

**H O W A R D S H A R P
& P A R T N E R S**

Limited Liability Partnership
Chartered Surveyors
Chartered Town Planners

125 High Street
Sevenoaks
Kent TN13 1UT
T: 01732 456888
F: 01732 740910

and at

79 Great Peter Street
Westminster
London SW1P 2EZ
T: 020 7222 4402
F: 020 7233 0762

Robert Wickham MA Phil(TP) PrD FRICS MRTPI
Jacqueline Andrews BSc FRICS MRTPI

Consultants:

Jonathan Harbottle BSc MA(TP) MRICS MRTPI
Roger Molyneux RIBA
Jeremy Emmerson BA DipArch RIBA
Michael Maan BA MRTPI

Associate:

Tom Hutchinson BA MA MRTPI

Registered in England No. OC304268
Registered at the Westminster office

Town and Country Planning Act 1990 (as amended)

Planning Statement

on behalf of

Mr and Mrs N Dunne

**Wheatlands
Rivar Road
Shalbourne
Wiltshire
SN8 3RL**

Extensions and Alterations to existing dwelling including demolition of porch; demolition of two storey residential annex/garage, stables, sheds and workshop building; erection of replacement outbuildings comprising garage/workshop, greenhouse, summerhouse, plant room and oil store; closure of existing vehicular access and its relocation off Rivar Road with new gate, driveway and parking areas; refurbishment of swimming pool; landscaping and associated works

February 2026

Introduction, Site Description and Background to the Proposals

1. A planning application is submitted for Wheatlands, Rivar Road, Shalbourne, Wiltshire, SN8 3RL. The proposals relate to:
 - i. Alterations and extensions to the existing dwelling.
 - ii. Demolition of two storey residential annex/garage together with the stable blocks, workshop outbuilding, two sheds and oil store; provision of a new garage /workshop building with PV panels, lean to greenhouse, plant room, summerhouse and oil store.
 - iii. Closure of an existing vehicular access off Rivar Road; provision of a replacement vehicular access off Rivar Road with new gate, internal driveway and parking areas.
 - iv. Refurbishment of the existing swimming pool.
 - v. Landscaping with associated works.
2. Wheatlands is a two storey four-bedroom dwelling with hipped pitched roof and associated outbuildings, which sit together within a spacious curtilage, set back off and with a frontage to Rivar Road.



3. The property stands within approximately 200m of the edge of the village of Shalbourne, accessed via Rivar Road which itself is located approximately 3 miles southwest of Hungerford, Berkshire. The village benefits from a number of amenities including a 12thC church (St

Michael and All Angels), village hall, cricket pitch and pavilion. There is also a post office/shop and public house (The Plough) which stands in the heart of the village. Whilst there are a number of listed buildings, including the church and thatched houses, there is otherwise a mix of buildings in character, form, size, age, style and materials, with little overall uniformity.

4. The area is served by public transport with Wiltshire Connect providing booked bus rides with vehicles picking up and alighting in various locations serving the larger settlements of Marlborough to the north west and Hungerford, which offer services commensurate with their sizes, including train stations, retail outlets, schools, commercial and leisure premises and a hospital (Savernake).
5. The application site sits in a plot of 0.42 ha. The property is served by a vehicular and pedestrian access off Riva Road, with a hard-surfaced driveway leading to a large area of forecourt parking and other extensive areas of hardstanding designed by the former owners of the site to service their domestic equestrian needs. There is a separate vehicular access running within the site, to the front of the property, providing access to the open land to the south. The front (west) boundary comprises hedging running either side of the entrance which is defined by brick walling, brick piers and iron gates as shown in the photograph below. The north boundary similarly comprises hedging and vegetation screening, which extends in part along the site's north eastern edge. The east boundary is demarcated by an area of domestic lawn and an open-air swimming pool with associated terracing, and an outbuilding providing plant facilities to serve the pool. There is another larger shed standing by the east boundary. The southern boundary is delineated by a small hedgerow which runs behind the swimming pool and connects with a small section of walling at the front of the house. Beyond the southern boundary lies open land which wraps around the eastern side of the site and which is owned and managed by the Applicants.
6. In addition to the dwelling, which it is understood was built in 1994 as a two storey 4-bedroom dwelling, there are a number of ancillary buildings standing within the residential curtilage of the property. These relate to:

- i. Two storey residential annex/garage (self-contained ancillary residential accommodation confirmed as lawful in 2004). A small oil tank sits behind this building.



