

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00104
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Knypersley, 79 High Street, Ramsbury, Marlborough, SN8 2QN
DEVELOPMENT DESCRIPTION:	Alterations and extensions to two-storey rear wing
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

During the life of the application changes were made to the description of development and revised documents and plans were submitted; all interested parties have had opportunities to review all details.

The application seeks planning permission for alterations and extensions to an existing two-storey rear wing of the dwellinghouse. This involves alterations involving demolition of existing internal and external walls, addition of a single-storey ground floor extension and a first-floor cube-shaped addition at southern end. Materials include brickwork, render and corten steel cladding, and details include cast metal rainwater goods and metal-framed fenestration. At first floor in the historic core a minor alteration to a staircase is proposed.

Listed Building Consent is concurrently sought under reference PL/2026/00274.

SITE DESCRIPTION

The application site is a Grade II listed building known as Knypersley, 79 High Street [NHLE: 1183770]. The house dates to the 18th century, set back from the road behind railings. Its principal elevation is of three bays, stuccoed brickwork, with six-over-six hornless sash windows and central six-panel door under 20th century open porch. Side elevation has brick with flint infill, and it has a gabled tile roof with brick end stacks. Its internal layout is one-room deep, at ground floor it has two rooms either side of a central through passage/stair hall. To rear is two-storey projecting range of an early date but altered in 21st century. Its setting is characterised by the variety of traditional vernacular architectural styles of the primarily street scene corridor. It is in the settlement boundary of Ramsbury. Relevant designations and constraints include the site's designation and other nearby Grade II listed buildings¹, the Ramsbury Conservation Area, the North Wessex Downs National Landscape (formerly and legally an Area of Outstanding Natural Beauty (AONB)), River Kennett Site of Special Scientific Interest (SSSI), Flood Zone 1 and groundwater levels are either at or very near (within 0.025m of) the ground surface.

PLANNING HISTORY

¹ 77 High Street and The Hayward, 73 and 75 High Street [NHLE: 1249780], 78 High Street [1263577], 81 High Street [1365504], and 83-89 High Street [1034069].

PL/2026/00274 – Alterations and extensions to two-storey rear wing (UNDER CONSIDERATION).

- Concurrent Listed Building Consent application.

K/54037/F - Construction of single storey and two storey curved extensions and remodelling of existing fenestration with associated internal alterations (APPROVED WITH CONDITIONS 15/05/2006).

K/54036/LBC - Construction of single and double storey curved wing extensions. Re-fenestration of the west elevation and associated internal alterations (APPROVED WITH CONDITIONS 15/05/2006).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- 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 67: Flood Risk (CP67)

Saved policies of the Kennet Local Plan 2011 (KLP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

North Wessex Downs Management Plan 2025-2030

Ramsbury Conservation Area Statement 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 and interested parties were invited to comment on the application:

Ramsbury Parish Council

No objection, commenting that the development has been prepared with care and puts right the layout for a family home while improving the overall outlook of the façade (09/02/2026).

Support, commenting that the application presented is a much more aesthetically pleasing to the area and the applicant and they applaud the applicant for their amendments (14/05/2026).

Wiltshire Council's Conservation Officer

No objection, subject to condition (20/05/2026):

Various in-depth discussions have been held with the case officer and agent over the proposals, seeking alternative proposals that may address some of the issues raised, as it is appreciated that the existing situation with the rear 'wing' is poor and there is general support for trying to improve on this.

The result of the discussions is the current proposal, which is essentially the same design as the original proposal, but with a change in material. The timber cladding has been removed, and brick proposed for the ground floor elevations, and corten steel for the upper part of the rear 'cube'.

Whilst retaining the same design does not address the concerns raised previously, the change in material, taking a particularly strong modern approach, the corten steel's rusty finish is similar to that of the natural clay tiled roof: this results in the materials having a complimentary colour palette, which is more respectful of the traditional palette of the local area, thus visually responding to the locality and setting, whilst taking a modern design approach in response to the vernacular tradition of which it will become part.

Therefore, whilst there are still some valid concerns over the potential impact on the setting of the listed building by lack of subservience (particularly focused on the 'cube'), the materials' response to the design and juxtaposition with the traditional is a design choice that complements the existing now rather than creating a visual discord between the elements of built form.

I can therefore give my support to the scheme, based on the reasons given above, and I would suggest that the following are conditioned:

- Material samples*
- Brick bond*
- Joinery details*
- RWGs to be cast metal*

In addition, Point 6 in the key on the proposed plans refers to the existing render on the main/historic house as being redone in lime-based paint – it would be prudent to clarify what is exactly proposed – is the render being retained and simply painted, or is it being removed and replaced with paint – the latter should be conditioned, requesting a schedule of works for

the removal of the render, a sample panel carried out after the approval of the schedule of works, and the type of paint confirmed.

