

Ms Hannah Brown  
Wiltshire Council  
County Hall,  
Bythesea Road,  
Trowbridge,  
BA14 8JN

11/09/2026

**Re: Planning Application PL/2026/04987 – 11 High Street, Ramsbury Response to neighbour representation**

Dear Ms Brown,

Thank you for the opportunity to respond to the representation submitted in respect of the above application.

The concerns raised have been carefully reviewed against the submitted plans and elevations. While the neighbouring occupiers' interest in the development is appreciated, it is important to distinguish between matters relevant to the planning merits of the proposal and matters relating separately to structural design and compliance with the Building Regulations.

It is also noted that the representation does not object to the principle of redevelopment of the property, but principally raises concerns regarding the detailed design, materials, relationship with the Conservation Area and structural implementation of the works.

**Works undertaken prior to determination**

The representation refers to works having commenced at the property before determination of the current planning application.

For clarity, the works undertaken to date have been limited to ground-floor works which were understood to fall within permitted development rights. The principal works for which express planning permission is sought, including the proposed first-floor addition and loft alterations, will not be commenced unless and until the necessary planning permission has been granted.

The planning application should therefore be assessed on the development shown on the submitted drawings and on its planning merits.

## **Character and appearance of the Ramsbury Conservation Area**

The property's location within the Ramsbury Conservation Area, and the architectural character of the existing dwelling, have been recognised throughout the design process.

The proposal has deliberately been designed so that the original dwelling remains clearly identifiable as the principal building.

In particular, the submitted elevations demonstrate that the proposed first-floor addition is positioned to the rear of the principal dwelling and remains appreciably below the height and scale of the main roof form. The historic form of the principal building therefore continues to dominate the composition.

Rather than attempting to reproduce historic brick and flint construction as an imitation of the original building, the new work has been designed as a clearly legible contemporary intervention using a restrained palette of natural materials.

This approach allows the architectural development of the property to remain readily understood while avoiding a pastiche addition which could obscure the distinction between the original building and later development.

## **Materials and timber cladding**

The representation suggests that the treatment of the proposed timber cladding is unclear.

The submitted plans and elevations specifically identify timber cladding, including to the proposed single-storey extension, first-floor addition and dormer.

The larch has been selected as a natural material and to provide visual continuity with existing timber buildings within the area. The use of timber is also considered appropriate in the context of the wider area, where timber-clad buildings and structures can be found within the immediate surroundings of the application site.

The proposed timber cladding will be horizontal in orientation, as shown and described within the submitted Design and Access Statement. The horizontal treatment is intended to provide a simple and restrained architectural finish to the new elements of the building.

Please find attached photographs of a number of timber-clad buildings within walking distance of No. 11 High Street. These photographs are provided to demonstrate that timber cladding is an established material within the local context and to assist the Local Planning Authority in considering the proposed material in relation to the character and appearance of the surrounding area.

The proposed use of timber cladding is therefore not intended to introduce an entirely unfamiliar material into the locality, but rather to provide a contemporary and natural material which is capable of sitting comfortably within the established built environment.

For further clarity, the applicant is willing to provide an additional material specification confirming the orientation, profile and finish of the proposed cladding, and would accept an appropriately worded planning condition controlling these details if considered necessary.

### **Single-storey Sun Room**

The existing uPVC conservatory makes a limited positive contribution to the architectural character of the property.

The proposed replacement is intended to provide a higher-quality and more coherent architectural element using natural timber cladding, aluminium glazing and a restrained flat-roof form.

The proposed extension remains single storey and is located to the rear of the principal building. Its architectural treatment deliberately distinguishes it from the historic house while retaining the existing dwelling as the dominant architectural element.

The fact that the extension adopts a contemporary architectural approach does not in itself result in harm to the Conservation Area. The appropriate consideration is the quality of the design, its scale and massing and its relationship with the host building and wider setting.

### **First-floor addition**

The representation raises concerns regarding the scale, visibility and architectural treatment of the proposed first-floor addition.

The submitted elevations demonstrate that the proposed addition remains substantially below the main roof form of the original dwelling and is positioned to the rear of the principal building.

The proposal therefore retains a clear hierarchy between the original house and the later addition.

Roof tiles are proposed to match the existing building, while Siberian larch is used to distinguish the new walling from the historic brick and flint fabric.

