CASE OFFICER'S REPORT

Application Number: PL/2023/11056

Address: NORTH DOWN FARMHOUSE, JENKINS CORNER, DONHEAD ST MARY, SHAFTESBURY, SP7 9DD

Proposal: Proposed new swimming pool, associated outbuildings and store located on existing garden terrace

Date of Inspection:
17/03/24
Consultation Expiry:
10/04/24
Press Advert: N/A

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 51 Landscape impact
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58: Historic Environment

Salisbury District Local Plan 'saved' policies (SLP)

C24

H31

Wiltshire Design Guide Supplementary Planning Document ('the WDG SPD') adopted by Wiltshire Council on 25th March 2024.

REPRESENTATIONS :

Donhead St Mary Parish Council – No objection

Conservation – No objection, subject to proposed wall being Greensand and aged tiles are used for the new roof

Third Party Comments **–** None received

PLANNING HISTORY:

PL/2024/01588 - New agricultural building for servicing vineyard – Approved, with condition.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area and AONB
- Impact upon the setting of a Listed Building
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the area, setting of a Listed

Building and AONB

Wiltshire Core Strategy Core Policy 57 states:

A high standard of design is required in all new developments, 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 complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….

The application site is located within the curtilage of Northdown Farmhouse which is a large detached residential dwelling set within substantial grounds. The property is not listed but falls within the AONB and has a neighbouring Listed property directly to the South.

The proposal seeks approval for the insertion of a swimming pool within the lower garden terrace with an associated outbuilding to provide an outdoors eating/seating area, changing facilities and WC, tractor shed and an ASHP.

The swimming pool itself would be low level within the existing garden area and would not result in any visual harm upon the wider area. It would be fully enclosed within the curtilage of the property and due to the scale of the overall plot size ample garden area would remain.

The proposed outbuilding is single storey and of an appropriate scale and design for such a feature within a substantial plot. The overall scale is not considered to be excessive and the design of the building is sympathetic to the locality and palette of materials within the area. Due to the rear garden location behind the main house itself it would not be visible from the public realm and would sit comfortably within the plot. The proposed materials are appropriate for such a setting being sympathetic to the locality and host dwelling. The outbuilding would therefore not result in any visual harm upon the overall character and appearance of the area.

The additions would be read in the context of the existing built form and are not considered to pose any adverse effects upon the wider landscape character of the AONB. The proposed outbuilding does not include any rooflights and has minimal glazing to ensure a minimal impact upon the Dark skies.

The proposed boundary wall framing the swimming pool area would mirror that of the existing garden boundary wall present on site. The Councils Conservation Officer was consulted on the proposal and provided the following comments:

I have been consulted on this application in view of the proximity of the site to Berry Cottage, a grade II listed building.

You will note from google streetview, that the site is directly behind the thatched cottage and elevated. Any structure on this part of the garden will therefore be visible and have an impact on the setting of the cottage.

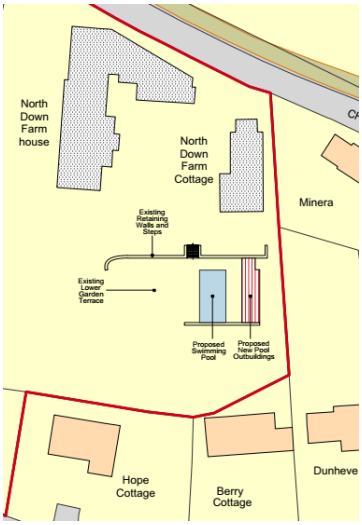
I have no objection to the proposals, however, the proposal for a rendered wall (which would face the cottage) would not be appropriate, particularly as we can't control the maintenance of planting (which they offer as a means to mitigate the 'starkness' of the render). The wall should be greensand stone, as their new drive wall is.

Providing the wall is stone, and the clay roof tiles (pool buildings), 'aged', then I raise no objections and consider the setting of the cottage would be preserved in accordance with Section 66 of the PLBCA Act 1990.