Object (23/03/2026):

No.79 High Street, Ramsbury is a grade II listed building dating from the 18th century. Whilst the list description states it is a detached house, it is physically attached to No.80, also grade II listed), although unusually for Ramsbury High Street, it is set back from the road, with a front garden, and the appearance of being detached. Historically it has had a long range of outbuildings extending down the garden plot, fairly typical of many houses the are on this side of the High Street, many having had some relationship with the cloth, leather and tanning industry in the 18th and 19th centuries. The house is one of a row of listed buildings in the part of the Ramsbury Conservation Area.

The proposal is for the modification and extension to the rear 'wing'. The existing two-storey 'wing' is in the location of a historic outbuilding, which appears to have either been rebuilt or extensively remodelled in the later 20th century. Irrespective of the precise history of changes to this part of the building, the existing situation was approved in 2006.

The current proposal seeks to modify the existing structure, and extend it with a second storey at the south-end of the existing building. The existing 'wing' has been modified with a modern character, with large format glazing, curved bay windows and balcony to the rear and does not have any architectural interest. Whether or not any historical interest relating to the original structure survives is not clear, due to the level of more recent intervention into the building.

The proposal seeks to alter this 'wing' by refenestrating it, along with changes in elevational treatment and an extension at first floor level.

Whilst the existing 'wing' has been modified to the point of little to no architectural interest, and there is scope for additional changes without impacting on historic fabric, external changes can have an impact on the building's character and the relationship of extensions to the main building, along with the setting of the listed building and that of neighbouring listed buildings.

The proposed changes, including the extension, unfortunately do not respect the main listed building in relation to its character and use of traditional materials. The timber cladding is a modern take on a traditional treatment of ancillary and agricultural buildings and is not particularly visually appropriate in this instance. In addition, the extension is quite a prominent first floor addition, not helped by the box that is essentially is. This addition is not subservient and the visual prominence of this modern extension has an imposing presence within the setting of the listed building, including the neighbouring listed buildings, to their detriment: there is a level of visual harm introduced by this extension, and it does not preserve or enhance the building's significance or setting. The scheme does not have any local distinctiveness in its design, and whilst the existing situation is not particularly sympathetic, the proposal solution exacerbates the situation, causing harm due to visual prominence, lack of subservience and local distinctiveness, which otherwise give the character of the buildings within the conservation area.

No objection subject to conditions, requiring a construction method statement and approval of biodiversity enhancement features, and suggested informatives (12/02/2026).

No objection subject to conditions, requiring a construction method statement and approval of biodiversity enhancement features, and suggested informatives (14/05/2026).

Wiltshire Council's Highways Team

No objection subject to condition, commenting that there is an increase in bedroom numbers requiring extra parking but that the site has no allocated parking and that the increase in demand would not have unacceptable highway safety implications. However, they advise that these constraints necessitate control over the construction phase in the interest of highway safety and request a pre-commencement condition for approval of a Construction Management Statement (12/02/2026).

Comment, no additional comments to make (08/05/2026).

Historic England

Comment, advising they are not providing advice and this should not be interpreted as a comment on the merits of the scheme (05/02/2026).

Comment, advising they are not providing advice and this should not be interpreted as a comment on the merits of the scheme (22/04/2026).

County Archaeologist

No objection, commenting that despite the archaeological potential of the immediate area the groundworks associated with the proposal are unlikely to expose significant archaeological deposits (15/01/2026).

No comment (17/04/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, a press advert was published in the Wiltshire Gazette & Herald on 22 January 2026, and a site notice was displayed on 02 February 2026. No letters of representation were made by members of the public.

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.

Design and local character and appearance, with particular regard to the listed buildings, conservation area and National Landscape

Core Policy 51, 57 and 58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet 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, its landscape or townscape setting, and the value of the natural and historic environment by retaining natural and landscape features, conserving the special qualities of valued landscapes, and by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Appendix D of the Wiltshire Design Guide expects well-designed householder developments to respect both the host building and its surroundings. It advises proposals should remain subservient to the original building, avoid dominating it, and integrate with the street scene. This may be achieved either through replication of existing form, materials and detailing, or through a well-considered contrasting approach.

The application was supported by a brief Design, Access and Heritage Statement. Nonetheless, the Local Planning Authority (LPA) has advice from Wiltshire Council's Conservation Officer (CO) on which to inform its decision.

