

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED)

***ERECTION OF REPLACEMENT DWELLING & OUTBUILDING AT
THE WHITE COTTAGE, MILES COMMON, SEMLEY, SHAFTESBURY,
WILTSHIRE, SP7 9JX***



PLANNING STATEMENT

ON BEHALF OF MS S. BASCOMBE

FEBRUARY 2025

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1.0 APPLICATION SITE & PROPOSAL

- 1.1 This application relates to The White Cottage at Miles Common, Semley, where the site is currently occupied by an existing two-storey dwellinghouse of little architectural merit and a detached outbuilding, as shown within the site photographs provided. The property is served via an existing access track that links to the main road, as shown within the location plan provided (see drawing no. 24115-7A).
- 1.2 The current scheme proposes to demolish the existing dwelling and detached outbuilding and replace them with a sensitively designed new dwelling and detached outbuilding.
- 1.3 The new dwelling is proposed as a ‘*Self-Build*’, for the Applicants to live in as their sole residence, as such the development is exempt from *CIL* (Community Infrastructure Levy) and *BNG* (Biodiversity Net Gain).
- 1.4 This application is supported by the following plans and documents:
- Completed Full Planning Application Form
 - Covering Letter (24115)
 - Planning Statement (24115)
 - Drawing No. 24115-1 - Access - Existing Site Survey
 - Drawing No. 24115-2 - Existing Site Survey
 - Drawing No. 24115-3 - House - Existing Elevations
 - Drawing No. 24115-4 - Outbuilding - Existing Elevations
 - Drawing No. 24115-5D - Proposed Site Plan
 - Drawing No. 24115-6F - Proposed Plans & Elevations
 - Drawing No. 24115-7A – Location Plan
 - The White Cottage, Semley - PEA Report, November 2024
 - Nutrient Neutrality Assessment and Mitigation Statement (24115)
 - Site Photographs (24115)
 - EA Flood Map (24115)
 - CIL Form 1 - Additional Information
 - CIL Form 2 – Assumption of Liability
 - CIL Form 7 - Self Build Exemption Claim, Part 1

2.0 RELEVANT PLANNING HISTORY:

None relevant to the application site

3.0 PLANNING POLICY CONTEXT:

3.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 (as amended) require Local Planning Authorities to determine Planning Applications in accordance with the Development Plan, unless material considerations indicate otherwise.

The Wiltshire Core Strategy, adopted in 2015, forms part of the Development Plan. The following development plan policies are considered relevant to this application:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 3: Infrastructure Requirements
- Core Policy 27: Spatial Strategy: Tisbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development
- Core Policy 62: (Development Impacts on the Transport Network)
- Core Policy 64: Demand Management
- Core Policy 69: Protection of the River Avon SAC

Salisbury District Local Plan 2011 (adopted June 2003), Saved Policies:

- Policy H30 - Replacement Dwellings in the Countryside

3.2 Other Material Planning Considerations

National Planning Policy Framework (NPPF), revised December 2024, Chapters:

- 2** – Achieving sustainable development
- 4** – Decision making
- 5** – Delivering a sufficient supply of homes
- 9** – Promoting sustainable transport
- 11** – Making effective use of land

12 – Achieving well-designed and beautiful places

14 - Meeting the challenge of climate change, flooding and coastal change

15 - Conserving and enhancing the natural environment

16 - Conserving and enhancing the historic environment

4.0 ANALYSIS OF KEY PLANNING CONSIDERATIONS:

Principle of Development

- 4.1 The application site is located outside of any defined development limits in the adopted Wiltshire Core Strategy, and is therefore treated as being in the countryside, where new residential development is strictly controlled in line with the provisions of Core Policies 1, 2 and 27, which make up the ‘*Spatial Strategy*’ for this area.
- 4.2 The current development, however, proposes to replace an existing dwelling and outbuilding with a new dwelling (self-build) and outbuilding, so there will be no net gain in the number of residential units provided on site.
- 4.3 Saved Policy H30 of the Salisbury District Local Plan is specifically relevant to ‘*Replacement Dwellings*’ and under this policy; the proposal to demolish and replace the existing dwelling is acceptable in principle, subject to the criteria in Saved Policy H30 being met, which is set-out in full below:

