

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

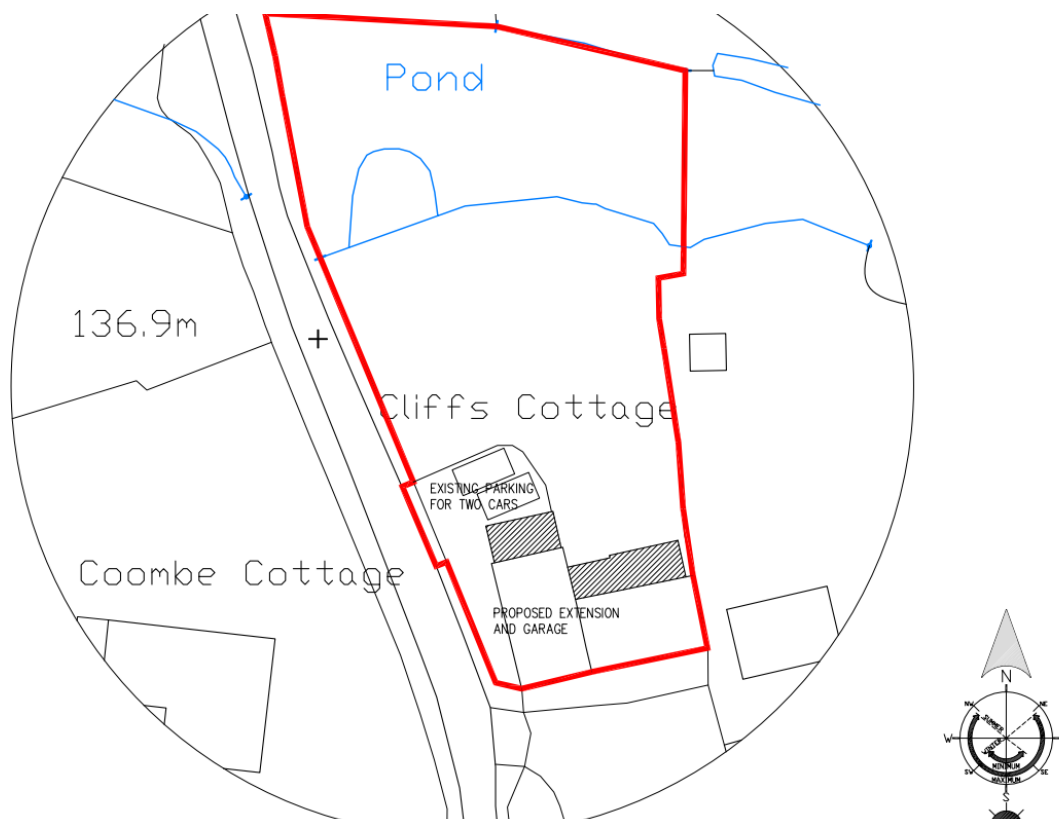
APPLICATION REFERENCE:	PL/2026/01539
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Cliffsbrook, Middle Coombe, Donhead St Mary, Shaftesbury, SP7 9LX
DEVELOPMENT DESCRIPTION:	Removal of conservatory and the erection of a single storey extension and attached garage
RECOMMENDATION:	That Planning Permission be GRANTED

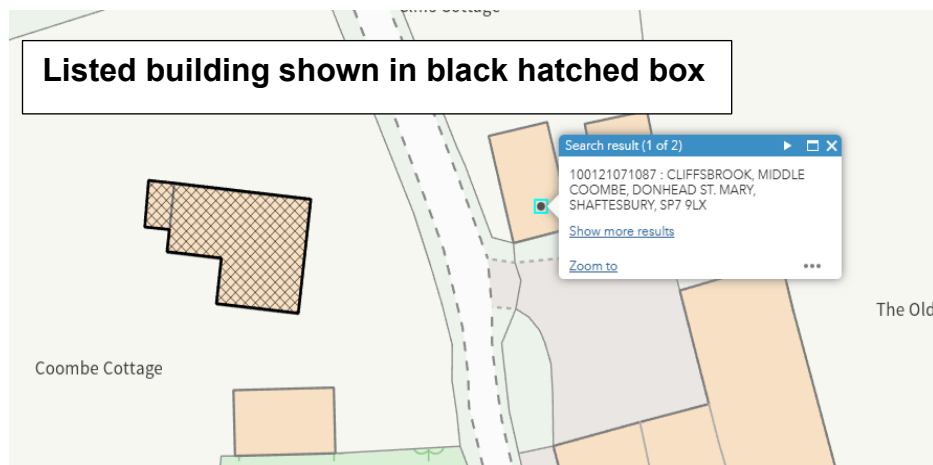
PROPOSAL

The proposal seeks planning permission for the erection of a single-bay attached garage on the existing driveway, forming part of the west-facing principal elevation of the dwelling, together with a single-storey extension on the north-facing elevation. The development would involve the removal of the existing conservatory, which would be replaced with a larger single-storey extension, and the formation of a new entrance to the dwelling incorporating a boot room as part of an infill element.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached dwellinghouse located outside of any defined settlement boundary and is therefore situated within the open countryside, within the village of Middle Coombe, in accordance with Core Policies 1, 2 and 27 of the Wiltshire Core Strategy. The site lies opposite the Grade II listed building Coombe Cottage and is located within the Cranborne Chase National Landscape.





