

RIBA Work Stage 3 - Design and Access Statement

New dwelling
Coppice Dell, 2 Church Lane, Limpley Stoke BA2 7GH
February 2026



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Reference: 2502 - Stage 3 Design and Access Statement

Prepared by: JH

Issued: 02/2026

1.0 Introduction

Enspace Architects have been appointed by the owners of Coppice Dell to coordinate a design strategy for a new dwelling, set within the domestic curtilage of the existing building on the site in roughly the location of an existing detached triple garage.

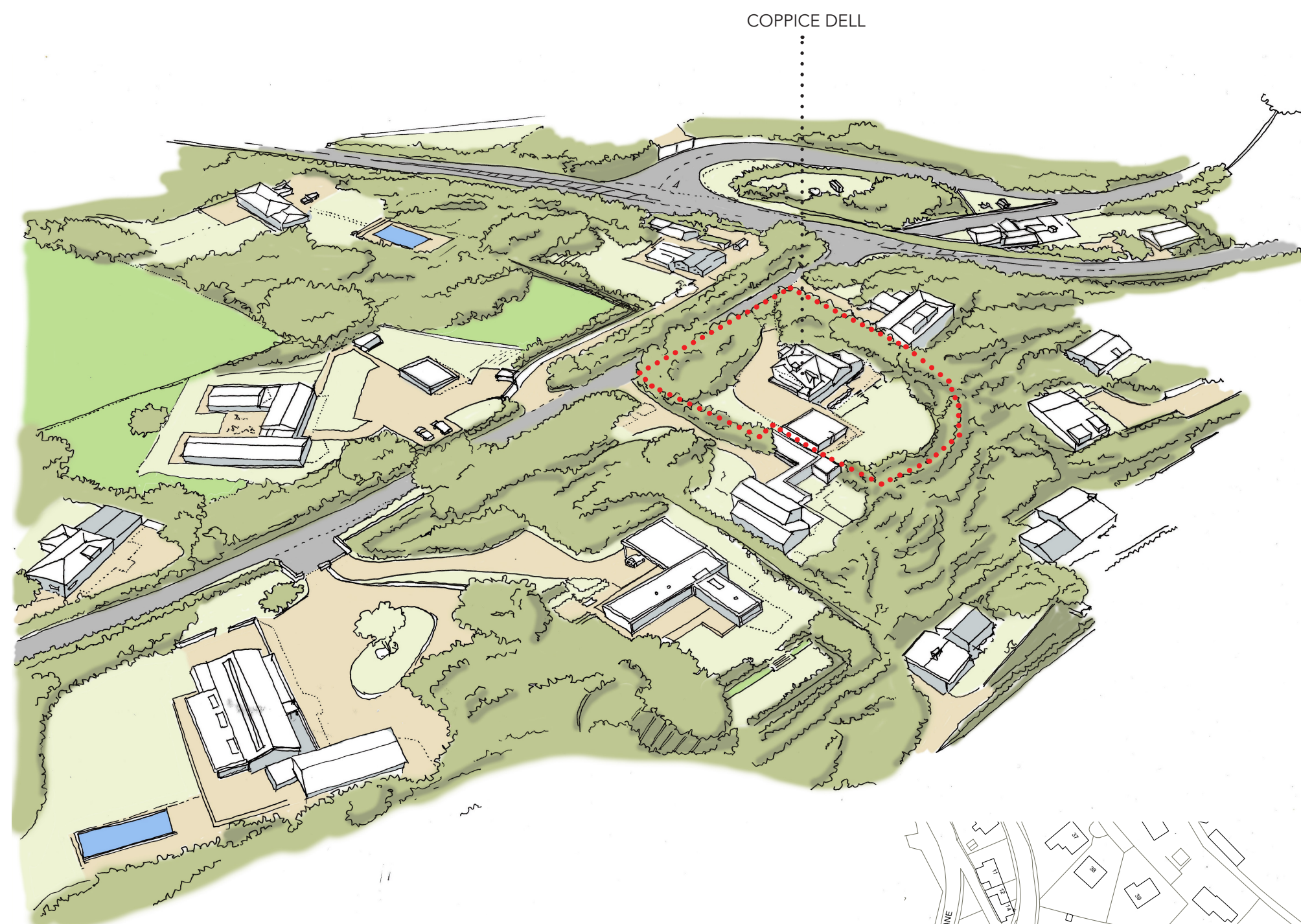
The property address is:
Coppice Dell,
2 Church Lane,
Limpley Stoke,
Bath, BA2 7GH

The proposals are for a contemporary two bedroom dwelling with ancillary functions. Composed of both single and two storey flat and pitched roof volumes the proposed design has a considered contextual approach. The proposed design:

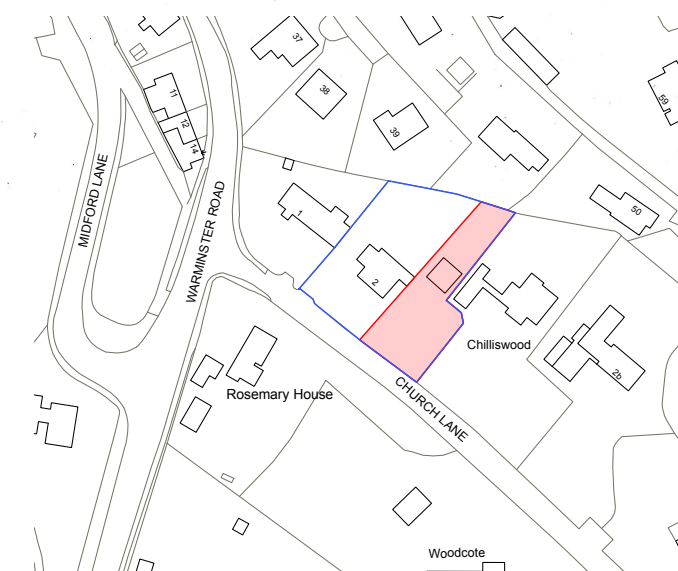
- Maximises lovely North facing views of the valley whilst making the most of the immediate garden setting,
- Is considerate to the local environment by positioning the limited first floor volume in a position that is sensitively screened by the existing trees,
- Minimises visual impact for the owners of nearby properties and future owners of Coppice Dell, by using the sloping topography of the existing site, and the natural screening of the retained existing trees,
- Has a pallet of external materials sympathetic to the local environment and AONB,
- Demonstrates a very high standard of sustainability within the construction and use of the building, minimising energy usage and maximising efficiency.
- Is sympathetic to any impact on neighbouring properties
- Improve highways access from Church Lane for the existing and proposed properties.

This document forms part of a Full Plans Planning Application, which is comprised of the following documents and information:

- A Design & Access Statement; by Enspace Architects
- Existing and Proposed Drawings; by Enspace Architects
- An Arboricultural Impact Assessment; by Assured Trees
- A Vehicle Access Technical Report; by Miles White Transport
- A Drainage Design; by Enspace Architects



Existing Aerial View



Existing Site Plan - nts refer to drawing S001

2.0 Site & Surrounding Area

2.1 Location

Coppice Dell is located on Church Lane and is the second property accessed off the road after its junction with the A36/Warminster Road on the left hand side. The site is a large plot and the existing house is detached surrounded by mature garden to all sides.

The site lies within the settlement limits of Limpley Stoke which is considered a Small Village in planning policy terms. The site is located within the Avon Limestone Valley character area, Green Belt, the Cotswolds Area of Outstanding Natural Beauty (AONB) and is within the historic core of the village.

Coppice Dell is bordered by the rear gardens of detached dwellings to either side and to the rear, and it is screened from adjacent buildings by a boundary fence / stone wall to the perimeter of the site and mature planting.

The properties to the East and West have little or no direct views into the site due to existing foliage and natural level changes, and the properties to the North are located much lower than Coppice Dell due to the steeply sloping topography of the site.

To the South the site is heavily screened by mature trees and shrubs from the road and properties on the opposite side of the road have no direct views into the site for the same reason.

The village has gained a number of new properties constructed along Church Lane over the past few years. These are highlighted on the adjacent aerial photograph.