- ii. Stable block with associated ménage (circa 1994)





iii. One large workshop



iv. Swimming pool plant room building



In addition there is a timber shed, as referenced above, standing by the east boundary as shown below.



7. The existing dwelling and two storey residential annex/garage comprise a floor area of 375.8 sqm (GIA). The other outbuildings, as proposed to be demolished as part of the application proposals, as referenced C, D, E and F on the application drawings equate to 152.4 sqm (GIA), thereby comprising a total floor area of 528.2 sqm (GIA). Full measurement details are provided in the architect's Area Schedule accompanying the application documentation.
8. The existing property requires modernisation and currently offers an unsatisfactory internal layout and type of accommodation as well as being highly inefficient in sustainability terms. The Applicants therefore wish to restore and upgrade the dwelling, with sensitive extensions and internal reconfiguration, fenestration, porch demolition and minor roof alterations, to provide a family dwelling fit for 21st century living. This includes the introduction of a small, sympathetically designed first floor addition to the existing section of the dwelling which is proposed to be linked to a new single storey rear extension which will sit no higher than the existing single storey section of the house. Full details are set out within the Applicants' Design and Access Statement and accompanying drawings and will not accordingly be rehearsed within this document. The upper floor addition is small in scale with a roof height sitting lower than the host dwelling and with use of matching materials. The rear, single storey extension will be readily recognisable as a subservient addition to the property. It will stand significantly lower in height than the existing two storey residential annex/garage, which itself is proposed to be demolished together with other outbuildings to better open up the site. The use of modern materials is proposed for the rear extension which has a contemporary design and which looks to sit comfortably against the backdrop of the surrounding landscape, as clearly explained and justified within the Design and Access Statement.
9. The poor internal layout of the accommodation, with the current configuration resulting in little or no views of the National Landscape, is being addressed by allowing the new extensions to benefit from views over the surrounding landscape to the south and east. In seeking to address these layout issues and the highly inadequate thermal efficiency of the property, the proposals also look to materially improve the aesthetic attraction of the property which is currently lacking through the introduction of a high-quality design.
10. A new single storey garage/workshop building is proposed to replace the existing stable and workshop buildings. This is required to provide safe and secure storage accommodation for machinery and equipment necessary to service the garden and adjoining land which is managed by the Applicants. The overall smaller scale of this building and its proposed siting slightly closer to the dwelling, in comparison with existing outbuildings, will, again, materially

improve the setting of the host dwelling and enhance the appreciation of openness both across the site and within the wider landscape setting.

11. The proposed greenhouse will be a simple utilitarian structure, typically found within residential curtilages. It will be lightweight in structure and principally formed of glass with a lean-to roof attached to the replacement garage/workshop.
12. Works to the existing swimming pool relate to minor alterations to the existing structure, including limited excavation works addressing the replacement of the roman end with new shoulders, revised flooring, a new end wall with steps, relining, provision of an automatic cover and repaving around the poolside. The replacement plant room will be discreetly located on the southern elevation of the host dwelling with associated pipework to the pool. The oil tank is also being replaced and will be re-sited to the north of the new garage/workshop building.
13. Further enhancement is secured by way of a substantial reduction in hardstanding areas and the introduction of new landscaping proposals within the site. These have been evolved in liaison with a professional landscaper. The application is accompanied by a landscape plan showing how the site and adjoining land is proposed to be enhanced through new planting and associated landscaping proposals, including improving the overall site with tree and other planting sympathetic to the National Landscape.
14. In addition, professional highways advice has been commissioned with a view to securing a safer vehicular access to serve the property. Following the advice, it is proposed to close off the existing vehicular access off Rivar Road as sight lines from this access are poor and when entering the property, visitors and delivery drivers block Rivar Road whilst having to ring and wait for the gate to open. The opportunity is accordingly being taken by the Applicants to rectify these material highway issues by re-siting the vehicular access to the northwest corner, close to an existing field access, where sight lines are significantly better and where the entrance can be set back to allow vehicles to sit off the road to avoid ongoing road blockage issues. These improvements have the added advantage of being able to introduce new planting along the frontage which will reduce the exposure of the dwelling from Rivar Road, whilst retaining a pedestrian access and bin collection point.
15. The dwelling will continue to benefit from off-street parking served via a revised internal driveway, providing a garage space and at least 3 parking spaces within the forecourt area proposed to comprise a permeable gravel surface. The proposals are fully supported by the

Applicants' highway consultant who has undertaken the necessary survey work to establish and secure an appropriate alternative vehicular access point to serve the property to improve highway safety. The application is accompanied by relevant highway details set out in a Highway Technical Note which supports the proposals.



