CASE OFFICER'S REPORT

Application Reference: PL/2023/07500
Site Address: Stoney Meadow, Hindon Road, Dinton, Salisbury, SP3 5EL
Date of Site Visit: 11th November 2022
Publicity Expired: 4th October 2023
Target Date: 30th October 2023

SITE DESCRIPTION:
The application site is a detached residential dwelling located approximately 1 Mile east and 1 mile west of the villages of Dinton and Barford St Martin, respectively. Consequently, the site is located outside of any settlement boundary as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 33 (Spatial Strategy for the Wilton Community Area).

PROPOSAL:
This is a resubmission of the previously approved householder application PL/2022/06822 (Alteration to existing dwelling including first-floor extension, replacement windows, doors, roof tiles and elevation finishes, New garaging with ancillary accommodation over.) the current application makes no alterations to the previously approved works but adds the replacement of the existing conservatory with a garden room and associated works.

RELEVANT PLANNING HISTORY:
PL/2022/06822 - Alteration to existing dwelling including first-floor extension, replacement windows, doors, roof tiles and elevation finishes, New garaging with ancillary accommodation over. – Approved subject to conditions March 2023.

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
C24 Extensions to Buildings in the Countryside
H31 Extensions to Dwellings in the Countryside

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP27 (Spatial Strategy for the Tisbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Cranborne Chase Partnership Plan (2019-2024)

REPRESENTATIONS:

Dinton Parish Council – No Comment

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:
Principle:

Saved policy H31 from the Salisbury District Local Plan 2003 states that In the countryside extensions to existing dwellings will be permitted provided that:

a) The extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;

b) The design of the extension is in keeping with that of the existing dwelling and uses complementary materials;

c) The extension would not create, or be capable of creating, a separate dwelling.

Saved policy C24 From the Salisbury District Local Plan 2003 states that:

Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Guidance from the Cranborne Chase Partnership Plan 2019-2024 states:

Extensions to existing permanent buildings are only supported where:

i. the proposed extension does not materially impact on the special qualities of the AONB, especially through its height or bulk; and

ii. the size and scale of the proposed extension is not disproportionate to the existing building; and

iii. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing.

iv. The size and scale of any garage or outbuilding within the curtilage of a dwelling in the AONB and its setting must be proportionate to the dwelling.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area; and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, the vast majority of the works were considered under the previous application and have been commenced. The policy landscape has not changed since the application was approved in March 2023. These sections will not be assessed again and the previous report shall be appended to this report. The newly proposed works relate to replacing the rear conservatory with a garden room. The materials for the external surfaces of the garden room will be K-render to match the works approved in the previous application and a standing seam zinc flat roof. Due to the remote location of the property and its association with the commercial site to the rear combined with the proposed works being located to the rear of the application site, it is considered that the works would have no tangible effect on the street scene or the character of the surrounding area and are of an appropriate scale, mass and design to maintain the character of the application site.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook,

daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

There are considered to be no effects on neighbouring amenities.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property or street scene and would not affect the AONB. Similarly, due to its location, it is considered that the proposal will not significantly affect amenities currently enjoyed by local landowners.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal

RECOMMENDATION:
Approve subject to the following conditions

1. **WA1** 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. **WM13** The development hereby permitted shall be carried out in accordance with the following approved plans:

   Application Form & Certificate Received 4th September 2023
   Plans Ref:
   Existing Elevations and Floor Plans (With Location Plan) DWG: hd/p/02 Received 4th September 2023
   Revised Proposed & Existing Block Plan DWG: 01A Received 17th October 2023
   Proposed Elevations DWG: hd/wd/02 Received 4th September 2023
   Proposed Ground and First Plans and Section Drawings hd/p/01 Received 4th September 2023
   Proposed Garage Elevations DWG: 03 Received 17th October 2023

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

3. The development will be carried out in strict accordance with the following documents:

   Bat Activity Survey (Daniel Ahern Ecology, October 2022).
   Revised block plan with bat mitigation added dwg. No. Hd/p/01A (Hewlett Turf and Landscapes Ltd, July 2022)

   REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Appendix 1

CASE OFFICER'S REPORT

Application Reference: PL/2022/06822
Site Address: STONEY MEADOW, HINDON ROAD, DINTON, SALISBURY, SP3 5EL
Date of Site Visit: 11th November 2022
Publicity Expired: 18th October 2022
Home Target Date: 15th November 2022
Extended Target Date: 3rd March 2023

SITE DESCRIPTION:
The application site is a detached residential dwelling located approximately 1 Mile east and 1 mile west of the villages of Dinton and Barford St Martin, respectively. Consequently, the site is located outside of any settlement boundary as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 33 (Spatial Strategy for the Wilton Community Area).