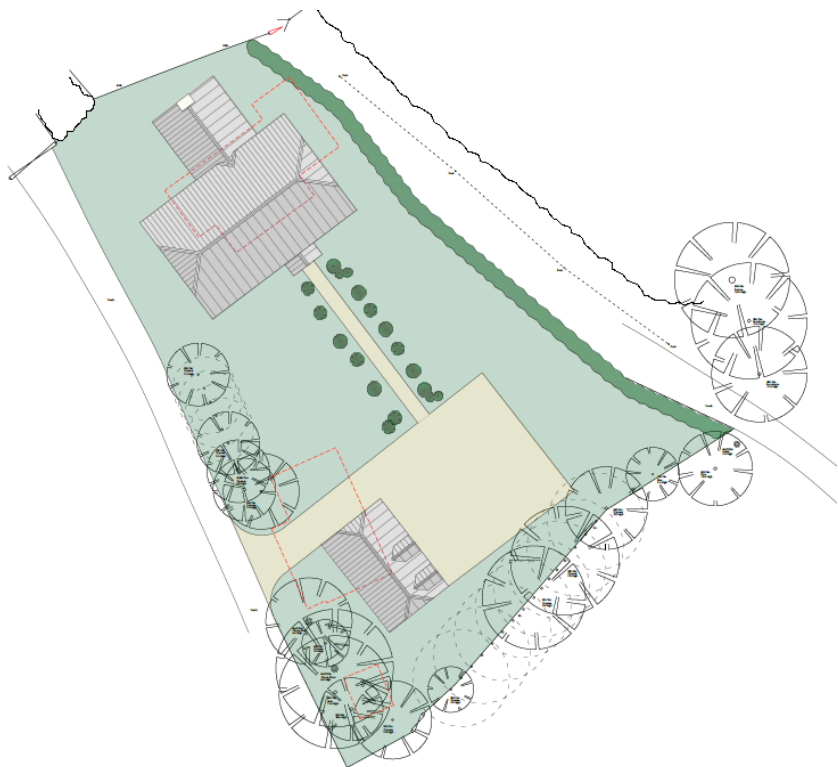
H30 The replacement of an existing dwelling in the countryside will be permitted provided that:

- (i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;*
- (ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;*
- (iii) the siting of the replacement dwelling is closely related to that of the existing;*
- (iv) current parking and access standards can be met; and*
- (v) the existing dwelling has not been abandoned.*

Where the residential use of the existing dwelling is the result of a temporary or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.

4.4 The development proposed complies with the requirements of saved Policy H30 of the Salisbury District Local Plan because:

- The proposed dwelling is not significantly larger than the existing dwelling (there is only an additional 46.75m² increase in floor area proposed), and will not have a greater impact than the existing dwelling, given the orientation of the site and presence of a well-established natural tree screening, and the sensitive design of the dwelling proposed;
- The design of the new dwelling is of an exceptional standard, and is more appropriate to the rural surroundings to which it is positioned (see above point)'
- The siting of the replacement dwelling is closely related to that of the existing dwelling, as shown by the below plan extract, taken from the Proposed Site Plan (drawing no. 24115-5D), which shows the outline of the existing dwelling and outbuilding to be replaced in red outline:



- The current parking and access standards can be met, where the new outbuilding will provide two designed parking spaces undercover and there is a large access and turning area that can easily accommodate a further 4-5 cars, and still leave sufficient turning and access space (as shown above);
- The existing dwelling has not been abandoned and until recently was occupied by the previous owners, until my clients purchased it.

- 4.5 The principle of development is therefore supported under the provisions of Saved Policy H30 of the Salisbury District Local Plan, as the replacement dwelling will satisfy all of the relevant requirements of this saved policy.