Existing wide vehicular access with brick piers and gates at Wheatlands



Sight lines looking south from current access



Sight lines looking north from current access

16. The application is accompanied by

- Drawing numbers: -

- EX-000 – Location Plan
- EX-001 – Existing Site Plan (1:500)
- EX-002 – Existing Site Plan (1:200),
- EX-100 – Existing Ground Floor Plan
- EX-101 – Existing First Floor Plan
- EX-102 – Existing Roof Plan
- EX-200 – Existing East Elevation
- EX-201 – Existing North Elevation
- EX-202 – Existing West Elevation
- EX-203 – Existing South Elevation
- EX-204 – Existing Stable Elevations
- PR-000 – Proposed Site Plan/Location Plan
- PR-001 – Proposed Site Plan (1:500)
- PR-002 – Proposed Site Plan (1:200)
- PR-100 – Proposed Ground Floor Plan
- PR-101 – Proposed First Floor Plan
- PR-102 – Proposed Roof Plan
- PR-200 – Proposed East Elevation
- PR-201 – Proposed North Elevation
- PR-202 – Proposed West Elevation
- PR-203 – Proposed South Elevation
- PR-204 – Proposed Garage Elevations
- PR-205 – Proposed Summerhouse Elevations
- PR-300 – Proposed Section AA
- PR-301 – Proposed Section BB
- DUN-303 – Proposed Entrance Gates

- Design and Access Statement
- Planning Statement
- Highways Report - Highway Technical Note and Survey Details.
- Landscaping Plan DUN-301
- Bat Survey Report and Preliminary Ecological Appraisal Survey Report
- BNG Metric and Plan
- Statement from the Applicants
- CIL Requisition of Information form.

Planning History

17. Research of the planning history records reveals the following most recent decisions associated with the site:

1. K/75/0378 - conditional consent granted 28/8/75 for extensions to the bungalow.
2. K/78/0590 - conditional consent granted 19/1/79 - for 'erection of new workshop with domestic garage, conversion of loose boxes to machinery store and construction of new access in conjunction with a business of estate and garden services.'
3. K/85/0001 - conditional consent granted 18/4/85 for the retention of existing buildings used as a workshop – arising from the former consent with personal condition.
4. K/21177 - conditional consent granted 18/2/94 for the conversion of the bungalow to a 4-bedroom house and garage. The Applicants note that in fact due to prohibitive underpinning costs, a new building was constructed, and the development was treated as a new building by Building Control. Subsequent minor amendments to the garage building were consented in 1994 and 1996.
5. K/30789 - conditional consent granted 7/12/94 for the replacement of a stable block and store (162 sqm). The application red line included the land as now occupied by the stables and ménage/exercise area with a condition imposed on the planning permission requiring the development to 'be used solely for purposes incidental to the enjoyment of the dwelling house as such and for no other purpose.' The proposals included the demolition of existing stables.
6. K/50887/COL - Lawful Development Certificate issued on 27/10/2004 confirming that the use of the two storey residential annex/garage as self-contained ancillary residential accommodation and works that had been done to the building were lawful - provided they remained incidental to the enjoyment of the dwelling house. Again, the application red line included the stables and ménage land to the north as part of the residential curtilage.

18. From the above, the Applicants submit that the residential curtilage has clearly been accepted as including the areas associated with the stable/ménage and the two storey residential annex/garage, noting that the use of these buildings were restricted to being incidental to the enjoyment of the host dwelling.

19. The curtilage was marginally extended to accommodate a swimming pool which has been present since at least 2014, as shown in the photographs contained within the Design and Access Statement. The swimming pool is sited immediately to the east of the dwelling and is served by a small plant building which is located to its north, behind the two storey residential annex/garage, as shown on the photographs.
20. Whilst the proposals are only relatively small scale in nature and principally relate to householder development as being contained within the residential curtilage of the dwelling, a full planning application is submitted due to the inclusion within the application site of a small area of highways land outside the residential curtilage.

