

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00724
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Quarley, Donhead St Mary, Shaftesbury, SP7 9DL
DEVELOPMENT DESCRIPTION:	Alterations to the existing dwelling to erect 2 two-storey gable extensions
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a front extension to an existing dwelling.

SITE DESCRIPTION/CONTEXT

Wiltshire Core Strategy (WCS) defines Donhead St. Mary as a small village and is not situated within any defined settlement boundary as per Core Policy 1, 2, and 27. While the application site is not a listed building, it is located within the conservation area of Donhead St. Mary and lies adjacent to several listed buildings with the neighbouring dwelling on the south, Home Cottage a Grade II listed building.

River Nadder is located approximately 150 metres east of the application site, however, the site is located in Flood Zone 1 and is not at risk of groundwater flooding. It is situated within the Hampshire River Avon Catchment and within the Cranborne Chase & West Wiltshire Downs AONB/ National Landscape.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1998/1368	Erection of conservatory to rear of property	Approved
S/2004/0935	Replacement garden store	Approve with Conditions
16/07203/FUL	Proposed Rear Extension and External Alterations	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 27: Spatial Strategy: Tisbury Community Area
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Saved Salisbury District Local Plan Policies

Saved Policy H31: Extensions to Dwellings in the Countryside

Supplementary Planning Documents/Guidance:

Cranborne Chase National Landscape Management Plan

Wiltshire Council Design Guide

The Planning (Listed Building and Conservation Area) Act 1990

Section 16

Section 66

Section 72

CONSULTATION RESPONSES

Donhead St Mary Parish Council: No objection

REPRESENTATIONS

One letter was received as part of the consultation process. The neighbouring dwelling to the south commented to note:

As a passing comment, I note that this building has more than doubled in size over the last 30 years. It is quite a squeeze into a narrow gap between two C18 buildings.

As the Heritage Statement notes, it is not visible until one is upon it. From the north, the reason is the hedge and trees of Home Close. From the south, the aspect is more open (the south approach photo is taken conveniently far back to hide the property behind part of Home Cottage),

The Statement comments that the current footprint remains. This development increases the elevation, especially the new southern gable which, although it does not overlook the neighbouring front garden, will dominate it more. (There are no new windows, but a greater expanse of wall.)

Looking at the Location Site Roof Plan and Proposed Elevations documents, I am beginning to feel that we are reaching the point where pouring quarts into pint pots comes to mind.

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.

The application site is located within the conservation area of Donhead St Mary. 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 16 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 Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

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.

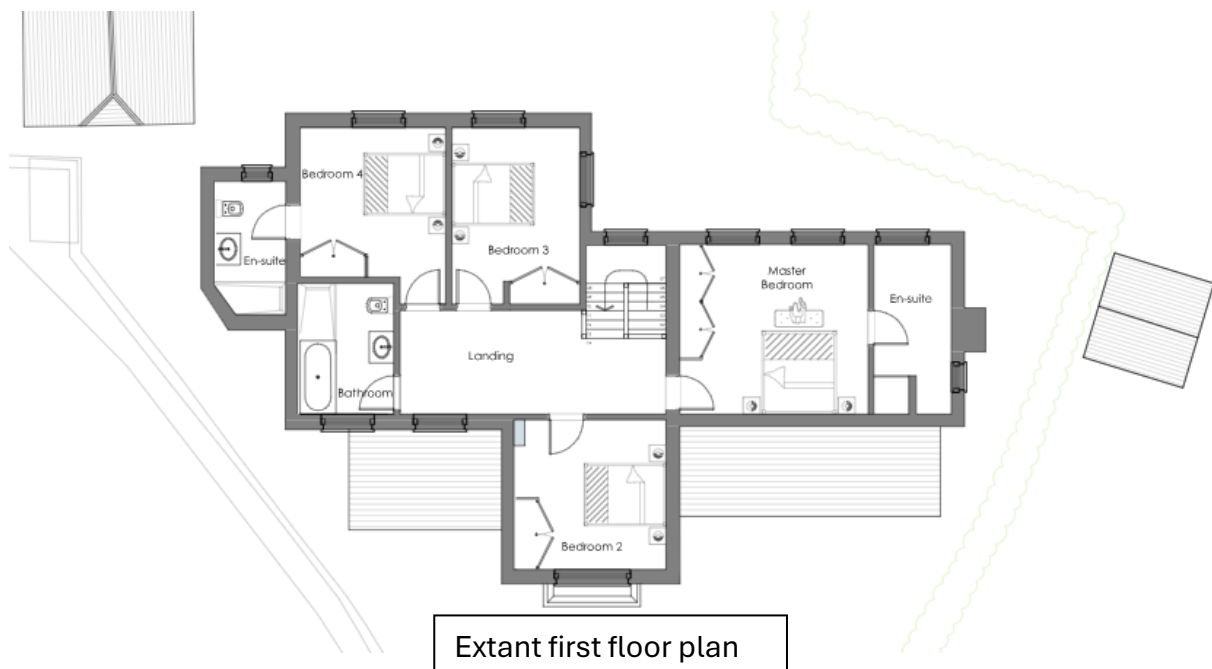
The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value 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.