The significance and special interest of 79 High Street primarily comprise its architectural and historic interest as a well-composed 18th century house.

Distinct in the street scene, it is set back from the road behind a front garden enclosed by low railings. Its rear garden extends to the river, and the rear elevation bears a deeply projecting two-storey wing ('outbuilding') of some age².

The CO advises many of the High Street houses had rear outbuildings as they were linked to 18th and 19th century cloth, leather and tanning industries. No.79's outbuilding was altered c.2006 with unusual 'winged' protrusions, supposedly responding to its curved back wall.

Forming part of a group with No.79 on the south side of High Street are three Grade II listed buildings, known as 77 High Street and The Hayward, 73 and 75 High Street, 81 High Street, and 83-89 High Street. Their significance and special interest comprises their architectural and historic interests. They also have group value.

It is desirable to preserve the listed buildings or their settings or any features of special architectural or historic interest which they possess, and to which there is a duty to have special regard under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

High Street is in Ramsbury Conservation Area (RCA) where its character and appearance can partly 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.

² It appears on the OS 1st edn. pub. 1886 (<https://maps.nls.uk/view/120377529>).

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

The CO initially objected to the scheme (23 March 2026). Following receipt of revised plans, they raise no objection subject to conditions (20 May 2026). While they remain concerned by the angular massing and form of the proposal, they are satisfied the complementary material palette alleviates the visual harm.

The proposal involves considerable demolition to the rear outbuilding, but the fabric affected and lost would not harm significance and it is less sensitive to well-considered change in context of the existing extensions and alterations.

The design of the proposal introduces angular forms, modestly increasing the massing, with a 'cube' form wrapping to the southern end. This adds emphasis, further unbalancing the relationship between historic core and rear outbuilding in forms which contrast with the traditional character of the dwellinghouse.

The additions would 'square off' the existing curved protrusions, the 'cube' also concealing an awkward roof junction. Although the proposal is a contrasting contemporary addition, it provides a more coherent built form than the existing situation. Nonetheless, the angular forms create some dissonance with the prevailing traditional forms.

The material palette predominantly comprises Flemish bond brickwork and a render finish, although the extent works for the latter is ambiguous. Sparing and contrasting Corten steel cladding would articulate the 'cube' feature, but its earthy patina complements the clay tiles while subtly interpreting the quasi-industrial past of the rear outbuildings in the area.

If executed to a high standard, and as also concluded by the CO, the materials would soften the juxtaposition between the angular and traditional forms and support their harmonisation with the local vernacular. Similarly, the detailing is provided by cast metal rainwater goods and metal-framed glazing contribute to the design's contemporary interpretation of the local vernacular. However, these detailed design matters will be controlled by a separate application under complementary legislation³.

The rear elevations of the listed buildings on High Street bears variation but the local vernacular prevails. The massing and angular forms of the altered outbuilding lends it greater emphasis, but the complementary material palette would ensure it integrates effectively and does not detract from the experience and appreciation of the significance of nearby listed buildings. Accordingly, their settings would be preserved.

In a similar vein, the proposal would be viewed as part of the settlement, as a contemporary interpretation of the local vernacular. Accordingly, it would not harm the North Wessex Downs National Landscape (NL) nor conflict with the duty to further the purpose of conserving and enhancing its natural beauty under Section 85 of the Countryside and Rights of Way Act 2000 (as amended).

³ S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development would not harm the character or significance of the listed buildings, the character or appearance of the RCA or NL in which it is located. Conditions have been recommended to define the terms of the permission, as detailed design matters are controlled by separate legislation. Furthermore, the development would satisfy the expectations of Appendix D of the Wiltshire Design Guide and the requirements of CP57 and CP58 of the Wiltshire Core Strategy.

Residential amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy 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.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The neighbouring dwellinghouses most likely to be sensitive to the development are 77 and 81 High Street.

The development increases the massing and bulk of the rear outbuilding. The degree of separation that is maintained would ensure it does not appear unduly overbearing nor cause unacceptable overshadowing of neighbouring land.

There is an existing baseline of overlooking between dwellinghouses but the first-floor fenestration on the west side elevation of the outbuilding would be enlarged and materially increase the level of overlooking to No.81. The applicant has indicated they intend the windows to be obscurely glazed, and a condition is recommended to secure such details.

If they were to be used as rooftop amenity spaces, the flat roofs could cause a detrimental loss of privacy to neighbours. Accordingly, a condition is recommended to control such matters in the interest of amenity and privacy.