The Development Plan

21. S.38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This is reinforced under paragraph 2 of the National Planning Policy Framework (NPPF) 2024, as amended 2025.
22. The proposals are promoted in the context of the Development Plan which comprises the Wiltshire Core Strategy (adopted 20 January 2015), the Wiltshire Housing Site Allocation Plan (adopted February 2020) and the 'saved' policies of the former Kennet Local Plan.
23. While the emerging Wiltshire Local Plan 2020-2038 is currently undergoing independent examination (with Stage 3 hearing scheduled for February and March 2026), it is not as yet formally adopted and therefore carries moderate weight.
24. The Applicants also place reliance on the contents of the National Planning Policy Framework 2024, as updated on 7th February 2025, together with the Planning Practice Guidance (PPG) which provides interpretation of the Framework's policies.
25. The Proposals Map accompanying the Local Plan shows the application site lying outside the defined settlement boundary of Shalbourne, within the open countryside and the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty) which itself washes over a large swathe of the locality. The property falls outside any designated Conservation Area and there are no listed buildings standing within the vicinity or setting of the property. Shalbourne is identified as 'Large Village' under the Local Plan.

26. Whilst more strategic in nature and content, the Applicants draw attention and place reliance on the contents of the following Core Strategy Policies:

- Core Policy 1 (Settlement Strategy) and Core Policy 2 (Delivery Strategy) – these policies look to deliver development in the most sustainable manner, with a presumption in favour of sustainable development within the defined limits of development. The application site lies outside but in close proximity to Shalbourne village. The Applicants wish to contribute to and support local community activities within the village.
- Core Policy 18 (Pewsey Community Area Strategy) - Shalbourne is identified as a Large Village within the Pewsey Community Area. The application site also falls within this Community Area. In addressing specific issues in planning for this area, paragraph 5.95 states that 'all development within the Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting (Core Policy 51), and where possible enhance its locally distinctive characteristics.' As shown on the application drawings and associated details, the extensions are proposed to sit discreetly towards the rear of the dwelling, with opportunities arising to enhance the landscape setting through new landscaping proposals and the alleviation of outbuildings across the site. In this respect, existing outbuildings equating to 651.m cubic metres with a GIA of 152. 4 sqm and occupying an overall building footprint of 174.8 sqm, will be replaced by a significantly smaller set of outbuildings, equating to 389.5 sqm with a GIA of 88.6 sqm and within an overall building footprint of only 100.3. sqm. The scheme is accordingly promoted as one that will not adversely impact the rural landscape, but on the contrary materially improve this not only by way of the removal of the clutter of existing, substantial buildings within the site, but also through the new landscaping proposals that are being introduced which are directly aimed at conserving the National Landscape.
- Core Policy 48 supports rural life. Residential development outside the defined limits of development, will be supported where it meets relevant accommodation requirements. Whilst recognised not to fall within the strict criteria of the policy, the Applicants own and manage adjoining land (edged blue) and by living in close proximity to this land this ensures its proper maintenance in seeking to conserve its scenic beauty within the National Landscape. The residential proposals are also directly relevant to the existing buildings on the site which are domestic in nature, but sit within the rural environment. The outbuildings are substantial in nature (as shown under paragraphs 5 and 6 and the

photographs above). The proposals look to materially reduce the built form across the site as currently presented by way of the clutter of buildings, thereby meeting policy objectives which look to protect the countryside and maintain its local distinctiveness. In addition, the alterations and extensions to the host dwelling are promoted as ones that are proportionate, having regard to the existing built form and the demolition of other buildings on the site. The addition at first floor level is small scale in nature, set below the existing ridgeline and behind the frontage, thereby being visually discreet from the public realm. The single storey extension is proposed to be sited to the rear and will occupy part of the footprint of the existing two storey residential annex/garage. The existing building is taller and stands in a more prominent location within the landscape than the proposed replacement accommodation which has been designed and at a scale to be seen to be subservient to its host. These are all material considerations that support the proposals which look to reduce the scatter of buildings over the site.

