



LASSETER DOWNIE PLANNING

Planning and Heritage Statement

Prepared for: Mr and Mrs J Knight

Site Location: Whittonditch House, Ramsbury SN8 2PZ.

Proposal: Single storey extension to the rear of the dwellinghouse and associated development

Contents

1. Introduction
2. Site and Surroundings
3. Planning History
4. Proposed Development
5. Design & Heritage Considerations
6. Policy Considerations – Development Plan and NPPF
7. Conclusions

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 to the rear of the dwellinghouse and associated development at, Whittonditch House, Ramsbury, SN8 2PZ.

2. Site and Surroundings

- 2.1. The site is Grade II listed and 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.
- 2.2. The surrounding area is characterised by an agricultural landscape which includes open agricultural fields, and residential properties of varying size and character.
- 2.3. The site is outside of any flood risk or critical drainage area, it is not in a conservation area.

3. Planning History

- 3.1 The most relevant planning application is E/10/1656/LBC for the removal of conservatory and building of new orangery. Minor single storey rear extension. Minor internal alterations which was approved in February 2011.

4. Proposed Development – Single Storey Extension to existing Bungalow

- 4.1. It is proposed to reconfigure the approved and extant scheme E/10/1657/FUL & E/10/1656/LBC with a single storey extension to the rear elevation to incorporate a utility and boot room and to extend the existing kitchen area. The existing modern extension seeks to be demolished to make way for the new extension.
- 4.2. The proposal seek to match the existing materials of brick and flint with sash windows, and a stone capped brick parapet. The design has been well considered by architects Adam Architecture to be sympathetic and in keeping with the existing house.

5. Desing & Heritage Considerations (Adam Architecture comments)

- 5.1. Whittonditch House is shown on the 1884 Ordnance Survey, and also appears on the 1898 Ordnance Survey. Please see maps overleaf.



1884 Ordnance Survey



1898 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.

- 5.2. The core of Whittonditch House first appears on the 1884 Ordnance Survey and is noted as being c1830 on the Grade II listing details above. The house is known to have had a small W.C addition on the east elevation, which is indicated on the 1884 Ordnance Survey and was removed post 1989, Planning Ref: K/14483/L. The house was extended to the north in 1990, Planning Ref: K/16447/L, with the introduction of a conservatory, which has since been replaced by the Orangery in 2011, Planning Refs: E/10/1657/FUL & E/10/1656/LBC. The east and north elevations have been subject to various applications for alterations and additions to provide ancillary domestic accommodation, which have largely been unexecuted, Planning Refs: K/14483/L, E/10/1657/FUL & E/10/1656/LBC and 17/02536/FUL & 17/03140/LBC.
- 5.3. The building is of a polite classical appearance. There is a hierarchy of materials to the building, with the rear wing being constructed in brick and flint banded courses and the front principal part of the house being brick. The whole of the house is unified with a clay tiled roof with clay ridge tiles. The windows and doors are of painted timber, with most of the windows being 6 over 6 sashes, with the largest being located to the principal main element of the house to the west and smaller scale sashes to the utilitarian rear wing to the east.
- 5.4. It is proposed to upgrade and extend the house on the north-east corner in the location of the various unexecuted planning and listed building consents for the building. The aim is to provide improved ancillary facilities, including a Boot Room and a Utility Room extension, as well as a larger Kitchen with a Breakfast Room. The works are designed to be a logical evolution of the house, building upon its use of traditional materials and detailing, including brick and flint work and traditional sash windows. All doors and windows will be of a traditional design, being of painted timber and glazed. All new rainwater goods will be painted traditional cast metal. The proposed partial replacement and extended areas for the Boot Room, Utility Room and Breakfast Area will be faced with brick and flint banding that matches the existing to this part of the building, with a flat roof that is representative of the existing Front Porch and the Orangery.
- 5.5. There is very little proposed loss of original internal and external fabric. The Back Porch dates from 1989, Planning Ref: K/14483/L and the single storey north mono pitched roof and dormer is of an earlier date. However, the removal of this single storey north element has historically been granted for removal, Planning Ref's E/10/1657/FUL & E/10/1656/LBC and could have therefore been removed previously and sets a precedent for its removals. In terms of heritage significance there is some limited loss of earlier fabric, albeit the benefits of the improvements of the ancillary facilities and the proposed larger Kitchen and Breakfast Room are considered to be of minor impact on the listed building and represent a very small element of loss. The changes are considered to be of a practical nature that should help to secure the long-term viability and desirability of the house, whilst maintaining and preserving the remaining core elements of the building for future generations without substantial loss of historic fabric.
- 5.6. The proposals are designed to be respectful to the locality and to 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 rear of the house and is largely concealed by the outbuildings to the east and the house itself ensuring that there is no perceived heritage harm of the proposals.

6. Policy Considerations – Development Plan and NPPF

NPPF 2024

- 6.1 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*
- 6.2 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.
- 6.3 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.
- 6.5 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

Wiltshire Council Core Strategy 2015

- 6.6 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.
- 6.7 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.
- 6.8 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.

- 6.9 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.
- 6.10 CP 51 highlights that all development within the Community Area will need to protect, conserve and where possible enhance the North Wessex Downs National Landscape 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.
- 6.11 The proposal will not cause a noticeable change to the surrounding North Wessex Downs National Landscape. The extension will retain the existing character and has been carefully planned to enhance the existing qualities and character.

7. Conclusion

- 7.1 The proposal seeks to gain permission to provide a more fluid rear extension than was granted previously.
- 7.2 The extension is largely concealed by the existing house and the outbuilding to the rear and east of the main house. There is no perceived heritage harm with the proposals.
- 7.3 Given the presumption in favour of sustainable development and the advice in the NPPF, planning permission and listed building consent should be granted without delay.

Lasseter Downie Planning

July 2026