Aerial View of Coppice Dell, and the surrounding area

Key:

- 1. Coppice Dell
- blue dotted outline to ownership boundary (existing domestic curtilage)
- 2. Chilliswood
- 3. Rosemary House
- 4. 2a Church Lane - recently completed new dwelling
- 5. Woodcote - recently completed new dwelling
- 6. 3 Church Lane - recently refurbished and extended dwelling
- 7. Southernwood - recently completed new dwelling
- 8. Two New Houses - recently completed

2.0 Site & Surrounding Area

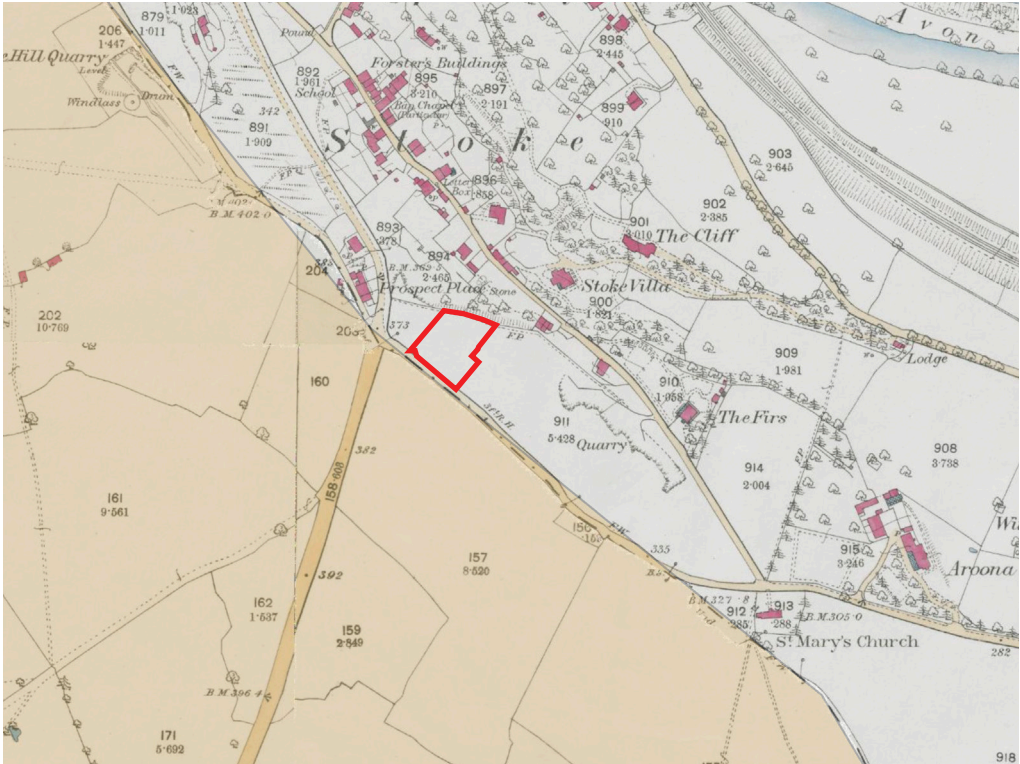
2.2 Historic Context

The site is located within the Historic Core of Limpley Stoke Village however it is not sited within a conservation area and is outside the limits of Bath World Heritage Site.

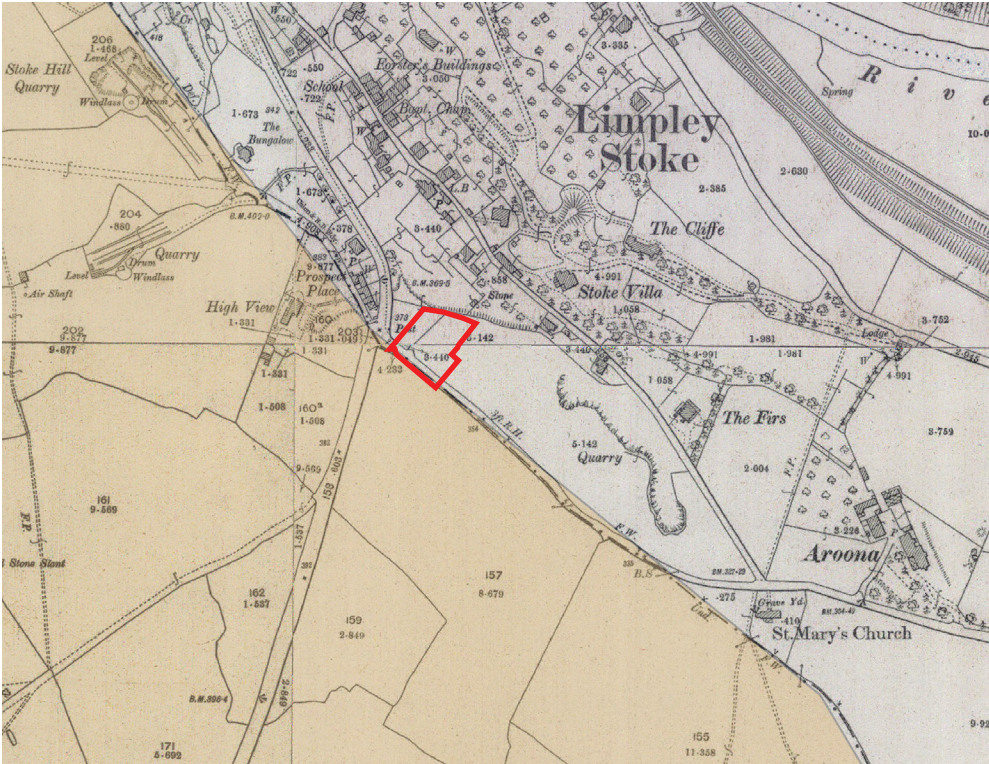
The historic maps show no evidence of any type of settlement at Coppice Dell until 1898 when the existing house is noted as Dilton Ley and the boundary marked out.

Previous to the house construction, the area was a working quarry typical of the area. One of these quarries remains to the north of Warminster Road at Stoke Hill Quarry.

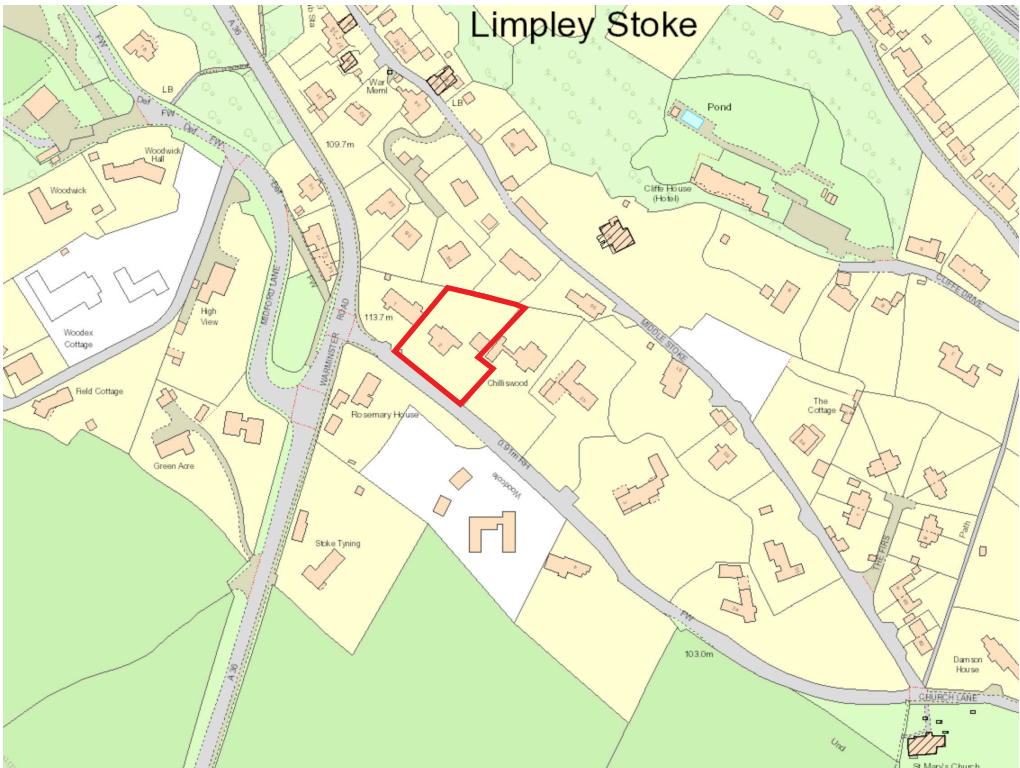
There are several listed buildings within the settlement area of the village of Limpley Stoke however none are located close to Coppice Dell, and the topography of the site and the well established mature foliage in the area, ensure any development at Coppice Dell would have no impact on these listed buildings.