- Core Policy 51 (Landscape) – having regard to the location of the application site within the North Wessex Downs National Landscape, this policy requires that development ‘protect, conserve and where possible enhance landscape character.’ As referenced above, the Applicants are very keen to ensure that the landscape character is enhanced through the removal of buildings and the introduction of significant elements of new landscaping. These are presented as representing enhancements to landscape character, but at the very least will ensure protection and conservation in accordance with policy objectives. The Applicants are encouraging biodiversity improvements on the site by establishing a wild flower meadow in their adjoining field. The new extensions will connect the site to its landscape. Views of the site are principally limited to a small section of Rivar Road, with very limited, long distance vantage points from the north. The application site is, therefore, not principally appreciable beyond its north, east and southern boundaries, but in any event the Applicants are keen to incorporate high quality design that is sympathetic to its rural surroundings and protects the dark skies.
- Core Policy 57 (Ensuring High Quality Design and Place Shaping) – in addressing the proposals, the development must incorporate a high standard of design ‘including extensions, alterations, and changes of use of existing buildings.’ A positive contribution to the character of Wiltshire is sought through, inter alia:

‘i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and responding to local

topography by ensuring that important views into, within and out of the site are to be retained and enhanced.'

'iii. responding positively to the existing townscape and landscape features in terms of building layout, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.'

'iv. being sympathetic to and conserving ... historic landscapes.'

'vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.'

'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 consideration of privacy, overshadowing...'

The Applicants have commissioned architects who are highly experienced in handling extension proposals within rural areas and where landscape sensitivity is an important consideration. The scheme that has evolved is commended to the Council as one that directly responds to these policy objectives, ensuring the development remains subservient to the original dwelling, and which materially improves the landscape setting with removal of other buildings across the site and opportunities to introduce new planting within the site. There are no immediate neighbours where privacy and amenity require protection, but in any event the principal elements of the development relate to extensions to the rear of the existing dwelling and are discreet in nature.

The proposed change to the current vehicular access arrangements to the property is also offered as one that will materially improve the streetscene along this section of Rivar Road, with the closure of the existing vehicular access with poor sightlines, and the provision of replacement landscaping. A more suitable access has been identified, immediately adjacent to an existing field access, which also offers materially improved sightlines and which is fully supported in highway terms by the Applicants' highway consultant, as set out within the highway submissions accompanying this application.

- Core Policy 61 addresses transport and new development. The proposals include the closing up of an existing vehicular access to Rivar Road and a replacement access in a more suitable location along the frontage of the site with Rivar Road, to provide a safer access for the occupants and associated visitors to Wheatlands. Paragraph 6.157 states that 'a key consideration is to ensure that development proposals achieve a suitable connection to the highway that is safe for all road users.' The proposals which include comprehensive off-street parking provision are submitted by the Applicants to comply with the Wiltshire Local Transport Plan 2016-2026: Car Parking Strategy (March 2015) and the improvements being offered, as set out within the Applicants' highways statement, represent a highway gain which should accordingly be welcomed.

27. Relevant policies set out within the former Kennet Local Plan addressing matters relating to efficient use of land, design and the National Landscape have been replaced by CP51 and CP57 as referenced above. The site has been the subject of change and rebuilding over the years resulting in the existing house providing an unsatisfactory internal layout with poor thermal efficiency. The opportunity is now being taken by the Applicants to rectify this by way of extensions, demolition of the porch and modest alterations and with the significant benefit of reducing the overall built form associated with existing outbuildings across the site through their demolition, including the two storey residential annex/garage which stands higher than the proposed rear single storey extension. These ensure that the development will not be seen as being more dominant in the landscape, but rather represent material enhancements, secured by a high-quality overall design.

28. The proposals have also been assessed against the National Planning Policy Framework: -

- Paragraph 11 (Presumption in Favour of Sustainable Development) – the 2025 update reinforces the 'default yes' position for sustainable development that aligns with national priorities. The proposals at Wheatlands represent efficient use of land within an existing residential curtilage, with enhancements arising to the National Landscape, as referenced above and below. The development incorporates important sustainability measures to improve the thermal efficiency of the family home with new high insulation levels and air tightness, appropriate natural cross ventilation/passive cooling strategy, PV panels (on the proposed garage/workshop) and rainwater harvesting, to address national carbon targets.
- The NPPF recognises the importance of optimising the development potential of sites. Paragraph 124 requires planning decisions to ensure effective use of land is made,

whilst safeguarding and improving the environment and ensuring safe and healthy living conditions are achieved. Paragraph 125 goes on to require decisions to encourage multiple benefits from both urban and rural land by, inter alia, taking opportunities to achieve net environmental gains.

