

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08871
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old Library, Donhead St Mary, Shaftesbury, SP7 9DQ
DEVELOPMENT DESCRIPTION:	Erect infill first floor extension to form lobby
RECOMMENDATION:	That Planning Permission be GRANTED

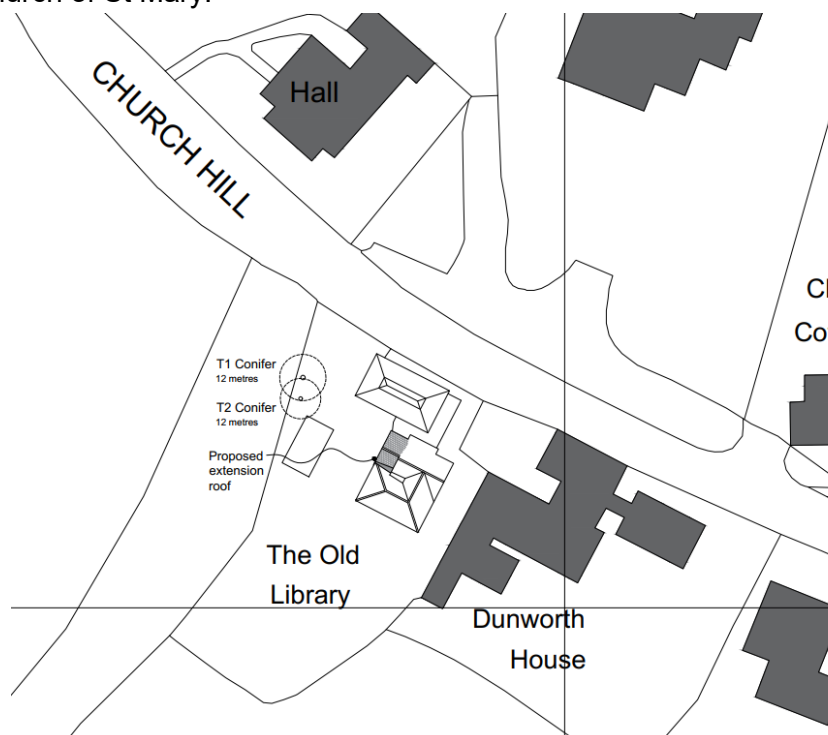
PROPOSAL

The proposal seeks planning permission for a first-floor infill extension above the existing balcony on the northwest elevation. The extension will create a lobby area with internal links between the kitchen and entrance hall and will enable internal alterations to improve the functionality of this part of the first floor.

SITE DESCRIPTION/CONTEXT

The Old Library is a detached dwelling accessed from Church Hill, positioned among other residential plots. The original mid-19th-century section fronts Church Lane, while a later 1980s extension is set back from the highway and less visible from the public realm due to the site's southward slope.

The site is bounded by Church Hill to the north, the grounds of Shute House to the west, and Dunworth House to the east, with the rear garden to the south. It lies within the Small Village of Donhead St Mary, which has no defined settlement boundary under Core Policies 1, 2 and 27 of the Wiltshire Core Strategy. The property is located within the Donhead St Mary Conservation Area and the Cranborne Chase National Landscape. The site is in close proximity to several heritage assets, including Grade II listed Shute House and Grade II* listed Shute House, Grade II listed Church Hill Farmhouse, Grade II Church Cottage, and the Grade I listed Church of St Mary.



PLANNING HISTORY

Proposal / Summary
S/1987/0178 - Full planning permission Decision - Approve with Conditions Date: 3/3/1987 – ERECTION OF GARAGE OVER STORE ROOM
S/1985/0779 - Full planning permission Decision - Approved Date: 4/7/1985 – PROPOSED EXTENSION AND INTERNAL ALTERATIONS
S/2006/2405 - Full planning permission Decision - Approved Date: 15/1/2007 – ADDITION OF ROOF MOUNTED SOLAR COLLECTOR TO SOUTH ELEVATION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: 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 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Donhead St Mary Parish Council: No objection – with the following text received:

'No objection'

Ecology – No objection subject to conditions – full response available online, key points extracted below:

- Building has low potential for roosting bats; no evidence found during inspection.
- Works must cease and ecologist consulted if bats are discovered during construction.
- Condition 1: Development to comply with mitigation measures in Section 6 of the *Ecological Impact Assessment (Darwin Ecology, Oct 2025)*.
- Condition 2: Prior to works, submit details of bat roosting enhancements (number, design, locations) for approval; implement before occupation.