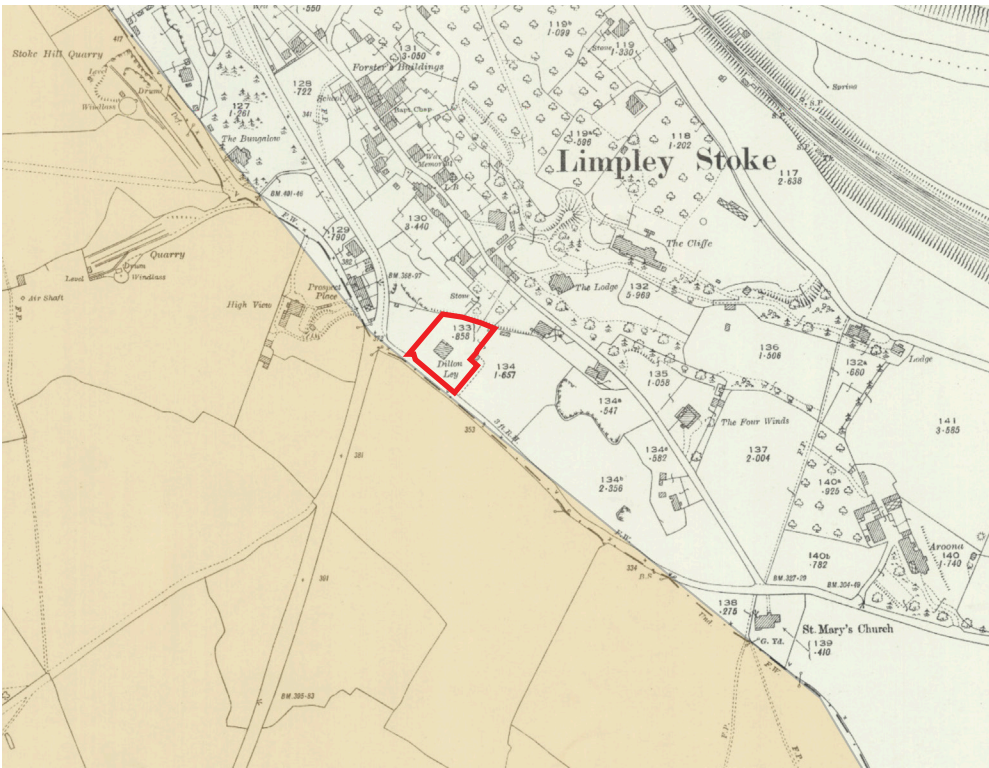
OS Map from 1844 - Coppice Dell not yet constructed



OS Map from 1894 - Coppice Dell not yet constructed



OS Map from 2026 of the site showing proximity of Listed Buildings (shown hatched)



OS Map from 1898 - 1903 - Coppice Dell (Dilton Ley) shown on the site

2.0 Site & Surrounding Area

2.3 Existing Dwelling

The existing dwelling sits centrally within the site, facing south and addressing Church Lane. Access is currently taken from an awkward entry point at the corner of the plot, with a sweeping drive curving in front of the house and terminating in parking for two cars adjacent to a triple garage on the eastern boundary.

The house is arranged over ground and first floors, with principal rooms overlooking the front and rear gardens to the south and north. A small basement is also present. Originally constructed in the late 19th century Victorian period, the property has remained in residential use since its construction. Historic research indicates only limited alteration, comprising small single-storey lean-to extensions to the west and east elevations.

The detached triple garage and rear storage sheds are later 20th-century additions. These structures are in poor condition and no longer fit for purpose due to low roof heights and narrow door openings, rendering them unsuitable for modern vehicles and effectively redundant to the operation of the house.



View of Coppice Dell from the driveway access point off Church Lane



East elevation of Coppice Dell with view of detached garage

Coppice Dell is not a listed building and displays limited local vernacular or architectural significance, however is generally in reasonable condition.

The site is open to the south and occupies an elevated position above neighbouring dwellings, affording long-range views to the north from the rear.



Rear view of Coppice Dell including detached garage



View of Limpley Stoke Valley to the north from the rear garden



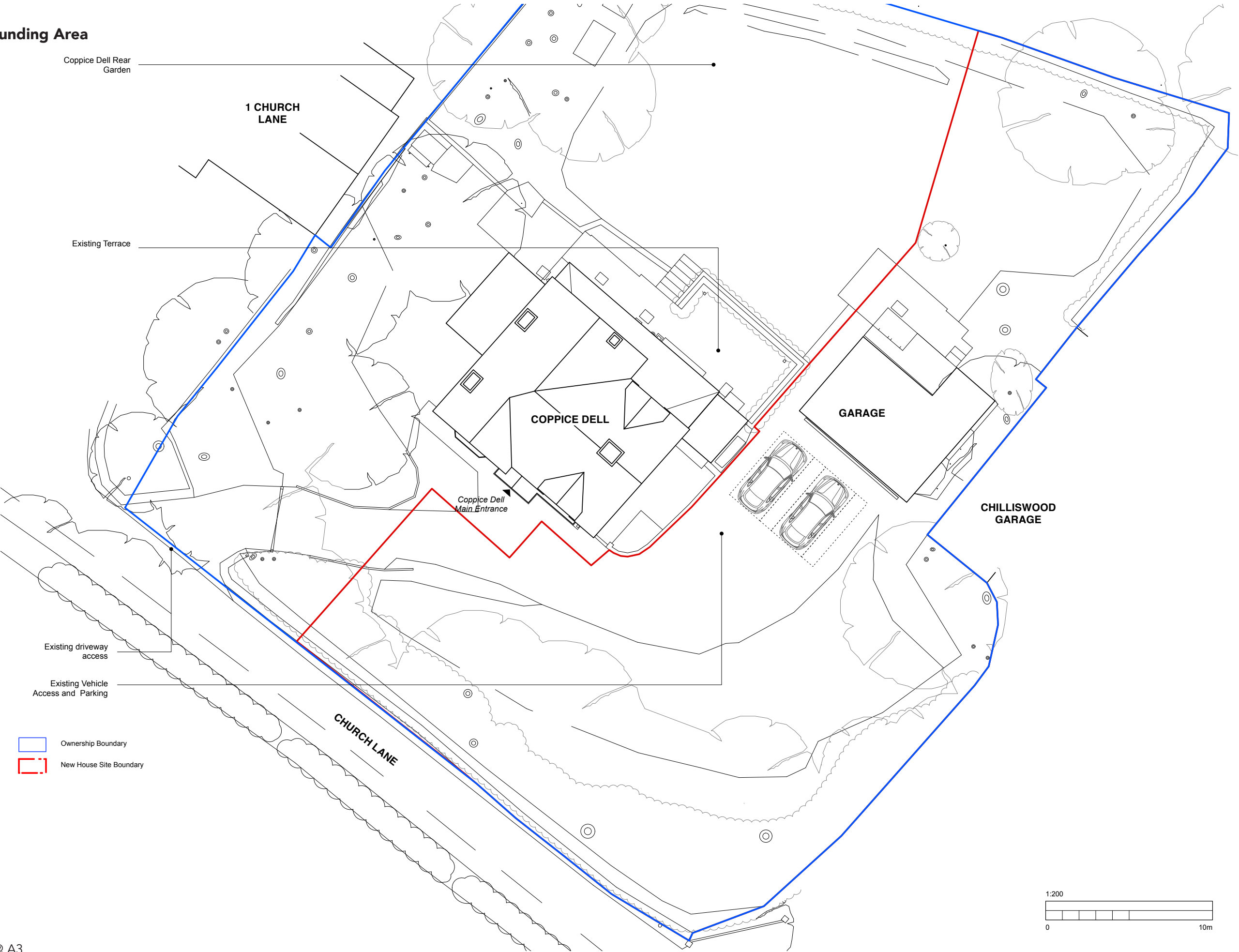
View of detached garage from the South East showing parking provision