- Chapter 12 (Achieving Well-Designed Place) – significant weight is placed on design quality. Variety is encouraged where circumstances justify this. Paragraph 135 requires development to be, inter alia, 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping ...' and be 'sympathetic to local character and history, including the surrounding ... landscape setting, whilst not preventing or discouraging appropriate innovation or change...' The proposed alterations and extensions are designed to sympathetically respond to the host dwelling, avoid prominence and improve the overall functionality of this family dwelling. The proposed changes to the application site, by way of the removal of existing buildings, smaller scale replacement outbuildings, change to the access arrangements and removal of large areas of hardstanding, are all ones that will also be seen by the Applicants to enhance the quality of the site as appreciated in the context of the surrounding landscape. The Applicants submit that the existing house is uninteresting and makes little contribution to the overall character of the neighbourhood, even though it is not visually appreciated from the public realm. The objective is to enhance the host dwelling by way of the introduction of the proposed dormer roof changes, fenestration and roof (hip to gable) alterations and extensions, not only for its appearance within the area, but also to ensure it offers appropriate internal accommodation. This will provide a quality family dwelling to be enjoyed for future generations and which will be seen as a credit to the site and surrounding area, thereby according with the NPPF design principles. The Applicants therefore contend that the extensions and alterations directly accord with NPPF aims, ensuring the built form is sympathetic to the domestic curtilage and surrounding area, noting that appropriate innovation or change should not be prevented or discouraged (135 c) and the potential of the site should be optimised (135 d) whilst recognising the need for sensitivity having regard to its rural location. Paragraph 139 goes on to state that 'significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.' This development is promoted as one that successfully achieves these aims, as relevant.

- Chapter 14 relates to climate change and looks to development to address climate resilience. The proposals look to incorporate modern technology to improve carbon footprint credentials and the new garage outbuilding, driveway and parking areas are designed to appropriately manage water run-off with new gravel permeable surfacing and with the removal of extensive areas of hardstanding. Further details are set out within the Design and Access Statement.
- Chapter 15 (Conserving and enhancing the natural environment) – paragraph 187 requires decisions to contribute to and enhance the natural and local environment, which includes protecting and enhancing valued landscapes. Paragraph 189 goes on to require great weight to be given to conserving and enhancing landscape and scenic beauty in National Landscapes, noting this designation being one that has the highest status of protection. The Applicants have specifically chosen to live in this locality due to the landscape setting, their association with the locality and the need to appropriately maintain the neighbouring land within their ownership. However, the poor layout of the existing accommodation results in a failure to be able to fully appreciate the landscape to the south and east from the current internal accommodation. In seeking to make improvements to their property, therefore, to materially enhance the quality of the living space and provide an improved relationship of the property with the surrounding countryside, considerable care and attention has been paid to the overall design to ensure the development will fully respect the National Landscape setting. This also includes a sensitive design, including a sympathetically design roof overhang on the proposed single storey rear extension to limit lighting and removal of lighting across the site to protect and maintain an appreciation of the dark skies.

Development is being contained within the existing residential curtilage (plus improved vehicular access) with no encroachment into the undeveloped countryside to the east and south and with removal of buildings, including one standing significantly higher and more prominent in the landscape, improvements to the open area are also being achieved. A more cohesive form of development over the site is secured which also enhances the setting of the host dwelling. In addition, the natural environment is being enhanced through biodiversity gains with provision of bat boxes and habitat enhancement measures by way of two Ibstock bat bricks, a hedgehog house and an insect block, as well as new wildflower meadows and associated planting both within the site and on neighbouring land. The Applicants contend, therefore that the proposals do not result in any adverse effect on the special qualities of the National Landscape

and, to the contrary, furthers the purpose of conserving and enhancing the natural beauty of this area.

29. This development is therefore promoted as one that directly responds to NPPF objectives as highlighted above and importantly ensures that the development is seen to complement the site and the existing dwelling itself, the street scene as appreciated from very limited public views and conserves and enhances the National Landscape in a much-improved manner than the existing situation on site.