This combination allows the new work to respond to the existing building without attempting to reproduce its historic construction.

It is accepted that portions of the addition may be visible from neighbouring land and from certain wider viewpoints. Visibility in itself, however, does not establish harm. The relevant consideration is whether the resulting development preserves the character and appearance of the Conservation Area when viewed within its context.

The applicant would nevertheless be willing to discuss reasonable refinements to materials or detailing with the Planning Officer and Conservation Officer should these be considered necessary.

### **South-facing first-floor doors**

The submitted south elevation shows new aluminium heritage-style glazed doors within the first-floor addition.

For the avoidance of doubt, no projecting balcony is proposed. Any guarding required to comply with the Building Regulations will be provided as an appropriately detailed non-projecting guarding solution.

This can be clarified by annotation on a revised drawing if the Local Planning Authority considers it helpful.

### **Loft dormer**

The proposed dormer is a modest intervention to the east-facing roof slope and is shown with a single-ply flat roof and timber cladding.

The submitted drawings specifically identify the proposed window as an aluminium top-hung egress window with obscured glazing. Privacy has therefore been considered as part of the design rather than being left unresolved.

It is also relevant to consider the visibility of dormer structures within the immediate street context. Opposite No. 11 High Street, there is an alleyway situated between No. 12 and No. 14 High Street, from which the existing built dormers on the neighbouring properties are clearly visible from the public highway. These existing dormers therefore form part of the established visual character of the surrounding roofscape and demonstrate that dormer structures are already visible from the road within this part of the Conservation Area.

Photographs are attached to this response which demonstrate this existing situation and clearly show the built dormers as viewed from the road via the alleyway between No. 12 and No. 14 High Street. These photographs are provided to assist the Local Planning Authority in assessing the proposed dormer's visibility in its immediate context and in understanding the existing character of the surrounding roofscape.

The visibility of the proposed dormer should therefore be considered in the context of the existing built environment and established views within the Conservation Area, rather than in isolation.

Should the Local Planning Authority consider further control necessary, the applicant would be willing to accept an appropriately worded condition requiring the relevant glazing to

remain obscure and, where appropriate, controlling the opening arrangement in order to protect neighbouring amenity.

### **Structural matters**

The representation raises concerns regarding the existing masonry, load-bearing walls, foundations, wall ties and the structural support of the proposed development.

The representation itself acknowledges that these matters are principally matters for Building Control rather than the determination of the planning application.

A structural engineer has already attended the property and is working with the applicant and design team to assess the existing construction and develop the appropriate structural solution.

The detailed structural design, calculations, load paths, connection details and any necessary strengthening will be addressed through the Building Regulations process.

The planning drawings should therefore not be interpreted as structural construction drawings or as representing the final engineered solution.

Appropriate professional structural advice is being obtained to ensure that both the subject property and adjoining property are protected throughout the works.

### **Building Control**

Planning permission and Building Regulations approval are separate statutory processes.

The absence of structural calculations or detailed Building Regulations information within a planning application does not demonstrate that a development is structurally unsuitable.

The applicant has engaged a structural engineer and the appropriate structural design and supporting information will be submitted through the relevant Building Control procedure.

### **Conclusion**

The neighbouring representation has been carefully considered.

It is noted that the principle of redevelopment of the property is not opposed. The principal planning disagreement therefore concerns the detailed architectural treatment of the proposed additions.

The submitted scheme has been designed so that the original dwelling remains visually and architecturally dominant. The principal historic roof form is retained, while the proposed first-floor addition remains lower in scale and is positioned to the rear of the principal building.

The use of the timber cladding, matching roof tiles and restrained contemporary detailing is intended to create a clear but sympathetic distinction between the historic building and the proposed additions.

Structural matters raised within the representation are being addressed separately through professional structural engineering advice and the Building Regulations process.

The applicant remains willing to engage constructively with the Planning Officer and Conservation Officer regarding reasonable refinements to materials or detailing where these would assist in preserving or enhancing the character and appearance of the Ramsbury Conservation Area.

We therefore respectfully request that the application continues to be assessed on its planning merits and in accordance with the relevant development plan policies and material considerations.

Yours sincerely,

Damien Convey  
Agent/Contractor  
DC Property Consulting