View of detached garage from the North

2.0 Site & Surrounding Area

2.4 Existing Site Plan



3.0 Proposal

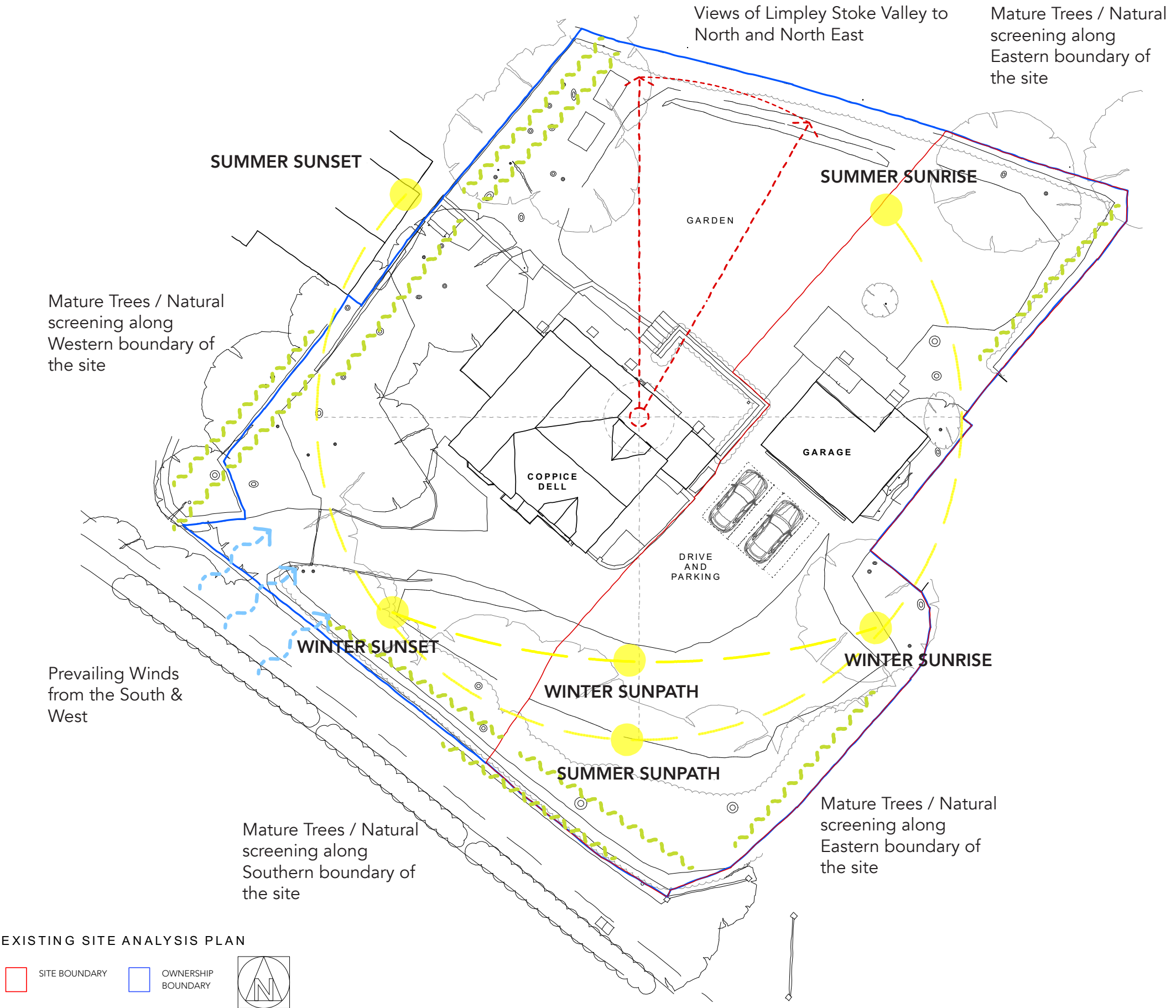
3.1 Site Analysis

Opportunities & Constraints
The site is orientated by a North facing slope with views over the hedgerow and neighbouring properties towards the Limpley Stoke Valley. The site is heavily screened by existing trees from three of it's four sides, which helps prevent overlooking from neighbouring properties.

Natural light in the garden is therefore at a premium, and the proposed dwelling is carefully positioned to allow as much light into the property as possible.

The primary strategy for the new dwelling is to minimise visual impact on the retained dwelling and neighbouring properties, but to maximise the potential of this beautiful view is to the North and potential for a sunny South facing garden. Avoiding root protection areas of existing trees allows the dwelling to be sensitively positioned on the site, whilst also providing a private amenity area and parking for the new house.

Planning Policy Context
In planning policy terms, the application site lies within the settlement limits of Limpley Stoke which is considered a Small Village. The site is located within the Avon Limestone Valley character area, Green Belt, the Cotswolds Area of Outstanding Natural Beauty (AONB) and lies within the historic core of the village.



3.0 Proposal

3.2 Size and Scale

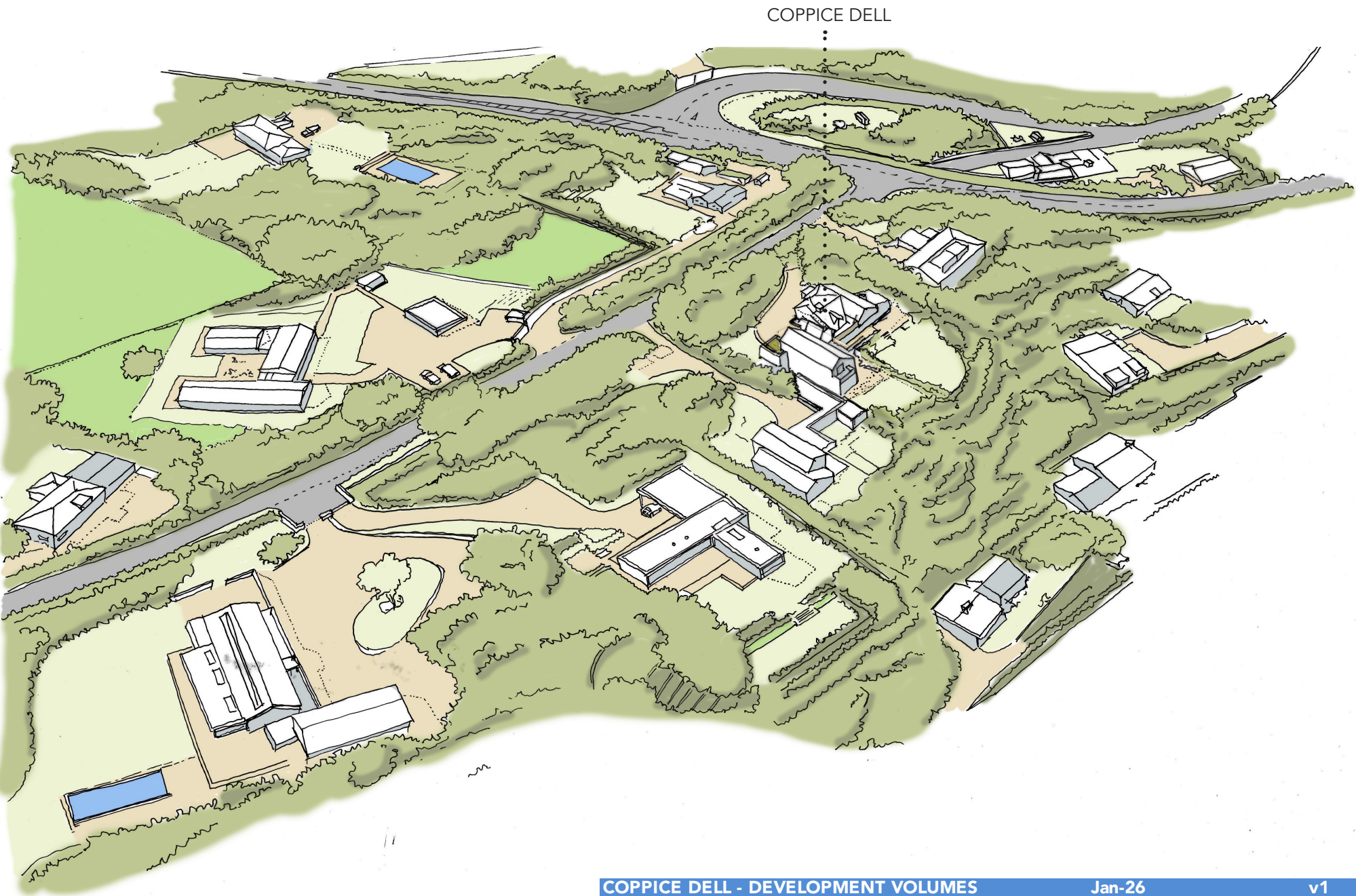
Site Layout
The proposed dwelling would replace the existing triple garage, occupying broadly the same area of the plot. The new building has been carefully designed to respond to the character and grain of the historic village setting and would not result in over development or site crowding. Its placement reflects the established typology along Church Lane, improving the relationship between the retained dwelling and the road, while being sensitively integrated within the site’s existing mature tree framework.