- Informative: Offence to harm or disturb bats or destroy roosts; European Protected Species Licence may be required.

WC Conservation: No objection

No comment received.

Historic England: Comment – summary below:

'Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.'

REPRESENTATIONS

No comments were received.

ISSUES

- Design and impact upon the character and context of the area
- Amenity
- Heritage
- Ecology
- National Landscape
- Biodiversity Net Gain

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 and impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal represents a modest first-floor infill extension to an existing dwelling. Its position, largely screened from the public realm, ensures that the visual impact on the character of the area is minimal. The introduction of a gable end will provide greater visual balance compared

to the current irregular roofline on the northwest elevation. The extension will sit almost flush with the existing wall, projecting by approximately 0.25m.

In terms of materials, the existing dwelling currently incorporates local natural green sandstone and reconstituted stone, with a mix of roof finishes including thatch, plain concrete tiles and felt flat roofs. The extension will be clad in vertical larch timber boarding which is considered an appropriate choice and once weathered will continue to blend with the existing dwelling. The roof will be finished with plain tiles to match the adjacent roof, and new windows will be powder-coated aluminium.

Overall, the scale, design and material choices of the extension are considered appropriate, presenting no design harm and preserving the character of the site and its wider setting. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



Proposed Northwest Elevation
Scale - 1:100



Proposed Southwest Elevation
Scale - 1:100

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The siting and design of the extension ensure that no adverse impact on residential amenity will occur. Its position and roof height mean it will not be visible from the neighbouring property to the east, Dunworth House. There are no dwellings to the south or west, which are the only viewpoints of the proposal. Views from the proposed glazing towards Shute House and its gardens will remain unchanged from those currently available from the existing balcony, but the separation distance between the properties prevents any loss of privacy.

In summary, the proposal will not result in harm to the living conditions of neighbouring occupiers and is acceptable in terms of residential amenity. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

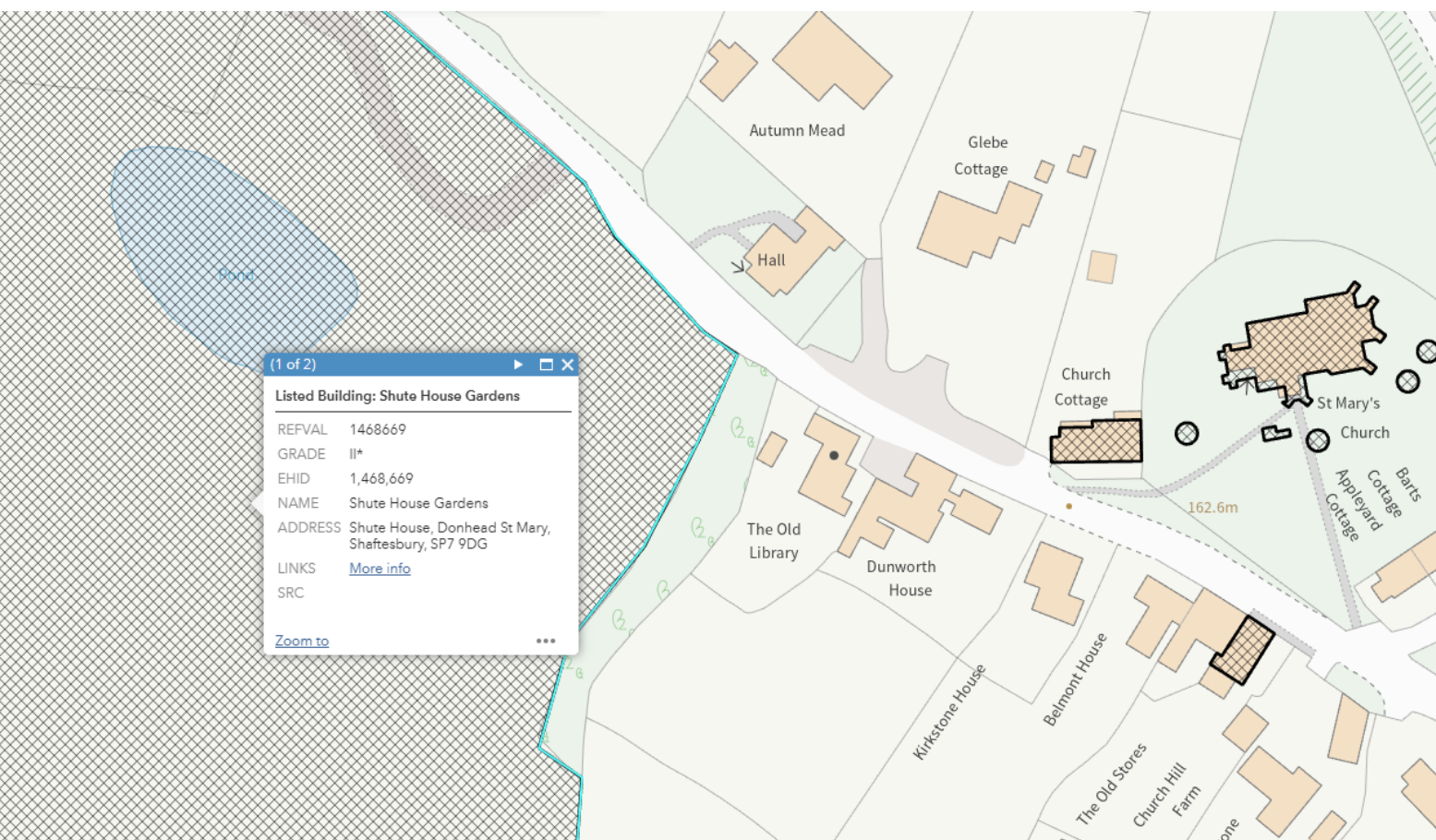
The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The site lies within the Donhead St Mary Conservation Area and is in close proximity to several designated heritage assets, including Grade II listed Shute House, Grade II* listed Shute House, Grade II listed Church Hill Farmhouse, Grade II Church Cottage, and the Grade I listed Church of St Mary. In accordance with relevant policy, the effect of the proposal on the character and appearance of the conservation area and the setting of these listed buildings has been carefully considered.

