

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION & LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04655 & PL/2026/04923
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	Manor Farm, Ramsbury, Marlborough, SN8 2RG
DEVELOPMENT DESCRIPTION:	New glazed link extension within the same footprint, together with consequential internal alterations to the listed farmhouse and minor external alterations to the side and rear elevations.
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission and Listed Building consent for a new glazed extension within the same footprint of an existing conservatory in-fill, internal alterations to the listed farmhouse and minor alterations to the side and rear elevations. The application is submitted using dual Householder and Listed Building Consent application forms.

During the course of the application, amended plans were received to omit the previously proposed external flue, to insert a freestanding internal woodburner and to alter a proposed external door from UPVC to timber. Additionally, further information was provided in relation to the proposed external materials.

The extracts below demonstrate the existing external elevations of the property, together with the proposed elevations subject to this application:



(L-R) Existing Front, Side and Rear Elevations



(L-R) Proposed Front, Side and Rear Elevations

The proposed external works are as follows:

- New glazed link to replace the existing conservatory
- Replacement of existing ground floor casement window to side elevation with timber French doors
- New and replacement timber casement window to the rear elevation to match the existing unit

The proposed internal works are as follows:

- New internal staircase within the 1995 extension
- Conversion of an existing internal window into an internal door to connect the kitchen with the entrance hall
- Installation of free standing woodburning stove between the snug area and dining room

External works

The proposed glazed link would replace an existing in-fill conservatory positioned on the front elevation and would house the relocated kitchen, with its previous location transformed into a dining room. The proposed link would remain single storey and includes a flat roof with parapet and stone coping, with a centrally positioned raised roof lantern to help light the floorspace. The glazed link would remain recessed from the established front façade and would incorporate aluminium bi-fold doors which broadly span across the width of the glazed link. The link would be finished in through-coloured render to match the existing building and cast iron rainwater goods painted black.

The existing side elevation features a single ground floor casement window which is proposed to be replaced with a set of timber French doors, enabling access to the relocated dining room. An additional timber window is proposed to the rear elevation alongside the replacement of an existing window, both of which would match an existing window already, with the units evenly spaced across the rear wall.

Internal works

A new internal staircase is proposed within the 1995 modern extension to the side/rear of the existing building. The staircase would be altered from an 'L' shape to become a more standardised linear arrangement within the same location.

An existing window is proposed to be converted into an internal door to connect the relocated kitchen within the new glazed link with the entrance hall, broadly maintaining the same width of opening within the internal wall.

A free-standing log burner is also proposed to be positioned internally between the snug area and dining area. The log burner would use the existing chimney stack to negate the requirement for the installation of a new external flue.

SITE DESCRIPTION/CONTEXT

The site known as Manor Farm is a detached dwellinghouse situated in a rural and secluded location within the village of Ramsbury and within the North Wessex Downs National Landscape. The main building is grade II listed and dates back to c1830's. The site was originally known as Ramsbury Manor Farm and would have been historically associated with Ramsbury Manor. The plot is accessed via a driveway from the main road, with an open frontage and off-street parking for multiple vehicles both fronting and on approach to the main building. The building itself displays an unusual built form – a Neo-Classically styled building, with central octagon and side wings and hipped roofs. To the rear is a central wing, whilst a modern two storey extension was constructed to replace a historic rear section. The existing in-fill extension to be replaced on the principal elevation takes the form of a conservatory in-fill development. The main building is finished in sand and cement render with painted brickwork and timber casement windows. The surrounding area is largely rural with the site nestled within open countryside, with further built form of Grade II listed Manor Farm Cottage (also in the ownership of the applicant) located to the north/NE.



The official listing description of the property from the Historic England website is as follows:

Farmhouse, c1830. Stucco with slate roof. 2-storey, central 2- storey octagon with side wings and late C19 rear wing. Central entrance to octagon in projection with pent roof. Round headed glazed door. 16-pane sashes to ground floor, the majority replaced mid C20. Upper floor has round oculi with cross glazing. Roof hipped with wide eaves over offsetting brick courses. Central 4- flued stack to octagon and brick stacks to rear of each wing.

