CASE OFFICER'S REPORT

Application Reference	PL/2023/08916
Site address	9 Bilhay Cottages, Tokes Lane, Semley, SP7 9BP
Consultation expiry	15/11/2023

POLICIES

National Planning Policy Framework (NPPF)
2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

Wiltshire Core Strategy (WCS)
Core Policy 27 Spatial Strategy for the Tisbury Community Area
Core Policy 51 Landscaping
Core Policy 57 Ensuring High Quality Design and Place Shaping
Core Policy 60 Sustainable Transport
Core Policy 64 Demand Management

Salisbury District Local Plan 2011
Saved Policy C24 – Extensions to buildings in the countryside
Saved Policy H31 – Extensions to dwellings in the countryside

Other
Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Cranborne Chase AONB Management Plan 2019-2024

REPRESENTATIONS

West Tisbury Parish Council:	Support.
Archeaology:	No objection.
Neighbour/third parties:	No comments received.

PLANNING ISSUES

- Site description, proposals, and principle of development
- Size, design, and impact on the character and appearance of the area which is within an AONB
- Neighbour amenity
- Highways

ASSESSMENT

Site description, proposals, and principle of development

The application site is occupied by a semi-detached, two-storey house with a room in the roof space set within a large plot off Tokes Lane, north of the small village of Semley. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

The existing dwelling and attached dwelling (8 Bilhay Cottages) appear to have been constructed at the same time and would have been identical however both have been altered and extended in different ways since they were originally built. Number 8 has recently gained permission for Proposed extensions under reference PL/2022/01291, which included - alterations and extensions to the existing dwelling. Extend the eastern (rear) elevation of the property across 2-storeys, to continue the existing building form. A flat roofed single storey side/rear extension and create a first-floor balcony/terrace accessed from a bedroom with the remaining part finished with a sedum roof.

The application site is simply designed, the external facades of this property are stone and render, with a clay tiled roof for the main. The existing property is 4 bedroom, with accommodation across 3 floors. The ground floor consists of a kitchen, sitting room and dining room, and a side porch access. The existing staircases mean the layouts of the upper floors restricted. There are large private gardens to lawn to the front , side and rear of the existing property. To the rear is a converted external store, semi-detached with the neighbouring property.

This application proposes to extend the existing east/rear of the property, across 2-storeys, to continue the existing building form. This 2-storey element will continue along the line of the original external walls, eaves and ridge to provide a continuous look to the property. The new first floor extension will follow the line of the previously approved neighbouring extension, with a hipped roof to minimise visual impact.

The site is within open countryside for the purposes of the WCS however the dwelling is long established, and the proposals are within the established residential curtilage of the property. There is no objection to the principle of the development subject to consideration of all material planning issues and site-specific constraints.

Size, design, and impact on the character and appearance of the area which is within an AONB

The proposed works are not considered to be excessive in scale and would sit sympathetically upon the host dwelling and its plot. It is also noted that the attached property, No.8, has also been granted a sizeable extension under the 2022 approval.

The existing dwelling sits in a generous sized plot, and it is not considered that the proposals would result in overdevelopment or make the property appear overly dominant. The proposals have been designed to complement the existing building in terms of design and materials. Proposed materials are clearly detailed on the proposed elevational plans.

The property is readily visible from the road (Tokes Lane), however the proposals would not appear overly prominent from any public vantage points nor harm the visual amenity of the area or distinctive landscape qualities of the AONB. The additions would be read in the context of the existing built form and therefore poses no visual harm to the overall character and appearance of the area or the wider landscape character of the AONB.

It is concluded that the proposals are of an appropriate scale and design which would compliment the existing building and its setting.

Neighbour amenity

The proposals are only likely to impact the adjoining property (No.8). No comments have been received from any neighbours in connection with the application.

The existing layout of the properties and location of windows results in a mutual degree of overlooking.

The proposed two storey extension would result in a betterment in terms of resulting in a level rear projection between the properties and would ensure no overshadowing upon either property.

It is noted that the existing second floor room is served by a small rooflight, with the proposal to replace this with a flat roofed dormer.



The glazing closest to the shared boundary with number 8 would serve the stairwell and any views should be obscured by the approved rear extension to number 8 itself. However, to ensure there is no direct overlooking or loss of privacy upon number 8's approved balcony area this window could be conditioned to be obscure glazed.

The second-floor window serving the bedroom itself would be positioned a suitable distance away from the shared boundary, and considering the existing level of mutual overlooking is not considered to pose any level of harm which would warrant a refusal.

The proposals would not be demonstrably harmful to the amenity of any neighbours. This conclusion is reached taking account of the scale, design and positioning of proposals, orientation of buildings, positioning of doors and windows, boundary screening and the separation distances from neighbouring properties.

Highways

Access and parking arrangements would be unchanged and there would be no increase in the amount of the bedrooms in the enlarged dwelling.

Archeaology

The Councils Archaeologist was consulted on the proposal and provided the following comments:

Wiltshire's Historic Environment Record (HER) notes that No. 9 Bilhay Cottages lies on the site of the former Old Street Farm, which is shown on the Tithe Map of the 1840s, so dates from at least the earlier 19th-century. Indeed, the property may incorporate elements of the farmhouse of Old Street Farm.

As the Design and Access Statement notes, the neighbouring property of 8 Bilhay Cottages has had a similar extension permitted (PL/2022/01291) without any requirement for an archaeological investigation. On this basis and given the small scale of the proposed development, I have no concerns with this proposal and no further action is therefore required as regards the buried archaeological heritage in relation to this application.

CONCLUSION

The proposals accord with the objectives of core policies (notably 51 and 57) in the WCS and the aims of the NPPF. It is therefore recommended that planning permission should be granted.

RECOMMENDATION

APPROVE with conditions.