The principal of development in place of the existing triple garage has already been validated by the previous approved dwelling under planning application PL/2022/07853 in 2022. This new proposal is more modest in scale and proportion and therefore further diminishes any impact on the surrounding site and dwellings.

The replacement dwelling is formed of a single volume aligned on a north–south axis. Creating and enclosing a private garden to the north and a sheltered courtyard to the south alongside the new driveway. The upper linear volume is positioned centrally within the plot, allowing distant views to the north. First-floor accommodation is set back to prevent overlooking of neighbouring properties and to reduce visual impact.

Size & Scale
The overall scale of the development is mitigated by the removal of the existing triple garage together with the incorporation of the new dwelling into the natural slope of the site. The proposal responds directly to the site topography, with ridge and eaves heights carefully controlled to minimise its presence when viewed from the existing house.

The first-floor level of the new dwelling aligns with the ground-floor level of the existing house, resulting in a ridge height no higher than the existing eaves. This ensures the proposal remains proportionate within the plot and avoids any overlooking of neighbouring properties. Overall, the development represents an approximate 59% increase in built volume across the site, which is considered appropriate given the removal of redundant structures and the improved spatial arrangement achieved.



Existing Aerial View

COPPICE DELL - DEVELOPMENT VOLUMES Jan-26 v1

Basis for calculation:
When determining the increase in the size of the building all existing structures on the site have been taken into account, regardless of whether the extension has been built as ‘permitted development’. Volume is taken to mean cubic content. The volume has been measured externally and includes roof space.

Existing house volume	1003 m3
Existing Garage	174 m3
Total	1177 m3
Proposed Total demolition	174 m3
Proposed Total incl. car port	943 m3
Total additional volume	769 m3

	Original	After	%
	m3	m3 additions	original
Cumulative addition to 2025	1003	1177	17%
Cumulative addition with proposal	1003	1772	77%
Extra volume of proposal			59%

3.0 Proposal

3.3 Outline Description

The private nature of the existing site will be retained, however the plot will be divided in two. The retained garden for Coppice Dell will remain generous and simply utilise an under used area to the West of the garden.

The position of the proposed house will create two distinct garden areas for the new dwelling; a private garden to the North and a sunny South West facing garden to the front below the proposed parking area.

The landscape proposals are carefully considered to locate planting that helps break up the visual mass of the building and offer improved privacy to the occupants. Trellising and new hedge to the boundary along the west elevation will allow plants to grow up and soften the built form and enhance the biodiversity of the site. This will also provide screening for the remaining garden and existing house.

Access & Parking

The current access from the highway has been identified as hazardous from the previous Pre-Application and Highways reports. The existing site entrance will be moved away from the corner of the plot to a more central location, and a new permeable surface will be installed for the extended drive way that leads to the existing and new properties.

Swept path analysis and visibility splays have been undertaken to establish the provision of a safer access arrangement and adequate parking arrangements for both properties while improving the safety for other road users entering the village from the A36. Refer to the accompanying highways report by Miles White Transport - 2025-12-10 Coppice Dell_Limpley Stoke - Access Note.

A new parking area to the West of the site provides plenty of space and vehicle turning for the retained house. While a new parking area is located

to the East for the new property with car port and similarly generous vehicle turning provision.

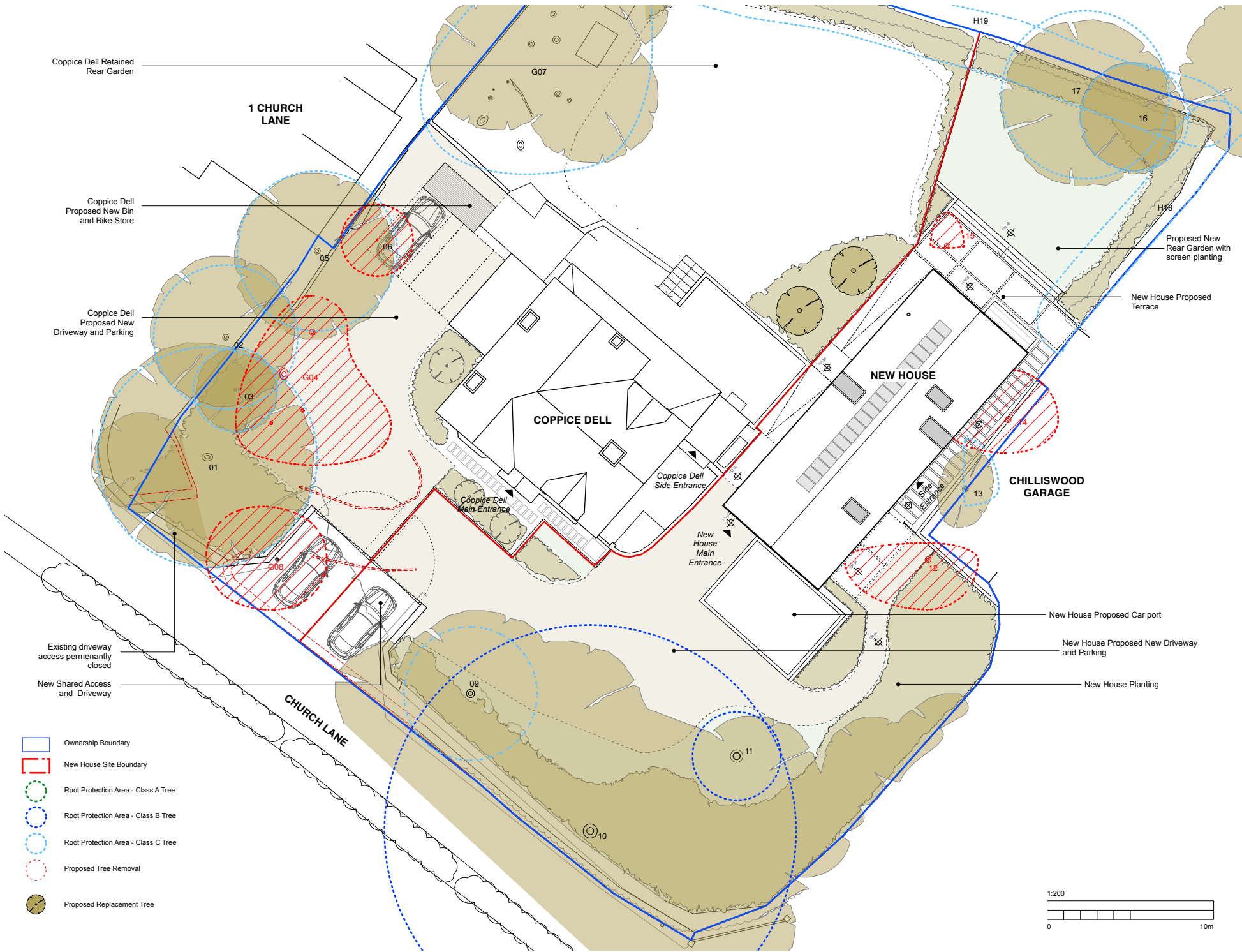
Arboriculture

A Tree Survey and Tree Constraints Plan prepared by Assured Trees accompany this application. The survey confirms that there are no Category A trees on the site and that the proposal involves the removal of only low-quality Category C trees. Two Category B trees located to the south of the plot are to be retained and protected throughout the works in accordance with the methodology set out in the tree report. No changes to planting or tree cover have occurred on the site since the survey was commissioned.