Listing NGR: SU2611671459

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

- North Wessex Downs National Landscape
- Grade II listed building
- Grade II listed Barn at Manor Farm
- Countryside Character Area – Berkshire and Marlborough Downs

- Public Right of Way – RAMS2 and RAMS3
- Historic Buildings Sites and Monuments Records – Manor Farmhouse
- Groundwater Emergence - Risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely
- Archaeology Monument Record – Manor Farmhouse

PLANNING HISTORY

Proposal / Summary
K/30290/L - Listed building consent Decision - Approved Date: 25/7/1994 – The alteration to chimney breast & fireplaces in kitchen, central ground floor rooms & right & left flanking rooms. The creation of openings each side of the central chimney
K/12067 - Full planning permission Decision - Approve with Conditions Date: 17/5/1988 – ALTERATIONS TO TWO VEHICULAR ACCESSES
K/31802 - Full planning permission Decision - Approve with Conditions Date: 21/9/1995 – Construction of new barn and alterations to existing garage. New brick wall and gate.
K/31804/L - Listed building consent Decision - Approve with Conditions Date: 21/9/1995 – Demolition of stable. Construction of new barn. Alterations to existing garage and construction of boundary walls.
K/30916/L - Listed building consent Decision - Approve with Conditions Date: 2/2/1995 – Demolition of detached outbuilding, lean-to's and rear wing to house. Provision of new windows to specific locations. Infilling of specific windows and door. New porch roof.
K/30921 - Full planning permission Decision - Approve with Conditions Date: 2/2/1995 – Extension to dwelling house.
K/83/0134 - Full planning permission Decision - Approve with Conditions Date: 24/3/1983 – Use of vacant outbuilding to farm shop

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
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and New Development
- Core Policy 67: Flood Risk

Ramsbury does not currently have a Neighbourhood Plan

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act

North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

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

The National Planning Policy Framework (NPPF):

- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy P3: Living Conditions and Pollution
- Policy L2(d)(ii): Making Effective use of Land

The Planning Practice Guidance

ISSUES

- Design and Impact upon the character and context of the area and landscape impact
- Heritage Impact
- Residential Amenity
- Drainage and Flood Risk
- Public Rights of Way

CONSULTATION RESPONSES

Ramsbury Parish Council: No comments received.

Wiltshire Council Conservation Officer: No objection (summary of full comments can be found on the Wiltshire Council website)

Overall, the amendments to the original proposals have addressed the concerns raised previously (verbally), and full support of the proposals can be given, as there will be no harm to significance and therefore the special interest is preserved. The joinery details are considered acceptable in this instance.

REPRESENTATIONS

Due to its rural location, the application was publicised by a site notice erected at the application site, however no comments were received.

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 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area. The application site is located within the North Wessex Downs Area National Landscape, therefore the Planning Authority have a duty to have regard to the purposes of conserving and enhancing the natural beauty of National Landscapes.

Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The North Wessex Downs Management Plan 2019-2024 requires development to conserve the scenic quality and dark skies of the National Landscape. The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings. Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

A site visit was conducted to the application site to observe the existing building and its setting, and to assess the design proposals. To note, the internal alterations will remain concealed from view from the exterior and therefore will be discussed separately within the subsequent sections within this report.

The proposed link extension would be comparable in scale and form to the existing conservatory in-fill extension it is proposed to replace. The extension would still effectively fill the same section of floor plan, yet would still remain a single storey structure which would respect the established ridgeline of the main building. The overall appearance of the link extension, including the raised roof lantern, are considered proportionate to the main building and would effectively integrate with the established character and appearance of the building through the incorporation of sympathetic construction and finishing materials. Whilst the roof is proposed to be finished in a flat roof PVC membrane, this would effectively be concealed due to the parapet, therefore reducing its overall visibility and not resulting in unacceptable visual impact.

The appearance of the link extension is considered to contribute positively to the overall appearance of the main building whilst marginally reducing the level of glazing to the building. Comparing the existing in-fill conservatory with the link extension, the proposed build form is a more solid structure however this would not lead to unacceptable visual impact or an overly dominant appearance when viewed and considered within the context of the existing building.

The alterations to the fenestration, in terms of the additional windows and patio doors, would still be considered proportionate to the main dwelling. The addition of further fenestration would not result in an overly glazed appearance, with the proportions and positions of the windows consistent with the existing units to the side elevation where they would be inserted. The additional windows and doors would be constructed from timber, enabling their style and appearance to further align and sympathise with the existing building and the existing fenestration in situ.