PROPOSAL:
This is a householder planning application seeking permission to make alterations to the main dwelling roof, first-floor side extension, changes to fenestration, doors, roof tiles and elevation finishes. The application also includes the addition of a detached double carport, with a garden store and ancillary accommodation at the first-floor level plus all associated works.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
C24 Extensions to Buildings in the Countryside
H31 Extensions to Dwellings in the Countryside

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP27 (Spatial Strategy for the Tisbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Cranborne Chase Partnership Plan (2019-2024)

REPRESENTATIONS:

Ecology – No Objection Subject to Conditions

- Bat Activity Survey (Daniel Ahern Ecology, October 2022).
  The above Bat Survey report states that common pipistrelle and brown long-eared bats were recorded roosting and a Natural England EPS Mitigation Licence for bats will be required to undertake the development works. The brown long-eared bat roosts will be retained in situ with access points reinstated once the roof has been repaired/renewed and 4 new bat access tiles for common pipistrelles will be installed into the new roof cladding.
- Chilmark Quarries SAC
  Chilmark Quarries SAC is designated as a hibernation site for four species of bats; Bechstein's, barbastelle, lesser horseshoe and greater horseshoe bats, and the application site falls within the core

buffer zones for barbastelle associated with the SAC. However, as no barbastelle has been recorded roosting and no potential foraging/commuting habitat will be removed, there is no mechanism for effect and the application can be screened out of Appropriate Assessment.
Therefore, I have no objections subject to the following conditions:

- The development will be carried out in strict accordance with the following documents:
  - Bat Activity Survey (Daniel Ahern Ecology, October 2022).
  - Revised block plan with bat mitigation added dwg. No. Hd/p/01A (Hewlett Turf and Landscapes Ltd, July 2022)

  REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Highways – No Objection

- The site benefits from adequate off-street parking and turning within the site and the existing vehicle access is not proposed to be altered as part of this application.

  I wish to raise no highway objection.

Dinton Parish Council – Support

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
Saved policy H31 from the Salisbury District Local Plan 2003 states that In the countryside extensions to existing dwellings will be permitted provided that:

a) The extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;
b) The design of the extension is in keeping with that of the existing dwelling and uses complementary materials;
c) The extension would not create, or be capable of creating, a separate dwelling.

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Guidance from the Cranborne Chase Partnership Plan 2019-2024 states:

Extensions to existing permanent buildings are only supported where:

i. the proposed extension does not materially impact on the special qualities of the AONB, especially through its height or bulk; and
ii. the size and scale of the proposed extension is not disproportionate to the existing building; and
iii. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing.
iv. The size and scale of any garage or outbuilding within the curtilage of a dwelling in the AONB and its setting must be proportionate to the dwelling.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area; and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the application site is a substantial house located within relatively substantial grounds that has, in the past, been extended at the ground floor level in a somewhat less than harmonious manner. The proposed works are considered to significantly improve the visual amenity of the site by altering this visible side extension into a design considered to be more appropriate to the status of the dwelling and whilst visible from the public realm is, as stated, considered to lead to an improvement to the street scene. The proposals also call for the addition of a detached outbuilding offering a garden store room, two carport spaces and an office/ancillary space above. The materials proposed for this building whilst not matching the main dwelling are considered to be appropriate for the rural setting of the site and would not be considered detrimental to the street scene or the character of the surrounding area. Overall it is considered that the proposals are of an acceptable scale, mass, height and design to maintain the character of the host dwelling and will lead to an improvement of the visual amenity of the immediate area and street scene whilst causing no harm to the character of the surrounding area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

Due to the relatively remote location of the dwelling and the separation of the works from the property's boundaries, it is considered that the proposals would have no effect on neighbouring amenities.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property or street scene and would not affect the AONB. Similarly, due to its location, it is considered that the proposal will not significantly affect amenities currently enjoyed by local landowners.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal

RECOMMENDATION:
Approve subject to the following conditions

1. **WA1** 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. **WM13** The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form & Certificate Received 1st September 2022
Plans Ref:
Location Plan, Existing Plans and Elevations DWG: Hd/p/02 Received 1st September 2022
Revised Block Plan inc Bat Mitigation DWG: Hd/p/01A Received 12th October 2022
Proposed Carport Plans and Elevations DWG: Hd/p/03 Received 1st September 2022
Proposed Plans and Elevations DWG: Hd/p/04 Received 1st September 2022

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

3. The development will be carried out in strict accordance with the following documents:

Bat Activity Survey (Daniel Ahern Ecology, October 2022).
Revised block plan with bat mitigation added dwg. No. Hd/p/01A (Hewlett Turf and Landscapes Ltd, July 2022)

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.