025 - Householder & LBC application for proposed removal of the existing dilapidated conservatory and replaced with a single storey lead flat roof sunroom extension
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RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Ramsbury Parish Council: No comments received

WC Conservation: No objection subject to condition

- Impact of the proposals on heritage assets would be neutral;
- Condition requiring materials to match the existing.

REPRESENTATIONS

Two comments were received in the public consultation at the time of writing. These represent support for the proposal and are summarised as follows:

- Proposal constitutes an improvement.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposals relate to the replacement of a dilapidated rear lean-to extension to the host dwelling with a rectangular glazed single storey extension with a flat roof. The proposed extension would be of a similar footprint, scale, massing and height to the existing. Furthermore, the proposed materials would also match the existing, with the exception of a slim profiled black aluminium frame and rolled lead roof.

As such, the proposal is not considered to result in any harm to the overall character and appearance of the site and its surrounding areas.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Given the nature of the proposal in its replacement of an existing single storey extension, it is not considered that there would be any significant changes in impacts on the neighbouring amenities. The proposal would not result in any overshadowing, overlooking or overbearing effects on the neighbouring amenities.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application building is a Grade II listed building which is situated within the Ramsbury Conservation Area.

The proposal includes the removal of the existing fully-glazed lean-to rear extension. Although this structure is considered to be of limited quality and materials, its lightweight design and method of attachment to the application building has resulted in minimal disturbance to the historic elevation and the building's fabric and significance.

The proposed extension, in its similar scale, footprint, massing and form, as well as its fully glazed southern and western elevations, would be considered to result in a lightweight, contemporary appearance that is subservient to the host dwelling. Its simple design and proposed materials would remain visually compatible with the historic cottage. It is considered reasonable to impose a compliance condition to ensure the materials as stated are secured.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and the significance of the listed building. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that “great weight” should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The site is washed over by the North Wessex Downs National Landscape. Given the domestic nature of the proposal and its proposed scale, the proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Other issues

N/A

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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 & Certificate; received 25 February 2026

Proposed Plans and Elevations; 1596 - 03B; received 25 February 2026

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

3. The external brickwork for the development hereby permitted shall be constructed in traditional Flemish Bond and to match that of the main cottage in terms of its colour, texture, size, jointing and pointing.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE NOTES:

Linked Listed Building Consent

This decision grants planning permission only and does not confer any form of listed building consent. The conditions of the linked listed building consent PL/2026/01457 must be complied with in addition to the conditions of this planning permission.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Party Wall Act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.