Design and Impact upon the character and context of the conservation area

The host dwelling is not a listed dwelling, however as it lies within the Conservation Area of Donhead St Mary; with respect to any buildings in a conservation area, attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Additionally, while it is not a listed building, it is located adjacent to listed buildings such as Grade II listed building known as Home Cottage located south of the host dwelling. The application is assessed with regards to the Planning (Listed Building and Conservations Areas) Act 1990: Section 72(1) requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. In paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset. Additionally, Core Policy 58 of the WCS states that designation of a conservation area or listed building does not preclude the possibility of new development. In considering applications for new development, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context.



The application site is a four bedroom detached dwelling. A previous planning application Ref 16/07203/FUL was approved for a ground and first floor rear extension. The ground floor extension was constructed, however the first floor extension was not. This application now proposes two first floor front extensions, there is no additional ground floor footprint proposed,

the proposed extensions are over the existing single storey single storey projections. The northern extension measures approximately 2.5 meters wide and 3.75 metres in length. The southern extension measures approximately 2.5 metres in width and 5 metres in length. Internal reconfiguration of the first floor rooms are proposed with the proposed extensions creating new bathrooms. As the first floor rear extensions are extant, the cumulative impact of both these extensions should be taken into consideration as part of assessing this application. If the extant rear extensions were constructed as well as this application for first floor front extensions, it is not considered that this would be detrimental nor would this raise concern if both the extensions were constructed as they are both minimal in nature and are in different locations.

Externally, the existing front elevation (west) is characterized by an off centred gable roof projecting forward from the principal roof which runs parallel to the highway. The right hand section of the front elevation is characterized by the principal two storey roof and a single storey mono pitched roof projecting forward with a pitched end. The left hand section of the front elevation has a similar two storey roof and a single storey mono pitched roof projecting forward with a half hipped end. The dwelling has painted render walls and clay roofs.

This application proposes two gable pitched roofs on either side of the existing front gable. These two proposed gable roofs are set back from the projection of the existing gable and have a lower ridge height than the existing gable roof and the higher principal roof.

The proposed extensions are assessed with Wiltshire Core Strategy Core Policy 57 which aims to ensure high quality design and place shaping and seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness. In addition to this, Saved Salisbury District Local Plan Policies Saved policy H31 permits extensions to dwellings in the countryside provided that the extension is subservient in size to the existing dwelling and does not substantially alter the character of the dwelling and that the design of the extension is in keeping with that of the existing dwelling and uses complementary materials.

The proposed extensions are subservient in height and scale to the principal roof and existing front gable. The proposed extensions have been designed to match the existing front gable and the existing host dwelling. The application site is substantially sized enough to be able to accommodate the proposed extensions to sit sympathetically within the plot while still maintaining suitable distances from the adjacent dwellings and retaining a large front and rear garden and existing driveway parking and access as no additional ground footprint is proposed. The materials are proposed to match the host dwelling being painted rendered walls and clay pitched roofs.