30. Reference is also made to the Wiltshire Design Guide SPD (2024) which expands upon Core Strategy Policy 57, and in particular Appendix D addressing design guidance for householder extensions. The alterations, including the dormer window and fenestration changes, have been carefully considered to materially improve the aesthetics of the property and the rear extensions to the house have been designed and sited to ensure they fully respect and not dominate the host dwelling. The changes proposed ensure that a superior internal layout of accommodation is achieved, maximising an appreciation of the surrounding landscape and meeting the Applicants' family needs in the 21st Century, whilst also being unobtrusive from the public realm. The removal of existing buildings and the introduction of a sympathetically designed garage and typical domestic greenhouse, as small-scale replacements, secure additional benefits, as set out above. The new outbuildings have also been designed at a low scale and height and this accommodation will continue to remain 'incidental to the enjoyment of the dwellinghouse'. They replace existing outbuildings and result in a smaller overall built form, thereby not only avoiding any overdevelopment of the site but, to the contrary, improving the sense of spatial quality. The proposals are submitted by the Applicants to sit comfortably within the site, allowing for an appreciation of the rural openness to be fully maintained and securing landscape enhancements both to the front boundary with Rivar Road and within the site itself and to other land ('blue') within the Applicants' ownership.

31. The Applicants contend that the proposed extensions, dormer windows, fenestration changes and associated alterations together with replacement outbuildings, swimming pool refurbishment and new access arrangements represent small-scale development which does not result in any harm to the street scene or the wider character of the rural area. The development is accordingly promoted as one that accords with relevant planning policies and associated objectives, as set out above.

Conclusions

32. The proposals are promoted by the Applicants as ones that seek to update and upgrade existing poor-quality accommodation to meet sustainability objectives and 21st family living needs, whilst positively responding to National Landscape objectives which look to development conserving and enhancing its scenic beauty.
33. The alterations and extensions to the host dwelling, with the proposed use of high-quality materials, will secure an attractive and cohesive appearance to the existing property which is currently thermally inefficient and fails to provide suitable living accommodation. The small first-floor addition will sit behind and below the ridge line of the existing property, with the main extension being only single storey and sited to the rear. As a result, they are presented as being proportionate in scale and both physically and visually subservient to the dwelling.
34. The demolition of the two storey residential annex/garage with its high roofline, porch and other substantial outbuildings within the application site, with smaller scale replacement outbuildings, will remove the general clutter of buildings across the site and improve the spatial quality of the area.
35. The new access arrangement will result in significant highway safety improvements, with provision of good sightlines. It also enables the existing vehicular access to be closed off with new hedging and associated planting to be introduced in its place, thereby securing additional landscaping benefits along Rivar Road. Ample parking provision is accommodated within the site and the opportunity is being taken to reduce the overall hardstanding across the site, thereby representing further enhancements to the local environment.
36. The Applicants are also looking to introduce new quality landscaping across the site and on other land within their ownership adjacent to Wheatlands, all of which will enhance the special qualities of this part of the North Wessex Downs National Landscape.
37. The proposals introduce integrated biodiversity enhancements with provision of bat and swift boxes and other natural mitigation and habitat enhancements. Energy efficiency measures will also be put in place to align with climate objectives as set out above and within the Design and Access Statement.
38. For all these reasons, the Applicants contend that it has been demonstrated the proposals accord with relevant policies of the Development Plan, as referenced above and which meet the

objectives set out within the NPPF. In particular, the development is promoted as one that directly accords with the objectives of Core Policy 57 that requires proposals to enhance local distinctiveness, represent a high standard of design and take account of the characteristics of the site and local context. This development also relates effectively to the immediate setting and wider character of the area and positively responds to the design intents set out under Chapter 12 of the NPPF by way of securing a visually attractive scheme of high quality architecture, with a significantly improved layout of accommodation, high sustainability levels and with the introduction of new and effective landscaping.

39. In these circumstances, the Applicants commend these proposals and request that planning permission is granted, subject to the imposition of relevant conditions in accordance with paragraph 57 of the NPPF.

**HOWARD SHARP
& PARTNERS**

**Limited Liability Partnership
Chartered Surveyors
Chartered Town Planners**

**79 Great Peter Street
Westminster
SW1P 2EZ**

**Tel: 0207 222 4402/3
Mobile 0794 1189337**

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