Subject to recommended conditions, the development would have acceptable effects on the living conditions enjoyed by occupants of the site itself and neighbouring land. Furthermore, it would satisfy the expectations of Appendix D of the Wiltshire Design Guide and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highways matters

The site has a pedestrian access only and no off-street parking. Contrary to Wiltshire Council's Highways Team advice, the application does not appear to increase the bedroom quantum so there would be no additional demand on on-street parking.

The Highways Team raise no objection subject to a condition requiring pre-commencement approval of a Construction Management Statement (CMS). Due to the constraints of the site, the absence of a vehicular access, and therefore the need for construction traffic to rely on the public highway, they advise it is necessary to control the adverse effects resulting from the construction phase. The Applicant has provided some limited information with regard to possible management measures to employ during the construction phase which they confirm can be used to inform a more detailed CMS.

In accordance with Regulations⁴, the requisite notice was given to the applicant of the pre-commencement condition. Their substantive response confirms the condition is capable of being satisfactorily discharged.

Subject to the recommended condition, adequate provision would be made to mitigate harmful impacts on the highway network for the life of the development. Accordingly, it would not conflict with the aims of Core Policy 57(xiv), 61, 62 or 64 of the Wiltshire Core Strategy.

Ecological matters, including Biodiversity Net Gain (BNG)

The development is exempt 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). However, the site is contiguous with the River Kennett, which is designated a SSSI, and the development would occur approx. 50m north of its defined area.

The development involves demolitions but not to the roof void. Wiltshire Council's Ecology Team advice confirms the risk of adverse impacts on protected species is low and that sufficient information is available for an informed decision to be made.

The Ecology Team recommend a condition requiring pre-commencement approval of a CMS to secure details of precautionary working practices to minimise the risk of adverse impacts on protected species. The requirements were combined with the condition requested by the Highways Team, and the applicant gave an aforementioned substantive response to the notice.

The Ecology Team have also recommended a condition to require approval of details of enhancement features (bat and bird boxes) for biodiversity. However, as there would be no net loss in the biodiversity value of the site such a condition is considered to fail the test of necessity, particular in the context of the precautionary measures that would be secured.

Informative advice is recommended for the decision notice, and the development would not cause unacceptable harm to the natural environment or features of ecological value. Subject to conditions, it would not conflict with Core Policy 50 of the Wiltshire Core Strategy.

Drainage and flood risk

⁴ The Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Parts of the site are identified in Wiltshire Council's Strategic Flood Risk Assessment (SFRA) as being at increased risk of flooding. The application is not supported by a site-specific Flood Risk Assessment (FRA) but its supporting information correctly identifies Flood Zone 1.

As a minor development, it is unlikely to raise significant flood risk issues⁵. It is also relevant that Part H of the Building Regulations would apply. There is sufficient information on which to conclude that the development would not materially increase the risk of flooding nor conflict with Core Policy 67 of the Wiltshire Core Strategy.

Other matters

The site is in an area with archaeological potential. The County Archaeologist is satisfied that the development's associated groundworks would be minimal and not to the detriment of the area's archaeological interest.

PLANNING BALANCE AND CONCLUSION

Subject to recommended conditions, the development would have acceptable effects in respect of matters of acknowledged importance to the public interest. It would not conflict with the provisions of the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the it. The statutory requirements have been fulfilled, and the application should therefore 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:
 - Location Plan. L-000. Received 7 January 2026.
 - Proposed Site Plan. PL-001. Received 15 April 2026.
 - Proposed Demolition Floor Plans. D-101. Received 15 April 2026.
 - Proposed Floor Plans. PL-101 Rev B. Received 15 April 2026.
 - Proposed Elevations. PL-201 Rev B. Received 15 April 2026.
 - Proposed Sections AA and BB. PL-301 Rev B. Received 15 April 2026.

⁵ PPG, Paragraph: 051 Reference ID: 7-051-20220825.

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 (CMS), together with a site plan, has been submitted to, and approved in writing by, the Local Planning Authority. The CMS 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, including the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to the river, local wildlife sites, bats and water vole; and
 9. hours of construction, including deliveries.

The development shall not be carried out otherwise than in accordance with the approved CMS, unless otherwise agreed in writing by the Local Planning Authority.

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 commences in order that the development is undertaken in an acceptable manner by minimising detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment and protected species through the risks of pollution and dangers to highway safety, during the construction phase.

4. The first-floor windows in the west side elevation of the development hereby permitted shall be glazed with obscure glass only to an obscurity level of no less than level 3 and fixed with a ventilation stay restricting the opening of the window to no more than 100mm and shall be maintained as such for the life of the development.

REASON: In the interests of residential amenity and privacy.

5. 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.

Informatives to the Applicant:

1. There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls

and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

2. The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.