West Elevation



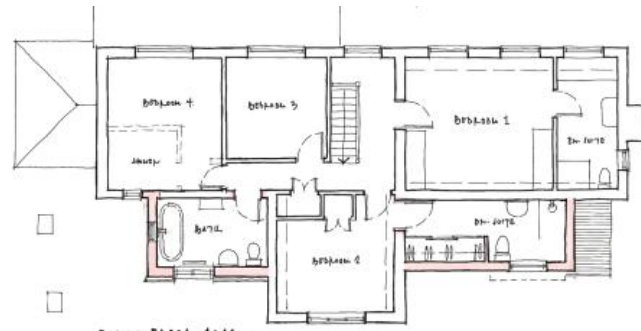
WEST ELEVATION:



South Elevation



SOUTH ELEVATION:



FIRST FLOOR PLAN:

Located directly adjacent to the host dwelling on the south is Grade II listed Home Cottage. Home Cottage runs parallel to the highway and consists of a central thatched roof, a clay tiled roof to the right and a single storey half hipped clay roof on the left which is closest to the application site. An access track leading to the rear of the neighbouring dwelling is located directly adjacent to the front elevation of the application site. The proposed first floor front extensions are situated adjacent to the neighbouring heritage asset, therefore the setting of this heritage asset should be taken into consideration. The host dwelling and the neighbouring listed dwelling do not share similar characteristics or materials. The host dwelling is set back from the highway, however, the front gable projection is visible from the street scene. The proposed first floor extensions are considered minimal in nature (no additional ground footprint is proposed and the two proposed gables are subservient to the principal roof and the principal gable) The extensions have been designed to continue the existing rhythm of the host dwelling and are proposed to use matching materials. The two proposed gables are not proposed to be as wide as the existing single storey projection, the small single storey projection helps reduce the width of the right hand side gable. It is considered that the proposed works have a neutral impact on the setting of the adjacent heritage asset. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



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.

Loss of Light / Overshadowing

The position of the host dwelling and the first-floor extensions are not considered to increase overshadowing to the neighbouring dwellings.

Loss of Privacy

The first-floor extensions propose two additional first floor windows on the front elevation (West) and one first floor window on the northern side elevation. The two proposed windows on the west elevation face the existing driveway of the host dwelling, these windows are located in a similar location as existing first floor windows. No objections have been received from neighbouring dwellings after they were consulted on this application. The proposed first floor north side window has been conditioned to be obscure glazed to retain privacy and amenity of both the occupiers of the host dwelling and the surrounding area.

Overbearing Impact

The comments received from the adjacent neighbouring dwelling on the south included reference to extensions the host dwelling has had over the last 30 years. The concern regarding this application was specifically regarding the proposed front extensions being in close proximity to the shared southern boundary of the host dwelling and the adjacent dwelling. An existing low hedge is located on this southern boundary. The proposed extensions are in close proximity to the boundary, however, no proposed additional ground floor footprint is proposed, the extensions are erected over the existing single storey projection. While the proposed first floor massing would create an additional impact to the neighbouring dwelling, it is not considered that this would warrant a refusal on these grounds. The adjacent dwelling is located approximately 8 metres from the southern shared boundary and is forward when compared to the adjacent host dwelling. This allows for a sense of openness and separation between these two dwellings to be retained and maintained. On the northern boundary, the application site is separated from the adjacent host dwelling by mature trees and planting. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

National Landscape

The site is within the National Landscape, therefore according to CP51 and NPPF para 189, great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues.

As per legislation, great weight to the impact of the proposal on the surrounding landscape has been taken into consideration. The proposed side extension is modest in scale, within the existing residential curtilage of the application site and would blend in with the existing residential dwelling. It has been concluded that the impact of the proposed small extension is minimal and therefore acceptable. A condition on external lighting has been included in the recommendation.

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, heritage assets, conservation area and the amenities of neighbouring occupiers.

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. 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:

Location Site Roof Plans Drawing No 5226 P01 Rev E Received: 02 Feb 2026

Proposed Floor Plans and Elevations Drawing No. 5299 P01 Received: 02 Feb 2026

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

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

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

4. Any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2021. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To ensure appropriate levels of amenity are achieved; to protect the Dark Skies Initiative and to avoid illumination of habitat used by bats.

5. Before the development hereby permitted is first brought into use the proposed window on the first floor north elevation serving the bathroom as shown on approved plan DWG No: 5299 P01 shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the window shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.