The proposed construction of the new house is to be wholly outside the identified root protection areas and any new driveway that has been proposed within these RPAs will follow the required no-dig driveway proposals in Assured Trees report. In terms of mitigation, a number of mature replacement trees are included in the proposed landscape design. It is considered the proposed tree removal has no detrimental impact to the AONB. During demolition and construction, tree protection measures will be implemented for all of the existing trees on the site.

Ecology

As the existing house is to be retained the impact on any resident bats and other protected species within the plot is deemed negligible. A Preliminary Roost Assessment of the area of site affected has been undertaken and no evidence of bats or suitable roosting sites were identified. Refer to accompanying ecology PRA by Stark Ecology. Any light spill from the new house will be restricted and all works to the garage will be undertaken outside of the bat hibernation periods. As part of the mitigation works new bat boxes and bird boxes will be integrated into the new dwelling.



Proposed Site Plan - nts refer to accompanying drawings

3.0 Proposal

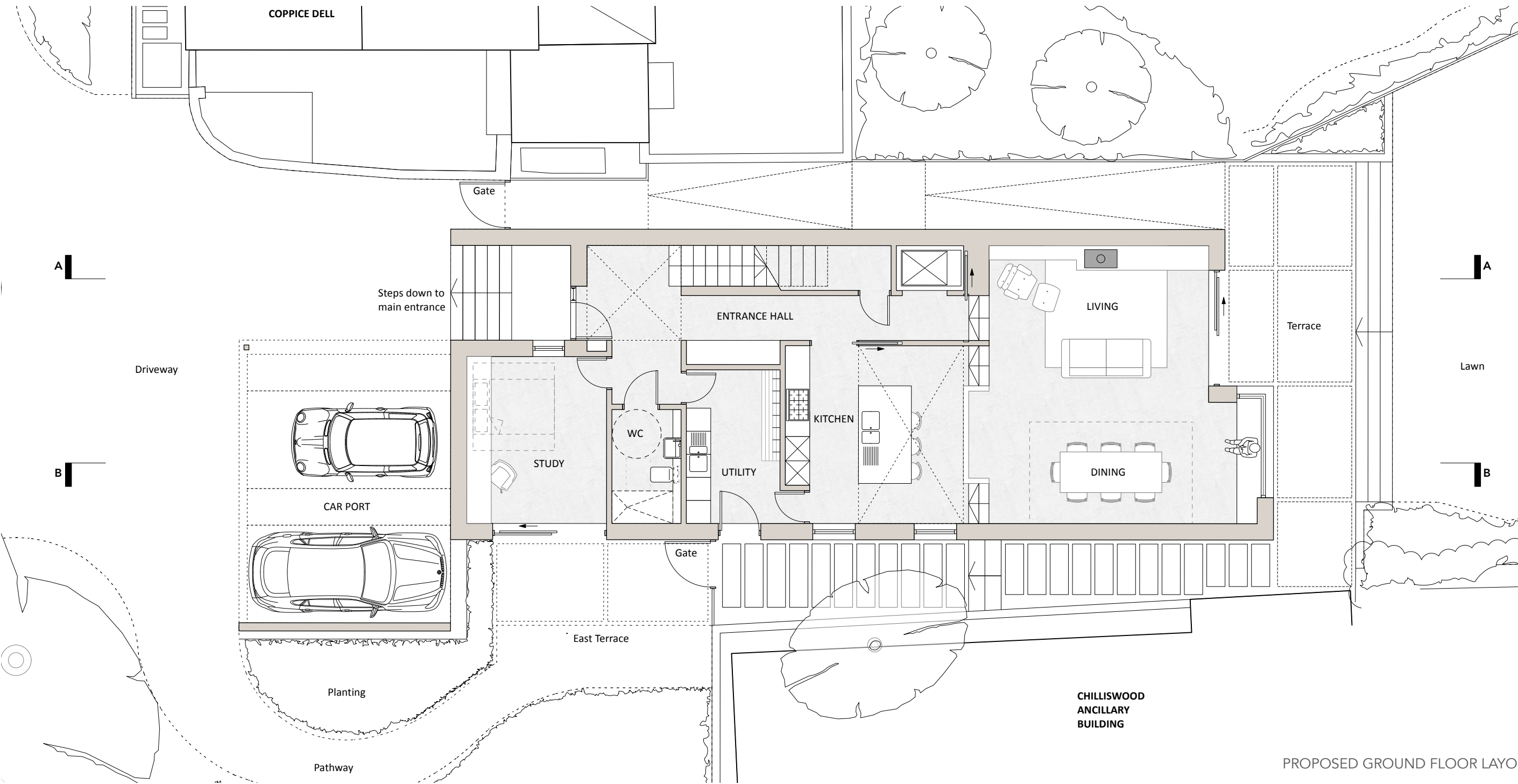
3.4 General Arrangement

The proposed dwelling is arranged to respond carefully to the site’s topography, orientation and setting, with a clear hierarchy of spaces progressing from public to private as one moves through the building.

Access to the dwelling is gained from the driveway to the south via a short external flight of steps which lead down to the principal entrance. This opens into a generous entrance hallway that forms the organisational spine of the house. Immediately to the right of the entrance are the study and cloakroom, providing convenient accommodation for home working and visitors close to the point of arrival. Adjacent to these spaces is the utility room, which benefits from secondary access to the east-facing side garden and terrace, allowing for practical day-to-day use and servicing of the house without passing through the main living areas.

Moving northwards away from the entrance, the hallway leads to the centrally positioned kitchen, which forms the social heart of the home. This space is expressed as a double-height volume, enhancing natural light penetration and reinforcing visual connections between floors. From the kitchen, the internal level steps down in three short flights, reflecting the natural fall of the site, before opening into the principal open-plan living and dining areas. These spaces are deliberately positioned at the lowest level of the house to maximise direct engagement with the rear garden and to benefit from extended views across the landscape to the north.

The ground floor living spaces have been designed to establish a strong visual and physical relationship with the garden. Large glazed openings allow the kitchen, dining and living areas to open directly onto the rear terrace and garden beyond, creating a seamless transition between internal and external spaces and encouraging year-round use of the outdoor environment.