Character & Appearance

- 4.6 The existing dwellinghouse, despite being located within the Wiltshire Downs and Cranborne Chase Area of Outstanding Natural Beauty (AONB), has little architectural quality or merit, as can be seen from the below photographs:

Existing Dwelling (to be replaced):



Existing Outbuildings (to be replaced):

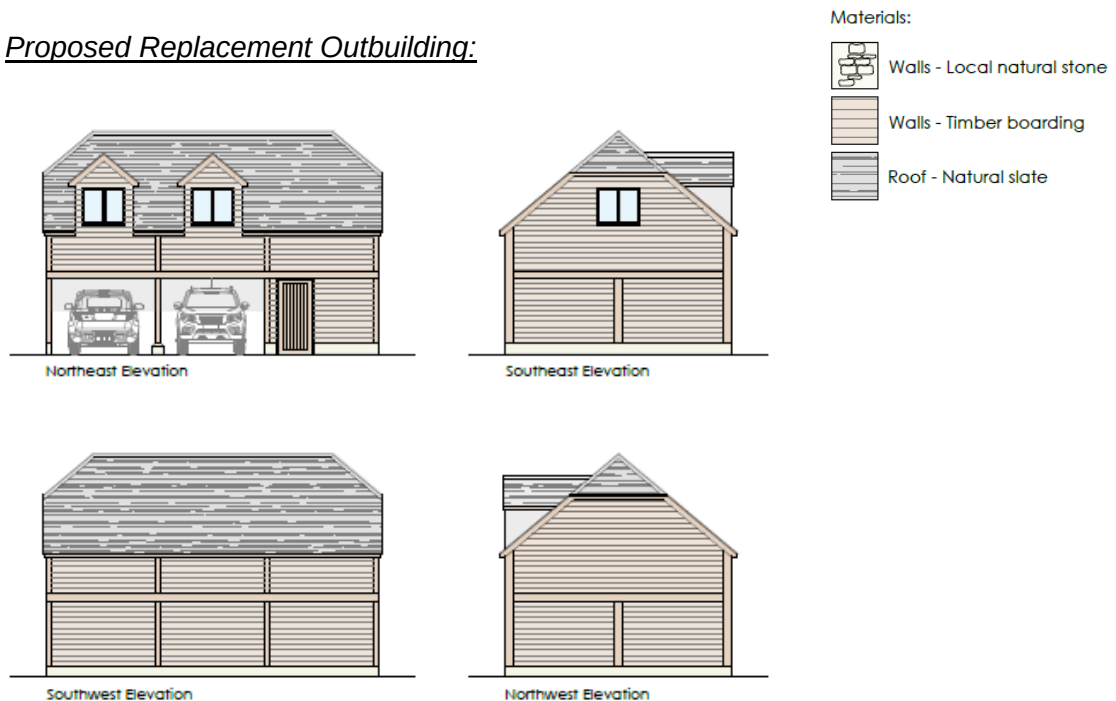


- 4.7 The proposed development will, by contrast, deliver a new dwelling of exceptional design quality, incorporating locally distinctive natural materials (local stone, slate tile, wooden cladding), as illustrated by the proposed plan extracts on page 8..

Proposed Replacement Dwelling:



Proposed Replacement Outbuilding:



4.8 It is well-established (in terms of planning practice within the southern part of Wiltshire, where the former Salisbury District Local Plan still applies in certain instances) that the prime consideration when assessing proposals of this kind is that they have no greater impact upon the character and appearance of the area. Size, per se, has not been the main determinant when applications of this kind have been assessed at appeal, and an example of a recently approved replacement dwelling

(approved by Wiltshire Council) can be found at planning permission **PL/2022/00888**, which is also located within the Tisbury Community Area.

- 4.9 Furthermore, the existing property still has its permitted development rights, and as such could be enlarged significantly without any further approval being required from the Local Planning Authority, which is a material consideration.
- 4.10 The site sits within the Wiltshire Downs and Cranborne Chase Area of Outstanding Natural Beauty (AONB), but the scheme will have no materially greater impact upon the character of the local landscape than the existing dwelling (which could be extended under PD).
- 4.11 The proposed dwelling is not significantly larger than the existing dwelling (there is only an additional 46.75m² increase in floor area proposed), and it will not have a greater impact on the character of the area, or existing landscape setting, than the existing dwelling, given the orientation of the site and the presence of well-established natural tree screening (to be retained), and the sensitive design of the dwelling proposed.
- 4.12 Any external lighting will be minimal and in line with that recommended by the AONB in its lighting guidance.
- 4.13 The exceptional design of the replacement dwelling proposed will enhance the character and appearance of the area and local landscape setting. As such, the proposal complies with Core Policies 51 and 57 of the the Wiltshire Core Strategy, and the provisions of Chapters 12, 15 and 16 of the Framework.