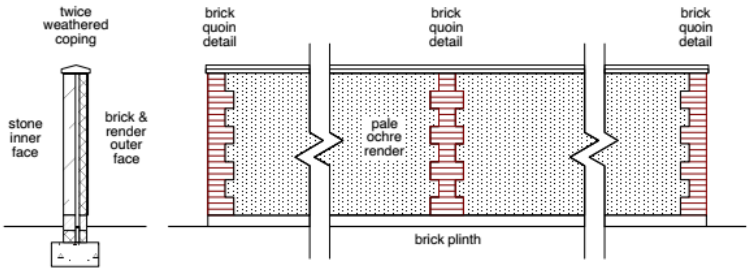
The comment received from the Conservation Officer stating that the wall should be of Greensand stone rather than render, due to the setting of the neigbouring property to the South with is Grade II Listed, have been carefully considered.

However, from visiting the site it is apparent that Berry Cottage is positioned at a lower level than

the gardens of the application site with no visible windows or opens. In addition, it is considered that a suitable separation distance would be present from the proposed wall to the shared boundary to ensure its presence would not be overbearing or dominant, with hedging/trees further screening the proposal from any views.



Furthermore, the applicant has submitted a large, scaled plan of the proposed wall illustrating the detailing, which would be in keeping to the existing boundary walling present on site. The detailed plan ensures the wall would not be bland/stark and would prevent unnecessary costs to the applicant than insisting on the wall being finished in Greensand stone. The tiles for the outbuilding can be conditioned upon any approval.



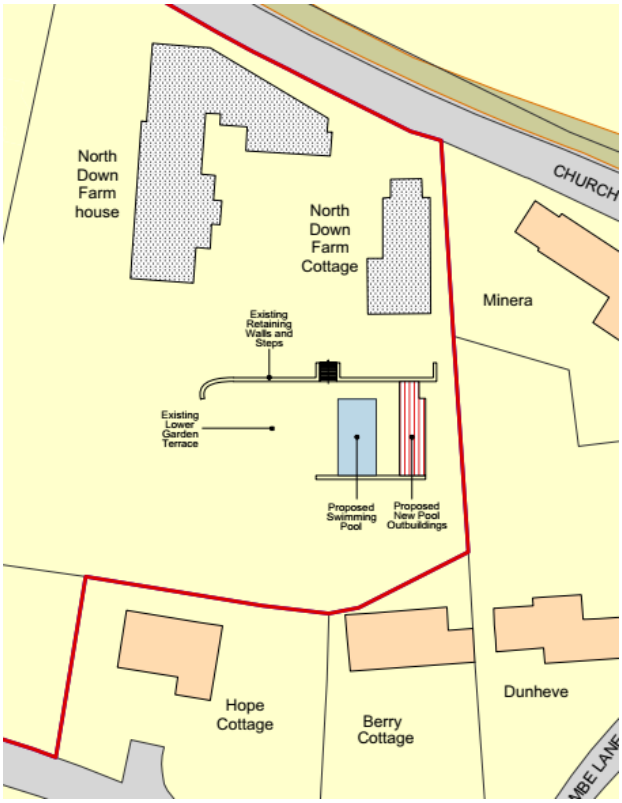
Therefore, the proposal is considered to be acceptable in accordance with Core Policy 51, 57 and 58 and would ensure the current character and appearance of the area is upheld whilst preserving the setting of Berry Cottage to the South.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The application site has a cluster of neighbouring residential properties along the Eastern and Southern Boundaries. The proposed pool and associated outbuilding would be well stepped in from either of these boundaries. In addition, the proposed outbuilding would be single storey in scale and the design ensures no openings or windows in any positions which would give rise to any potential overlooking or loss of privacy concerns.



The proposal does incorporate an ASHP which would be positioned upon the North facing elevation of the outbuilding. The IOA/ CIEH guidance recommends a full BS4142 assessment be carried out if the resulting noise level is 35dB or above at the nearest noise sensitive property.

The applicants revised the proposed unit which now has a predicted sound pressure level of 32dB at the façade of the nearest noise sensitive property, which was a reduction from the unit initially being proposed and falls below the requirements for any further assessments. The Councils Environmental Health officer was consulted on the proposal and raised no objection subject to a condition ensuring the system is erected as per the position illustrated upon the submitted plans and subject to an acoustic barrier being installed around the unit. This was considered appropriate as the additional barrier in place, would further limit any noise from the ASHP, even when the background noise levels in the area are very low during the nighttime hours.

Therefore, subject to the suggested conditions, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

CONCLUSION:

On balance, the proposal is not considered to pose any harm which could warrant a refusal. The scheme is considered to comply with Core Policy 51, 57, and 58, the NPPF and the Wiltshire Design Guide Supplementary Planning.

RECOMMENDATION: Approve, with conditions.