PROPOSED GROUND FLOOR LAYOUT

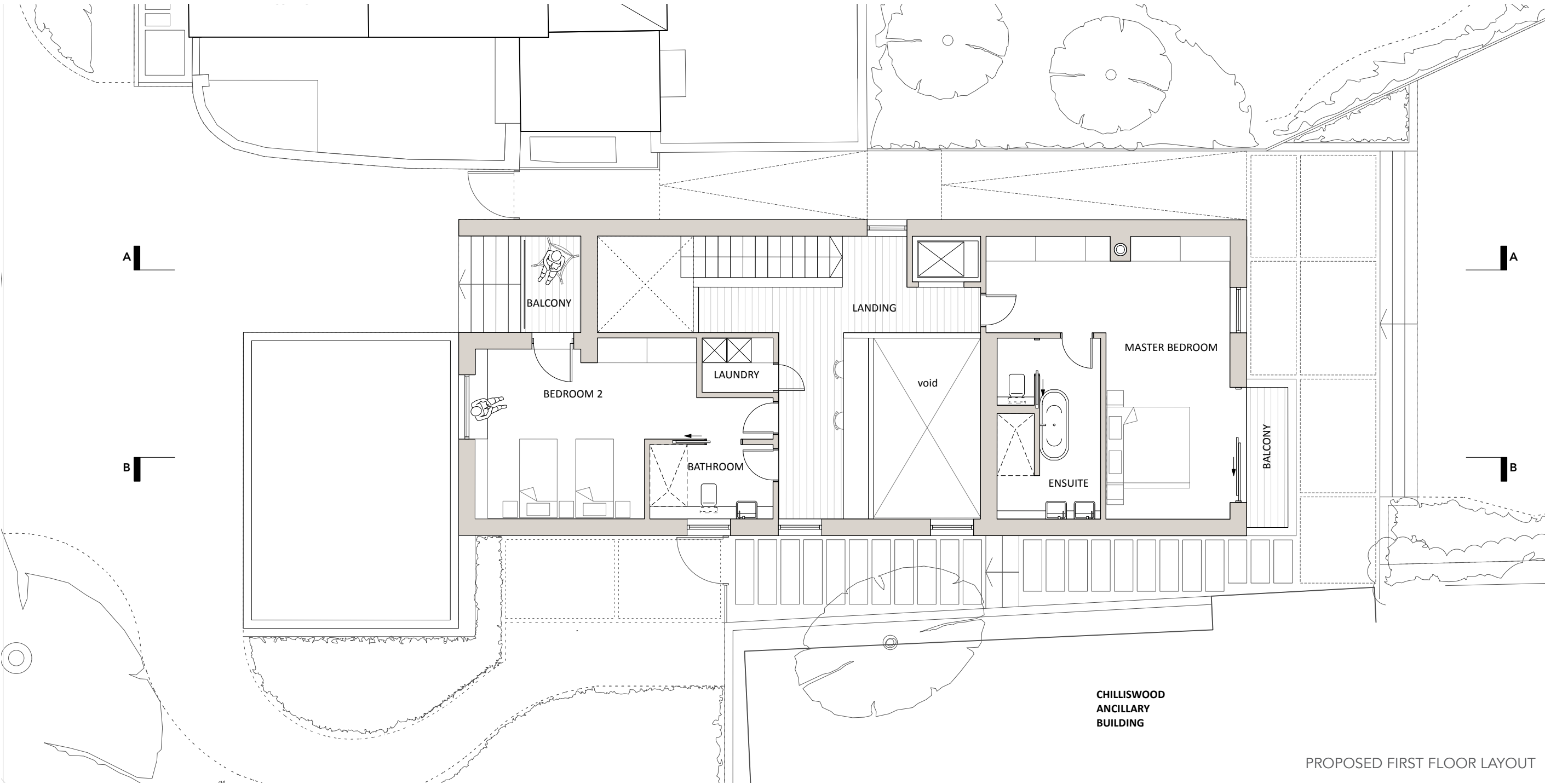
3.0 Proposal

The more private accommodation is located at first floor level and is accessed via a longer stair rising from the entrance hall. At this level, the stair arrives at a generous double-height landing that reinforces the sense of openness within the dwelling while providing a calm circulation space serving the bedrooms. The principal bedroom and guest bedrooms are arranged to take advantage of long-distance views across the valley to the north, whilst being carefully configured to avoid any overlooking of neighbouring properties at Coppice Dell to the west and Chilliswood to the east. The orientation, layout and placement of windows ensure privacy for both the occupants of the new dwelling and adjacent residents.

Throughout the house, windows and doors are positioned to optimise daylight, views and passive solar gain from the north and south elevations. Openings on the west and east elevations are limited and serve ancillary accommodation only. Where first-floor windows occur on these elevations, they will be fitted with opaque glazing to prevent overlooking and maintain neighbour amenity.

3.5 Accessibility

The sloping nature of the site presents challenges to achieving level access without significantly increasing excavation and embedding the building further into the hillside. In response, a compliant external ramp is proposed, allowing step-free access around the sides of the dwelling to the rear and side entrances. Internally, the layout has been designed to comply with Part M4(2) (accessible and adaptable dwellings). An accessible bedroom and shower room are provided at entrance level to allow for future flexibility of use. In addition, provision has been made within the entrance hall and first-floor landing for the future installation of a lift, should this be required. This will be accommodated within a dedicated store cupboard, enabling adaptation of the dwelling over time without the need for significant structural alteration.



3.0 Proposal

3.6 Environmental Strategy

The environmental strategy for the dwelling adopts a robust fabric-first approach, prioritising high levels of insulation, minimisation of thermal bridging and excellent airtightness. This strategy will significantly reduce heat loss and overall energy demand, ensuring long-term environmental performance and occupant comfort.

The primary heat source will be an efficient gas boiler connected to an internal hot water storage cylinder. However, the demand placed on this system will be substantially reduced through the enhanced building fabric. The boiler will be supported by a 4kWp photovoltaic array, providing on-site renewable electricity generation and further reducing reliance on fossil fuels. A Mechanical Ventilation with Heat Recovery (MVHR) system will be installed to provide a controlled and efficient internal environment, recovering heat from extracted air and improving overall energy efficiency.

An electric vehicle charging point will be provided within the development to support the transition to low-emission transport.

Additional environmental measures incorporated into the scheme include:

- Deep overhanging roof forms that provide effective solar shading to south-facing glazing, reducing the risk of summer overheating while allowing lower-angle winter sun to penetrate the building
- Use of LED and other low-energy lighting throughout
- Specification of low-impact materials, including locally sourced, renewable and durable products
- Natural internal finishes such as timber and environmentally friendly paints to promote healthy internal environments
- Water efficiency measures, including low-flow fittings, to minimise water consumption
- Flexible internal layouts that allow for future adaptation and changing household needs
- Flat green roofs which contribute to sustainable drainage by attenuating rainwater runoff
- Rainwater harvesting systems to support garden irrigation and car washing
- Through the combination of these measures, it is intended that the proposed dwelling will exceed current Building Regulations standards for energy performance, delivering a sustainable, adaptable and high-quality home that responds sensitively to its site and surroundings.



Proposed Visual

3.7 Character and Materials

The proposed form of the house and the quality of the design are considered to be highly appropriate for the surrounding area, responding sensitively to both the site’s topography and the character of neighbouring properties. Materials have been carefully selected to enhance the overall character and appearance of the new dwelling while integrating it harmoniously into its context. In comparison to the existing garage, which is constructed from poor-quality concrete panels and contributes little to the site, the proposed dwelling will present a significant improvement in visual quality and architectural presence.

At ground floor level, ashlar stone walling is proposed for the plinth. This material choice takes cues from surrounding garden walls and vernacular buildings, providing a sense of permanence and allowing the house to sit comfortably within the landscape.

The upper levels are to be clad in naturally durable timber boarding, selected for its longevity and ability to weather gracefully over time to a silver-grey tone, consistent with the finish of the adjacent Chilliswood house. This approach will provide a subtle, natural aesthetic that blends with the surrounding woodland and mature gardens. The proposed pitched roof will be finished in red clay tiles, reflecting the materiality of the existing Coppice Dell house and providing continuity with local architectural character. The roof will extend down the east and west elevations, effectively “cloaking” the upper volumes of the house and reducing its perceived mass within the site.

The flat roof of the car port will be finished with a green roof, softening the built envelope, providing visual continuity with the landscaping, and connecting the south-facing bedrooms to the wider garden areas. This living roof will also contribute to sustainability objectives by supporting biodiversity and assisting in sustainable drainage.

All windows and sliding doors will be finished in a subtle pebble grey, harmonising with the broader material palette and ensuring a cohesive, understated aesthetic. Front entrance door has been designed to integrate discreetly with the front façade, finished to match the timber cladding.

Overall, the combination of natural stone, timber, clay tiles and green roofing creates a balanced and considered material palette, reinforcing the house’s relationship with its immediate context and enhancing the character and appearance of the area.

Proposed
Palette of
Materials:



Natural Timber Cladding



Natural Timber Front Door



Grey Aluminium windows



Bath Ashlar Stone



Green Roof



Bath Ashlar Stone

4.0 Planning Policy

4.1 Pre-Application Advice

Pre-Application advice was sought in 2021 for a slightly different iteration of the scheme under the application number - **ENQ/2021/04240**. The proposals have taken on board the officers comments and the following points can be made.

Whilst the local authority were generally positive about the proposals there were items that required addressing:

*1. Impact on Neighbour Amenity
Any application should be accompanied by sufficient information to determine that the development would not cause harm to the living conditions of neighbouring residents in terms of overlooking/loss of privacy or overbearing impact. I note the use of new hedge planting to boundaries however I advise any purposed terraced areas are suitably screened to avoid overlooking of adjacent residents at No. 2 Church Lane or Chlliswood. Reliance on additional hedge planting to avoid overlooking would not be an acceptable alternative to opaque screens.*

The terrace has been repositioned and set back away from boundaries to prevent overlooking to neighbours gardens at Coppice Dell No. 2 Church Lane, and Chilliswood. Planting has been proposed however opaque screens in the form of timber fencing would provide a permanent fixture as additional screening and until new planting became established.

