

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09011
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	WEST HOUSE, HIGH STREET, RAMSBURY, MARLBOROUGH, SN8 2QN
DEVELOPMENT DESCRIPTION:	Erection of greenhouse
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a greenhouse within the wider garden area of this detached residential property.

The greenhouse would be located towards the northern boundary of the site and within an existing grassed area. This structure would measure approximately 3.6m by 3m and have a total height of 3m. Materials for the proposed greenhouse are a low dwarf wall constructed of brick with aluminium framed glazed walls and roof.

It is noted that the Description of Development and submitted plans were revised during the course of the proposal to exclude a swimming pool and associated plant room.

SITE DESCRIPTION/CONTEXT

The application site comprises a large, detached property, which benefits from an elongated garden stretching to the west where there is a vehicle entrance into the site. There are existing outbuildings, which abut the highway boundary to the north and which are used as garages and domestic outbuilding. There is further private garden land to the west of the driveway which is enclosed by mature hedgerows and trees and all bounded to the north by the highway. The property was formerly a public house and sits on a visually prominent corner of the western end of the High Street. Ramsbury is designated as a Large Village within the Wiltshire Core Strategy and benefits from a settlement boundary.

The application property is a Grade II listed building and sits within the village wide Conservation Area albeit this part of the garden is outside of that asset.

PLANNING HISTORY

Proposal / Summary
ENF/2005/00370 - - The Old Forge (Former Bleeding Horse PH) Ramsbury –
K/54093/F - Full planning permission Decision - Approve with Conditions Date: 16/5/2006 – Weather boarding to final wall of outbuilding to match existing.
K/58010/F - Full planning permission Decision - Approved Date: 4/3/2008 – Alteration to existing outbuilding
2011/16348 - Full planning permission – Proposed garden/leisure building.

K/20182/L - Listed building consent Decision - Approve with Conditions Date: 1/6/1993 – ALTERATIONS AND REPLACEMENT OF FLAT ROOF WITH PITCHED
K/20183 - Full planning permission Decision - Approve with Conditions Date: 3/6/1993 – ALTERATIONS & REPLACE FLAT ROOF WITH PITCHED, AND ALTERATIONS TO ACCESS
K/35690 - Full planning permission Decision - Approve with Conditions Date: 21/5/1998 – Alterations to existing outbuildings and extension to form cartshed.
K/82/0719 - Full planning permission Decision - Approve with Conditions Date: 8/10/1982 – Building up existing wall to 6' and c/u of est. land and barn to ancill. outbuildings for Old Forge
K/82/0028 - Full planning permission Decision - Approved Date: 25/2/1982 – Use from residential with restaurant licence to wholly residential
PL/2025/09009 - Householder planning permission – Internal alterations, fenestration changes & removal of/replacement render – At the time of writing, still to be determined
PL/2025/09011 - Householder planning permission – Formation of swimming pool and erection of greenhouse – At the time of writing, still to be determined

It is pertinent to note that this application has been submitted concurrently with a further household application for works to the dwelling and a related listed building consent for those works. Those applications are listed at the bottom of the above table.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- 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

North Wessex Downs National Landscape. 2025-2030
Management Plan

CONSULTATION RESPONSES

Ramsbury and Axford Parish/Town Council: Comment

No formal objection but have concerns that the site is on a water meadow and the proposed pool may require structure works to prevent leakage.

Conservation Officer: The amended plans show the location of a small timber shed that will act as a plant room for the swimming pool. There are no concerns with the other elements of the proposal.

WC Drainage: Holding Objection in relation to the proposed pool

REPRESENTATIONS

1 Letter of Comment was received in relation to the proposed pool

Main Reason for Comment

- Concerns in relation to pool and flood plain and drainage in this location

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 proposal seeks to erect an aluminium framed greenhouse within the wider garden area of the site.

As previously advised, the original submission comprised the erection of the greenhouse subject of this report, together with an open air swimming pool and an associated timber shed to be used as a plant room in relation to the pool. The pool and associated development have now been removed from the plan as significant concerns were raised in relation to flooding, ground water levels and drainage in this location.

The greenhouse is considered small in size and considered reasonably typical of garden structures within domestic settings. The planning history of the site has already established this part of the garden as the residential curtilage of the property.

As such, the extent of built form is considered acceptable and providing it is built in accordance with the submitted plans, is not considered to significantly impact upon the character and appearance of the site or setting. A condition to ensure that the development is carried out in accordance with the proposed plans can be appended to any grant of permission.

There is no objection from the Parish Council to the principle of the development. However, they did comment on the potential for leakage and construction issues that the applicant may encounter in relation to the pool, but made no objection to the erection of a greenhouse.

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.

The greenhouse is not considered to result in significant increase on noise, disturbance, loss of privacy or other overbearing impact on adjacent neighbouring occupiers. The location is already accepted as part of the residential curtilage and as such, a domestic facility such as this is not considered to result in increase noise or disturbance over that which can normally be undertaken within a residential garden.

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

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The additional residential facilities would not result in a requirement for increase in on-site facilities, nor impact upon the current provision.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision are provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable and remain unaltered.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting 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 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 lies firmly within a residential garden within the village of Ramsbury and would be seen in context with the existing built form in that location.

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.

Drainage

The application description has been amended to remove the previously proposed swimming pool and pump house, and now relates solely to the erection of a modest 3m x 3m x 3.6m greenhouse positioned at the bottom of the garden on a solid base. The site lies within Flood Zone 1 as identified by the Government's Flood Map for Planning.

Whilst it is acknowledged that detailed localised mapping has not identified further zones of risk, the proposed siting of the greenhouse is approximately 20 metres from the nearest known areas susceptible to flooding. Updated surface water mapping indicates that the site would not be affected by either the 1 in 30 year or 1 in 100 year surface water flood events. Given the removal of the pool and associated plant, and having regard to the limited scale, nature and low vulnerability of the proposal, it is considered that the development would not give rise to increased flood risk on or off site.

Consequently, the submission of a site-specific Flood Risk Assessment or detailed surface water drainage strategy is not considered necessary in this instance, and the previous holding objection from the Lead Local Flood Authority is noted in this context. Furthermore, concerns previously raised by neighbouring occupiers in relation to the pool and pump house are no longer applicable following the revised scheme.

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.

Nevertheless, , as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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.

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 on 13 November 2025

Planning Statement. Received on 24 June 2026

240510-01 Location Plan. Received on 24 June 2026

240510-10 Site Plan, Existing. Received on 24 June 2026

240510-70, Rev G, Site Plan and Greenhouse Details, Proposed. Received on 24 June 2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the plans and documentation hereby approved.