Given the location of the site within the North Wessex Downs National Landscape, consideration is required as to the potential impacts that proposals may have on this designated area. The link extension would not demonstrably increase the footprint or height in comparison to the existing in-fill conservatory. The extension would result in reduced glazing, moving away from the 'light box' appearance of the existing conservatory and being of a more solid construction. Whilst additional fenestration is proposed, collectively it is not considered that the proposed works would result in adverse impacts on the dark skies within this designated area. The site is nestled within the countryside where established landscaping bounds the site and the proposed development is wholly contained within the residential curtilage. The external alterations proposed would not result in a demonstrable increase in bulk and mass, and would remain sympathetic to the established character and appearance of the main building and its plot, effectively integrating with the setting and surrounding area without creating harm to the scenic quality or character afforded to this designated area.

Overall, it is considered that the proposed works would compliment and remain sympathetic to the main building and its plot, as well as the surrounding area. The proposed development would not result in an incongruous or overdeveloped appearance, and would remain proportionate to the existing built form, character and appearance of the main building. The use of sympathetic finishing materials would enable the development to integrate successfully with the main building, whilst the alterations to the glazing would not result in an overly glazed appearance. The works preserve the character and appearance of the area, as well as the distinctive character of the North Wessex Downs National Landscape, and is therefore deemed to be acceptable and in accordance with WCS Core Policies 51 and 57, the North Wessex Downs Management Plan 2019-2024. In addition, the proposed works comply with the Wiltshire Design Guide and the relevant provisions within the NPPF.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

External alterations

The proposed link extension would result in a more solid structure in comparison to the existing conservatory in-fill extension and would accommodate the same footprint, thereby not extending beyond the established front wall. The Conservation Officer considers that the existing conservatory is of no importance in relation to the heritage asset and does not make a positive contribution to the building, therefore does not have any concerns in relation to its removal or the principle of replacing this structure. When considering the existing and proposed extensions, the impact on the significance and character of the building is considered to be the same given the similarities in built form. However, the proposed extension is considered to be more visually appealing than the existing conservatory as it is more characteristic of the appearance of the main building. Material samples have been provided which demonstrate the proposed colour-through render which would be applied to the front façade (albeit limited in nature due to the extent of the glazing) alongside details to confirm the proposed PVC flat roof membrane. These details were presented to the Conservation Officer, who has confirmed that given the limited extent, collectively these details are considered acceptable and would not result in unacceptable visual impact. As a result, no pre-commencement conditions are required to secure details of the external materials.

The original scheme included an external flue to the side elevation to serve a proposed woodburner within the snug area. The vertical flue was proposed to be fixed to the side wall and would have extended from just above the ground floor to terminate marginally lower than the ridgeline of the existing hipped roof. During informal verbal conversation, the Conservation Officer stated the flue was considered unacceptable and requested that this be removed from the proposed scheme due to the unacceptable visual impact that the flue would have on the building. During the conversation, it was suggested that a woodburning stove could still be achieved, however would be in the form of a free-standing unit placed between the snug and dining room area as this could still utilise the existing chimney stack, thereby not requiring any external amendments or additions to facilitate it. This idea was relayed in writing to the Agent, and revised plans were received which did indeed remove the flue and included the free standing woodburner in the suggested location. The Conservation Officer has confirmed the acceptability of these details as they overcome and address the initial concerns raised.

No concerns have been raised in relation to the substitution of an existing window with French doors. This is located within a less formal part of the building and would be read in conjunction with the modern extension. The proposed doors are timber, which would align with the existing doors and fenestration evident throughout the property. This section of the building is relatively concealed from view owing to the front projection of the laundry room to the right-hand side of

the building. Similarly, the insertion of an additional window to the side elevation would mirror and align with the existing fenestration to the side wall and is considered acceptable. Additionally, the joinery details submitted demonstrating the large-scale detail and sections of the French doors and windows are also considered acceptable and avoid the imposition of any pre-commencement conditions upon this approval.

Internal alterations

Internally, the proposed log burner would occupy a central position within the floorspace between the snug area and dining room would enable a functional yet attractive feature within this section of the building, and would not result in any unacceptable loss or impact to the historic fabric of the building. As previously detailed, this alternative design would negate the requirement for any external alterations or flue to serve the woodburner, thereby avoiding any considered unacceptable visual impact to the building.

The existing staircase is within a modern section of the building, therefore the proposed replacement would enable a reconfiguration which would rationalise the internal layout. The proposed replacement staircase is considered acceptable from a visual perspective, given that they are only confined to a specific modern section of the building and is of no importance to the building's overall significance as a designated heritage asset.

Whilst not expressly mentioned within the comments received from the Conservation Officer, the proposed conversion of an existing window into an internal door to connect the kitchen with the entrance hall is also considered acceptable. By utilising an existing opening, the proposed works would not require the further removal of any historic fabric within the wall to accommodate the new internal door.