WC Conservation were consulted and raised no objection. The proposed extension is modest in scale and positioned so that it will not be readily visible from the public realm. As such, it will have no material impact on the character or appearance of the conservation area. Similarly, the proposal will not adversely affect the setting of any nearby listed buildings or heritage assets beyond the presence of the existing dwelling.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the nearby listed buildings and heritage assets. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.



Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats. The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

Wiltshire Council's Ecology team provided a consultation response to the application where they raised no objection subject to two conditions being added to the permission. An informative about bats was also suggested. Both conditions and the informative have been added to the decision notice.

The Ecological Impact Assessment submitted with the application identified low potential for roosting bats, with no evidence found during inspection. Advising that, subject to mitigation and enhancement measures, the proposals won't result to harm to protected species or biodiversity.

The conditions recommended by WC Ecology require compliance with the mitigation measures set out in Section 6 of the *Ecological Impact Assessment (Darwin Ecology, October 2025)* and submission and implementation of details for bat roosting enhancements prior to commencement. The informative reminds the applicant of their legal obligations under the Conservation of Habitats and Species Regulations 2017 regarding bats. These measures ensure the development accords with relevant biodiversity policies and legislation.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposal represents a minor infill extension within an existing dwelling and is heavily screened from wider views, ensuring no adverse impact on the character or quality of the Cranborne Chase National Landscape. The glazing proposed is proportionate, located on a side elevation, and forms part of an established residential property. As such, it will not result in significant light spill, and given its scale and context, there are no concerns regarding light pollution affecting the Dark Skies Reserve.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of Cranborne Chase National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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 heritage, ecology or Cranborne Chase National Landscape.

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.

1. 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. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Application form – date received: 07/11/2025
 - Proposed northwest and southwest elevations – (ref:5287-P02) – date received: 07/11/2025
 - Proposed floor plans – (ref:5287-P01) – date received: 07/11/2025
 - Proposed southeast and northeast elevations – (ref:5287-P03) – date received: 07/11/2025
 - Ecological impact assessment – date received: 07/11/2025
 - Location plan and site plan – (ref:5287 P04) – date received: 07/11/2025

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.

4. The development will be carried out in strict accordance with the following documents:
 - Mitigation detailed in Section 6 of the *Ecological Impact Assessment, Darwin Ecology, October 2025*

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

5. Prior to the commencement of any works, including demolition, details of the number, design and locations of bat roosting opportunities shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

INFORMATIVE – bats

Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken that will damage or destroy roosts. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist