



11/03/2026

Planning Application PL/2026/00663

Dear Mrs Clements,

I wish to object to the planning application for Green Acres, Charlton, Shaftesbury SP7 0EN on the basis that it conflicts with key policies of the Wiltshire Core Strategy and causes harm to the Cranborne Chase and West Wiltshire Downs National Landscape (formerly AONB). It also conflicts in several respects with the 2024 NPPF. I am also attaching a print of the ground floor extension at the rear of Green Acres upon which the balcony/terrace will be situated. It is taken from my garden and I think clearly shows the height and scale of the issues mentioned in my previous letter.

Conflict with Core Policy 51 – Landscape

Core Policy 51 requires that development protects, conserves and, where possible, enhances landscape character, giving particular protection to Areas of Outstanding Natural Beauty/National Landscapes and their special qualities and scenic beauty. This includes ensuring that proposals are informed by, and sympathetic to, the distinctive character, settlement pattern and landscape setting of the area.

The proposal would fundamentally remodel a modest dormer bungalow into a much more assertive, contemporary two-storey dwelling, with a full additional storey, curved metal roof and extensive composite cladding intended to evoke a “converted agricultural building” rather than a traditional village dwelling. This built form, material palette and roof profile are not characteristic of Charlton and would sit uncomfortably within the Cranborne Chase National Landscape, eroding rather than conserving its rural character and scenic quality. In my view, this fails to protect, conserve or enhance the landscape, contrary to Core Policy 51.

Conflict with Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 57 requires new development, including extensions, to:

- Respond positively to the existing townscape and landscape.
- Enhance local distinctiveness, relating positively to its setting in terms of scale, height, massing, materials and appearance.

- Be sympathetic to and complementary with neighbouring buildings and the wider character of the area.
- Safeguard the amenity of neighbouring users, including privacy and outlook.

The applicant's own Design and Access Statement acknowledges that surrounding properties are primarily of traditional construction, with sandstone and more conventional domestic forms. The proposed full-height two-storey structure with a curved metal roof, SIP's upper storey and composite cladding would introduce an overtly modern and "agricultural" aesthetic that does not reflect the established vernacular or the domestic character of Charlton. The extension is no longer a clearly subordinate addition to the existing bungalow but a wholesale re-expression of the building in a very different idiom, which would appear incongruous in the street scene.

In terms of amenity the scheme introduces new upper-floor windows, including a casement window and a Bifold fixed pane window opening out onto a first floor balcony terrace on the rear South West elevation which will directly overlook the garden, summerhouse and studio of Sunnyside. This balcony will also overlook the neighbouring properties. In context it will therefore be a usable balcony terrace which will materially increase real and perceived overlooking and loss of privacy for neighbouring occupiers. This is at odds with Core Policy 57's requirements to maintain reasonable levels of amenity for existing residents.

For these reasons, the proposal does not constitute the high-quality context-responsive design required by Core Policy 57 and instead would harm both local character and residential amenity.

Conflict with Core Policy 58 – Conservation of the Historic Environment

Core Policy 58 seeks to ensure that development protects, conserves and, where possible, enhances the historic environment and its setting, including historic landscapes and settlement patterns that contribute to Wiltshire's distinctive character.

Charlton forms part of a long-established rural settlement pattern within the Cranborne Chase landscape. Although there may be no designated heritage assets on the site itself, the village and its surroundings contribute to the historic rural character of the area. The proposed highly contemporary "converted agricultural building" form, with its curved metal roof and extensive non-traditional cladding, fails to respect this historic rural settlement character and would erode the traditional appearance of the village within its historic landscape setting. In my view, this conflicts with Core Policy 58's aim to conserve the historic environment and its setting.

The scheme also conflicts with several core strands of the 2024 NPPF as applied to development in a National Landscape and to design and residential amenity.

1. Great weight to National Landscapes (AONBs)

The NPPF requires that *great weight* is given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly AONBs), which have "the highest status of protection" in relation to these issues. National and partnership guidance based on the NPPF further stresses that development in these areas should be located and designed so that it is compatible with, and ideally positively contributes to, the statutory purpose of conserving and enhancing natural beauty.

By replacing a modest dormer bungalow with a much more visually assertive, contemporary two-storey form with curved metal roof and composite cladding, the proposal increases the building's prominence and introduces an alien design language in the Cranborne Chase National Landscape, which you can argue does not "conserve or enhance" its landscape and scenic beauty and so conflicts with these NPPF requirements.

2. Design and local character

The 2024 NPPF continues to place strong emphasis on high-quality, context-responsive design that preserves and enhances local character, and on design policies that ensure new development is visually attractive and sympathetic to local form, scale and materials. It also encourages innovative and sustainable design only where it is well integrated and harmonious with its surroundings.

Here, the deliberate move to a "converted agricultural building" aesthetic with a curved metal roof, extensive modern cladding and enlarged two-storey bulk bears little relationship to the prevailing traditional domestic forms and materials in Charlton, so it can be said to fail the NPPF's tests of being sympathetic to local character and reinforcing local distinctiveness.

3. Limiting scale and extent of development in National Landscapes

Recent NPPF wording, and associated national guidance, underline that National Landscapes are not generally suitable locations to meet wider development needs and that the *scale and extent* of development within them should be limited. While this is a householder proposal, converting a modest bungalow into a much more substantial, visually prominent building with an additional full storey, balcony and extensive glazing increases the perceived scale and extent of built form in this sensitive rural village.

You can therefore argue that, in combination with its design, the proposal runs against the NPPF's approach of strictly limiting intrusive development in National Landscapes.

4. Residential amenity and well-being

The NPPF's design and place-making policies require that developments create places with a high standard of amenity for existing and future users, including consideration of privacy and outlook. The introduction of new upper floor windows and balcony terrace on the South West elevation at the rear of the building will expose neighbouring properties to noise disturbance and an absolute loss of privacy in their gardens, which will increase actual and perceived overlooking in a context where properties currently enjoy a relatively private low-rise environment.

This fails to achieve the high standard of amenity and sensitive design that the NPPF expects, particularly in a quiet rural settlement within a protected landscape.

Overall planning balance

In summary the proposal:

- Fails to protect, conserve or enhance the character and scenic beauty of the Cranborne Chase and West Wiltshire Downs National Landscape, contrary to Core Policy 51.

- Does not respond positively to local character, is not complementary in scale, massing, materials or form, and would harm neighbouring amenity, contrary to Core Policy 57.
- Undermines the historic rural settlement character and its landscape setting, contrary to Core Policy 58
- Conflicts with the 2024 NPPF with respect to development in AONB National Landscapes; Design and local character and residential amenity.

Any private benefits, such as multigenerational living and improved energy efficiency, do not outweigh these conflicts with the development plan and the strong policy requirement to conserve and enhance designated landscapes. I therefore respectfully request that Wiltshire Council refuse this application.

Yours sincerely,

A large black rectangular redaction box covering the signature of Gini Wray.

Gini Wray



09/03/2026