

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION & LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09073 & PL/2025/09228
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Croft, Berry Wood Lane, Donhead St Mary, Shaftesbury, SP7 9DH
DEVELOPMENT DESCRIPTION:	Retrospective permission to raise the height of the chimney by 600mm so that the top of the chimney pot is 1800mm above the thatched ridge.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

This dual householder and listed building consent application is for the retrospective planning permission to raise the height of a chimney of a Grade II listed building by 600mm so that the top of the chimney pot is 1800mm above the thatched ridge of the listed building.

SITE DESCRIPTION/CONTEXT

The application site is a Grade II listed detached cottage located within the conservation area of Donhead St. Mary and located east of St. Mary's Church; a Grade I listed building.

The Grade II listed building is The Croft with list entry number: 1183563

Detached cottage. Early C18. Dressed limestone, half-hipped thatched roof with brick stack to right. Single storey and attic, 3 windows. Planked door to right of centre, two 2-light leaded casements to left and one 3-light leaded casement to right. Attic in raised eaves to right has one 2-light casement. Left return has 2-light casement to attic, C20 lean-to extension attached to left. Interior not accessible at time of survey (October 1985).

Wiltshire Core Strategy (WCS) defines Donhead St. Mary as a small village and is not situated within any defined settlement boundary as per Core Policy 1, 2, and 27. The site is not in the vicinity of any watercourse; it is located in Flood Zone 1 and is not at risk of groundwater flooding. It is situated within the Hampshire River Avon Catchment and within the Cranborne Chase & West Wiltshire Downs AONB/ National Landscape.

The application site consists of a detached cottage on the west of Berry Wood Lane. The application also identifies a blue line boundary across the highway and to the east of Berry Wood Lane under the same ownership. To the west and north of the host dwelling, the ground rises in level where the grounds of St. Mary's Church lie. The site is bordered by neighbouring dwellings on the south, and the highway to the east with the associated cider apple orchard

across from the highway on the east and a public footpath on the north of the blue boundary line on the east.

PLANNING HISTORY

S/2006/1774 - Replace and enlarge existing single storey extension- Approved

S/2006/1775 - Replace roof and two exterior walls of existing single storey lean-to to replace existing cottage floor and remove rear wall covering and replace -Approved

S/2012/1277 - Single storey side and front extension, strengthen to northern elevation of existing roof - Approve with Conditions

S/2012/1276 - Single storey side and front extension, strengthen to northern elevation of existing roof - Approve with Conditions

PL/2022/09833 - Construct workshop and garden store - Approve with Conditions

PL/2024/11596 & PL/2024/11290 - Proposed single storey extension to kitchen. Replace two existing Crittall windows with new flush timber windows with slim line double glazed units. Re-glaze three existing timber windows with slim-line double glazed units. - Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 27: Spatial Strategy: Tisbury Community Area

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Saved Salisbury District Local Plan Policies

Saved Policy H31: Extensions to Dwellings in the Countryside

Supplementary Planning Documents/Guidance:

Cranborne Chase National Landscape Management Plan

Wiltshire Council Design Guide

The Planning (Listed Building and Conservation Area) Act 1990

Section 16

Section 66

Section 72

CONSULTATION RESPONSES

Donhead St Mary Parish Council: No Objection

Conservation Consultation: No Objection (See relevant section below for details of consultation response)

REPRESENTATIONS

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, Scale, and Impact on the Character and Appearance of the Conservation Area, the listed building and its setting

The host dwelling is a Grade II listed dwelling and lies within the Conservation Area of Donhead St Mary; with respect to any buildings in a conservation area, attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The application is assessed with regards to the Planning (Listed Building and Conservations Areas) Act 1990: Sections 16 (LBC) and 66 (PP) which require that special regard be given to the desirability of preserving or enhancing listed building, their settings, or any features of special architectural or historic interest which they possess. Furthermore, section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that

regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset. Additionally, Core Policy 58 of the WCS states that designation of a conservation area or listed building does not preclude the possibility of new development. In considering applications for new development, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context.

The NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Assessment of Heritage Significance

The significance and special interest of The Croft [Listing: 1183563], in so far as is relevant to consideration of the proposal, primarily derives from its *architectural* and *historic interest* as a dwelling in the 18th century with dressed limestone and a half hipped thatched roof. The submitted heritage, design and access statement has noted:

In this case the significance of the cottage is largely due its historic fabric and architecture - its form, layout and architectural expression, detailing and use of high-quality design materials which have significant aesthetic and architectural interest, and which contribute to the character of the conservation area. The location of the cottage adds to its significance and to the setting of the Church of St Mary which is sited at higher level. The setting of the cottage is striking.

Impact of the Proposal

The heritage, design and access statement has highlighted the proposed works as follows:

The proposal is to raise the height of the chimney stack to a height of 1.250m, from the current height of approximately 0.650m, by 0.600m (8 courses) of red bricks, in keeping with the character of the property.

The current 0.6m red clay chimney pot to be reused and a stainless-steel bird cowl to be installed.