*2. Impact on the character and appearance of the area
Core Policy 57 requires a high standard of design in all new developments and that development respond positively to the existing townscape and landscape. Any application should be accompanied by sufficient information to determine that the development would not cause harm to the character of the area. Uses of materials proposed in the submitted statement are considered acceptable. Due to the set back position of the proposed dwelling and its low height in relation to the existing dwelling at No. 2 Church Lane I advise that, in addition to the standard drawings, any application is accompanied by a street scene drawing that includes adjacent properties.*

The proposed house has a new ridge line is well below that of the adjacent properties. The proposed elevations have been drawn in relation to the existing retained house at 2 Church Lane (Coppice Dell). See accompanying drawing 2028 - [3] 201 - Elevations

*3. Drainage
If you decide to submit an application any application should be accompanied by sufficient information*

to demonstrate how surface water and foul water drainage would be dealt with.

Refer to accompanying Drainage Design drawings.

*4. Highways
Core Policy 61 of the WCS advises that new development should be served by safe access to the highway network.
The following comments have been received from the council's highways officer:
'The proposed development will be served via the existing access off of Church Lane; the access is substandard in terms of available visibility for vehicles exiting the site and is at a slight alignment to the road. On the basis that the proposed development will increase the use of the substandard access, I would not be favourable of the proposal in terms of highway safety.
I would seek improvement to the existing access, or, alternatively both dwellings be served from a new central access, with the existing access being 'stopped up'.'*

The proposals show a new driveway can be provided with enlarged and improved visibility splay centrally to the plot and serving both houses as required by the Highways Officer. Refer to Highways Vehicle Access Note; by Miles White Transport.

In addition both the existing dwelling and proposed dwelling would need to comply with current council parking standards as detailed in the Wiltshire Local Transport Plan.

The new dwelling has been provided with driveway and parking area to accommodate the minimum of 2 vehicles with visitor parking of 0.2 spaces per dwelling for a three bed dwelling. This is in line with the Wiltshire Transport Plan 2011-2026, Chapter 7 table 7.1 and para 7.4.

The retained house will have a new parking area with provision for 2 vehicles and 0.2 spaces which is the current parking arrangements which it currently has allocated. The retained house will not be altered in number of bedrooms and it is not expected to generate an increased traffic flow as a result of the proposals.

*5. Archaeology Issues
The site lies within the historic core of the village and I advise that you contact the council archaeologist to determine if any archaeological study would be required prior to a decision.
A response from the Council Archeologist was not forthcoming prior to the application. Should an Archeology survey and watching brief subsequently*

be required this would be welcomed as part of the conditions of approval.

4.2 Relevant Planning Policies

The proposals have been considered against the Local Planning Policy:

- Wiltshire Core Strategy (WCS)

Relevant policies include: Core Policy 1: Settlement Strategy; Core Policy 2: Delivery Strategy; Core Policy 7: Spatial Strategy – Bradford on Avon Community Area; Core Policy 41: Sustainable construction and low-carbon energy; 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 and Core Policy 67: Flood risk

- West Wiltshire District Local Plan (1st Alteration) Saved Policies - U1a Foul Water Disposal
- National Planning Policy Framework 2021 (The Framework)
- Planning Practice Guidance (PPG)
- Wiltshire Local Transport Plan 2011- 2026
- Freshford and Limpley Stoke Neighbourhood Plan 2014-2039

National Context:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Planning Policy Framework and PPG2 - Green Belt.

The NPPF does not quantify what amounts to a disproportionate extension and we understand that each case is judged on its own individual merits. The proposed scheme involves the construction of a new dwelling balanced by the removal of the existing garage and side extension to the retained house. Taking into consideration the scale of the proposed extension in relation to the size of the original property and plot, the development proposed is believed to be a proportionate and we feel would on balance meet the proportionality test of paragraph 89 of the NPPF.

The second consideration set out by the NPPF is whether the development would have a detrimental impact on the openness of the Greenbelt. The NPPF notes that the most important attribute of Green Belts is the openness.

The proposed house would remain within the confines of the residential curtilage and within the built up area of the village, thereby safeguarding the countryside from encroachment. Further, the proposed new house would be sited to the side and rear of the existing property that would limit views of the proposal and it would largely be viewed against either the host building or obscured by the host building from the

public highway. On balance the proposal would retain the sense of openness in this part of the Green Belt. As such, the impact on openness would be nominal. We believe therefore that the proposal is not considered to be inappropriate development within the Green Belt that complies with the NPPF tests in relation to openness.

The planning officer stated in the pre-application report: *As stated above it is considered the development can be considered limited infill within the existing village. As such it is considered the development would not result in harm to the openness of the Green Belt.*

For the same reasons above it is argued that the proposals would not have a detrimental impact on the landscape character of the AONB. In addition to this all new materials would match or be sympathetic in appearance to those of the original house and surrounding properties.

4.0 Planning Policy

4.3 Previous Planning Approval

A new dwelling was approved for the replacement of the existing garage in 2022 following successful application ref. **PL/2022/07853** - Demolition of existing triple garage and construction of dwelling within curtilage of existing house.

The new proposal is smaller than the approved dwelling while still following the principals of development set out in the previous application.

The officers delegated report noted:

Principle of development - Limited infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. The proposed development would be located between No. 2 Church Lane and Chlliswood and consists of one new dwelling. As such the development is considered limited infill and the principle of development has been established.

Impact on the openness of the Green Belt - it is considered the development can be considered limited infill within the existing village. As such it is considered the development would not result in harm to the openness of the Green Belt.

Impact on neighbour amenity - As such it is considered the scheme complies with local and national policy.

Impact on Character and Appearance of the area/ AONB - it is considered the development would have no adverse impact on the character of the area or AONB and the scheme complies with local and national policy.

Highway Issues - It is considered the site can be served by a safe access and there is sufficient space on site to provide adequate off road parking for residents of the proposed dwelling.

Drainage Issues - Wessex Water has no objection to the scheme. Surface water drainage would be dealt with by soakaway while foul water drainage would be dealt with by mains sewer. Details of surface water drainage would be conditioned.

5.0 Conclusion

The proposed replacement dwelling represents a high-quality, energy-efficient new home that provides a significant improvement over the existing poor-quality, inefficient triple garage, while also allowing the retained Coppice Dell House to be rationalised and reorganised to better suit modern living. The design has been carefully considered to respond to the site’s topography, existing landscaping, and wider context, resulting in a dwelling that is both visually sensitive and environmentally responsible.

The new house has been specifically designed to sit harmoniously within the mature landscaped setting of Coppice Dell. All high-quality Category A and B trees that contribute to the character and amenity of this part of the village will be retained, ensuring that the green, wooded character of the site is preserved. The building’s set-back position, extensive planting and screening, and the careful use of natural, locally appropriate materials combine to minimise its visual impact within the village and the wider Area of Outstanding Natural Beauty (AONB).

The proposed materials—natural timber, ashlar stone and red clay tiles—have been chosen to complement the local vernacular and surrounding context. These high-quality finishes, combined with the green roof, create a visually cohesive and understated architectural composition. The green roof not only enhances the aesthetic integration of the dwelling into the garden setting but also contributes to biodiversity, sustainable drainage, and the overall environmental performance of the development.

The revised scheme directly responds to the comments received during the Pre-Application process. The access arrangements to both the retained Coppice Dell House and the new dwelling have been improved, ensuring safe and convenient circulation. The design and siting of the replacement dwelling have been refined to respect the character of the AONB, and the careful positioning within the garden ensures that all mature Category B trees are preserved, maintaining the site’s existing ecological and landscape value.

Importantly, the proposal represents a smaller-scale development than the previously approved scheme, yet continues to adhere to the principles of development already established on the site. The combination of sensitive siting, high-quality materials, energy-efficient design, and careful landscape integration ensures that the replacement dwelling will make a positive contribution to the character of the area, preserving and enhancing the heritage, visual amenity, and environmental quality of this part of the village.