Conclusion

Overall, the proposal, by virtue of its scale, design and proposed materials, is considered to preserve the character and appearance of the listed building and its setting, with the amended proposals addressing the previous concerns raised. It is not considered that the proposed development would result in harm to the significance of the heritage asset 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 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Residential 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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the

environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

The property occupies a relatively secluded position within open countryside, however the closest buildings would be found within the adjacent Manor Farm Cottage (and outbuildings) which is also under the ownership of the Applicant.

The proposal would result in altered built form, however comparatively the glazed link would draw broad similarities to the existing in-fill conservatory and would not lead to an increase in scale, bulk or mass, remaining a ground floor structure. The level of fenestration to the front elevation is comparable to that within the existing conservatory, thereby not exacerbating any perceived overlooking or loss of privacy.

The other proposed external works – namely the additional ground floor windows and timber door – would not be considered to result in increased overlooking given the position of the proposed works on the footprint in comparison to the location of Manor Farm Cottages. The existing spatial distances between the built form would not diminish as a result of the proposed development, with the increased built form not considered to result in overbearing effects.

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

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

The mapping system has identified that the site is located within an area where there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. The main floorspace proposed within the development would be the new glazed link extension to the principal elevation, which is comparable in footprint to the existing in-fill conservatory it would replace.

The proposal comprises a domestic extension and alterations within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing when compared to the existing arrangement. Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and whilst the development is not expected to increase flood risk on or off the site, it is encouraged that advice is sought to ensure that the proposal complies with Building

Regulations. Therefore, the proposal is considered to comply with WCS Core Policy 67 and the relevant provisions within the NPPF.

Public Rights of Way

Transport implications are a key factor in assessing planning applications and proposals must demonstrate that there is safe and suitable for all users, including pedestrians, including protection and enhancement of public rights of way and active travel routes.

WCS Core Policy 60 seeks planning developments in accessible locations, whilst also mitigating the impact of developments on transport users, local communities and the environment. WCS Core Policy 61 states that the transport impacts of new developments need to be assessed in accordance with national guidance.

Public Right of Way RAMS2 is located to the SE of the application site and follows adjacent to the main road. RAMS3 is located to the rear of the application site and travels north along an existing track behind the rear boundary.

The proposed works are all confined within the residential curtilage of the main building and would remain relatively obscured from view when travelling along either PRoW owing to the existing built form and established boundary treatments. Furthermore, the works do not propose any alterations to the PRoWs which would obstruct, divert, or otherwise impede access along the routes. The proposed works do not encroach upon the definitive line of the rights of way and as such, the proposal is considered to have no adverse impact on the public right of way or its users. Therefore, it is considered that the proposed development will not result in unacceptable impacts to existing access arrangements and the highway, nor will the proposal affect or affect or impede the right of way. The application is therefore in accordance with WCS Core Policy 60 and 61.

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, by virtue of its scale, mass, positioning and detail is considered to enable a sympathetic, proportionate and subservient addition to the main building, helping to preserve the character and appearance of the main building. Collectively, the internal and external works would not result in harm to the significance of the heritage asset, thereby preserving the special interest of the building and any other features of interest of the heritage asset, with no objections raised by the Conservation Officer to the amended proposals. Additionally, the proposed development is not considered to result in unacceptable impact on

the residential amenity of neighbouring occupiers, nor would the proposed works impact on or impede the public rights of way in close proximity to the application site. The development is therefore considered to comply with Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990, WCS Core Policies 51, 57, 58, 60, 61 and 67, the North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024, the Wiltshire Design Guide and the relevant provisions within the NPPF.

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:

06A – Proposed Site Location Plan and Block Plan received 23.07.26

Joinery Details – Window Sections received 23.07.26

Joinery Details – Window Elevation received 23.07.26

Joinery Details – Door Section and Elevations received 23.07.26

04A – Proposed Ground Floor Plan and First Floor Staircase Layout received 28.09.26

05B – Proposed Elevations, Roof Plan and Section received 28.09.26

Sikaplan Flat Roof Material Datasheet received 01.10.26

Sikaplan Flat Roof Material Details received 01.10.26

K-Rend Brochure received 01.10.26

K-Rend Colour Chart received 01.10.26

K-Rend Product Guide received 01.10.26

Roof Membrane Case Study received 01.10.26

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

3. The proposed rainwater goods shall be cast metal, finished in black and maintained as such thereafter.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

06A – Proposed Site Location Plan and Block Plan received 23.07.26

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