Residential Amenities

- 4.14 Given the siting, design, scale and layout of the development proposed, it is considered that the development will not create any adverse harm to the residential amenities of neighbouring properties or uses, given the significant separation distances involved.
- 4.15 A high level of residential amenity will also be afforded to the future occupants of the proposed development. As such, the proposal complies with Core Policy 57 of the Wiltshire Core Strategy, and the provisions of Chapter 12 of the Framework.

Biodiversity/ Ecology

- 4.16 A PEA survey was carried out in November 2024, by Stark Ecology Ltd (see relevant attachment), which confirms that further bat emergence surveys will be required for the existing house. These surveys have been scheduled in (to be completed by the end of June). However, in the interests of pragmatism, we would ask that the Council please consider attaching a relevant planning condition to secure this requirement.
- 4.17 The proposed dwelling will be a 'self-build', as such the development is exempt from having to demonstrate a 10% BNG (Biodiversity Net Gain).
- 4.18 The site lies within the *River Avon* SAC catchment area. The application however proposes a replacement dwelling, where foul drainage will be managed by upgrading an existing private system, through replacing an old septic tank with a new and efficient package treatment plant, which will generate the necessary phosphate credits, to ensure that the scheme will be nutrient neutral and will not pose a greater threat to the existing water environment.
- 4.19 With the incorporation of suitable ecological enhancement measures (to be secured via planning condition), the development will not harm protected species, and will therefore comply with the provisions of Core Policies 50 and 69 of the Wiltshire Core Strategy, and relevant policies in Chapter 15 of the Framework.

Trees

- 4.20 The replacement dwelling and outbuilding have been suitably positioned away from the root protection zones of any of the trees along the site boundaries.
- 4.21 The development will therefore not affect the long-term future/ retention of trees within or adjacent to the application site.

Highway & Pedestrian Safety

- 4.22 The application site is in an isolated countryside location where occupants of the approved dwelling will have limited opportunities to access local services and facilities by means other than private vehicles. The proposal for a replacement dwelling will however generate the same level of car travel as the existing dwelling, but will provide an electric vehicle charging point.

- 4.23 The proposed dwelling would be served by an existing vehicular access.
- 4.24 The proposed design and layout (see proposed site plan on page 5 above) has demonstrated that the dwelling will provide sufficient space for the parking, turning and maneuvering of vehicles, so that they can enter and leave the highway in a forward gear.
- 4.25 The existing access is safe and suitable having regard to Chapter 9 of the NPPF and Core Policies 60, 61 and 62 of the Wiltshire Core Strategy.

Flood Risk & Drainage

- 4.26 The site is located within Flood Zone 1 (lowest flood risk) and does not pose a greater threat to flood risk, as surface-water drainage has been suitably accounted for within the design and layout of the development, in compliance with Core Policy 64 of the Wiltshire Core Strategy and Chapter 14 of the NPPF.

5.0 CONCLUSIONS:

- 5.1 This Planning Statement demonstrates that the proposed development complies with relevant development plan policies, and the Council's current lack of 5-year housing land supply add great weight to the acceptability of the proposal.
- 5.2 The proposed development, consisting of a replacement dwelling (self-build) and detached outbuilding, is supported under the provisions of Policy H30 of the Salisbury District Local Plan, as the replacement dwelling will offer a self-build dwelling of exceptional design quality that will enhance the character and appearance of the area and wider landscape setting, without causing any adverse impacts to residential amenities, flood risk, ecology/ protected species, trees, highway and pedestrian safety etc..
- 5.3 The Council is therefore respectfully requested to grant planning permission.

BRIMBLE LEA

February 2025