The chimney is used for smoke extraction from a wood burning stove, is only approximately 1.20m above the thatch ridge height and by raising the height above the thatch ridge to achieve 1.83m would reduce the risk of a fire occurring and significantly damaging the property, which is of historical significance.

There are no other changes and alterations to the listed dwellinghouse as part of this application.



Picture of the cottage before the increase in chimney height in 2022 (left)
and after being raised by 8 brick courses in 2024 (right)

Heritage Balance and Conclusion

Special regard has been had to preserving the listed building, its setting, and the parts of it that are of special architectural and historic interest, as required by the statutory duty under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The conservation office has noted: *I do not consider the proposed raising of the height of the existing chimney has harmed fabric of significance, the appearance of the cottage (a listed building) or the Donhead St Mary conservation area. Furthermore, the works are in the interests of protecting the thatched roof, a key feature of significance for this listed building. The proposals are therefore in accordance with HE guidance, chapter 16 of the NPPF and sections 16, 66 and 72 of the Planning LBCA Act 1990.*

Landscape Impact

The site is within the National Landscape, therefore according to CP51 and the NPPF, great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest statues of protection in relation to these issues.

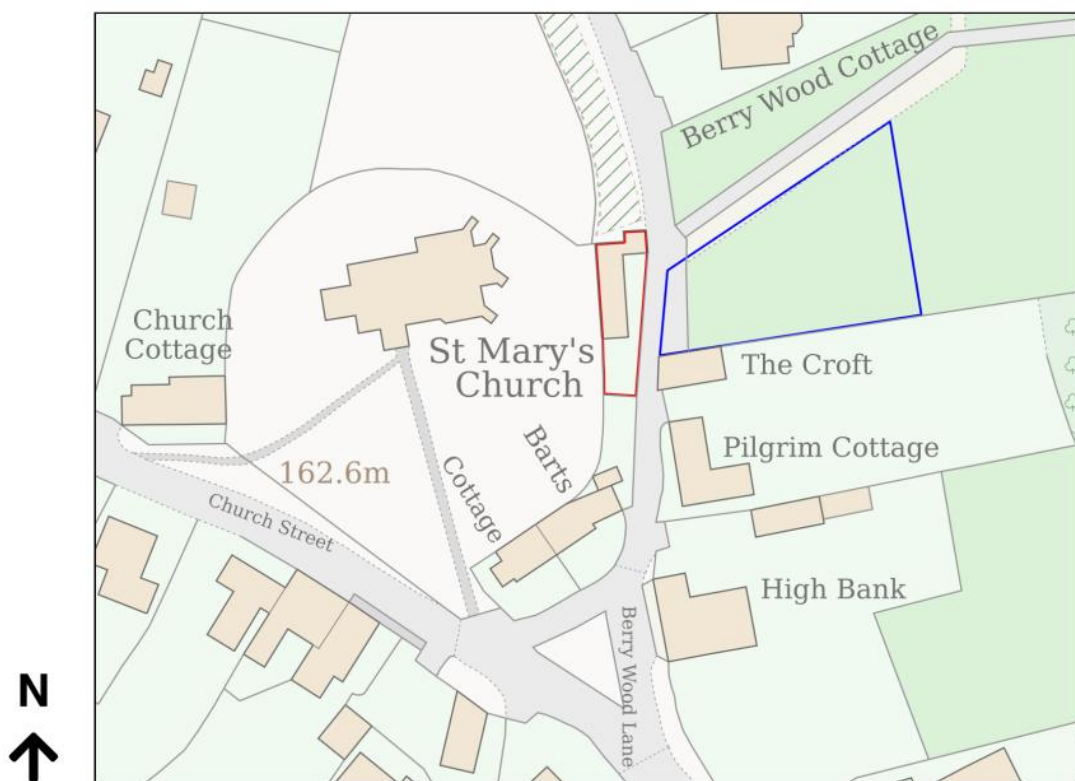
As per legislation, great weight to the impact of the proposal on the surrounding landscape has been taken into consideration. The retrospective application for the raising of the existing chimney is minimal and not considered to have an impact on the wider landscape.

Amenity

WCS CP57 states: 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 retrospective application raises the height of the chimney stack by approximately 0.6 metres high. The chimney stack lies on the north of the dwelling house, as there are no dwellings adjacent to the dwelling house on the north, it is not considered that any overshadowing will occur from the minimal raised height of the chimney stack. The raised chimney stack is the only works associated to this dual householder and listed building application. Therefore, it is considered that the proposal does not adversely affect the residential amenities of any neighbouring properties, in line with Core Policy 57.



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 is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

That Planning Permission be GRANTED subject to the following conditions:

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

Design and Access and Heritage Statement Received: 24 November 2025
Chimney before and after photographs Received: 17 November 2025
Existing Elevations and floor plans Drawing No. 003 Received: 17 November 2025
Proposed Elevations and floor plans Drawing No. 009 Received: 17 November 2025
Location Plan Received: 17 November 2025

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

2.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

That Listed Building Consent be GRANTED subject to the following conditions:

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

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