PLANNING HISTORY

Proposal / Summary
S/2000/2326 - Full planning permission Decision - Approve with Conditions Date: 14/5/2001 – EXTENSION TO DWELLING
S/2006/0297 - Full planning permission Decision - Approved Date: 10/4/2006 – CONSERVATORY TO NORTH ELEVATION
14/11902/FUL - Full planning permission Decision - Approve with Conditions Date: 12/2/2015 – Conversion of integral garage to residential. Single storey extension to east elevation

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Sections 66 The Planning (Listed Building and Conservation Area) Act 1990

CONSULTATION RESPONSES

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

'No objection'

WC Highways: No objection – with the following text received:

'The proposal will not alter the number of bedrooms in the dwelling and therefore as the parking area and vehicle access are remaining as existing, I raise no highway objection.'

WC Drainage: No comment – with the following text received:

'The drainage team do not need to be consulted here, we have no comment. The applicant should however ensure all drainage adheres to Building Regs, Part H.'

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and impact upon the character and context of the area, Cranborne Chase National Landscape and heritage impact

Core Policy 57 of the Wiltshire Core Strategy seeks to secure high quality design that responds positively to local character and context. Core Policy 51 requires development to protect, conserve and, where possible, enhance landscape character, with particular weight afforded to designated landscapes. Paragraph 176 of the National Planning Policy Framework (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within National Landscapes. In heritage terms, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the decision-maker to have special regard to the desirability of preserving listed buildings and their settings, which is reflected in Core Policy 58 of the Wiltshire Core Strategy.

The attached garage would form part of the principal elevation of the dwelling and would therefore have the greatest influence on the street scene. By comparison, the single-storey extension would be partially visible from public viewpoints, with its primary impact relating to

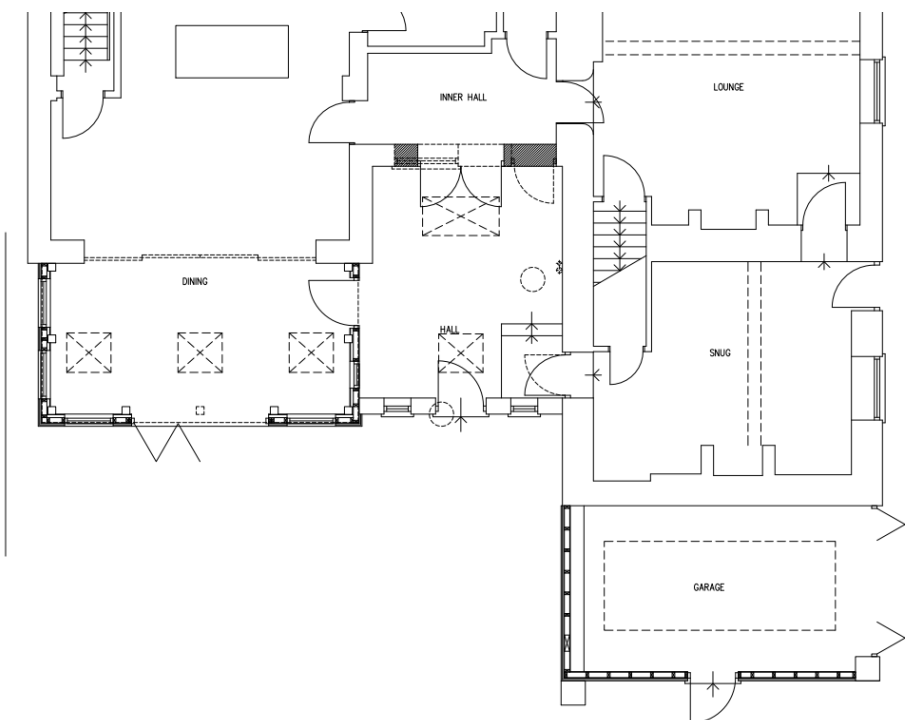
the wider landscape context. Notwithstanding this, both elements are single storey in nature and are clearly subordinate to the host dwelling, resulting in a non-dominant appearance. The pitched roof form of the garage further reinforces its subordinate relationship to the main building. It is also noted that the existing conservatory, which would be removed as part of the proposals, is a lightweight glazed structure in a poor state of repair and bears little visual relationship to the main dwelling. Its removal and replacement therefore presents an opportunity for an overall improvement to the appearance of the property.



NORTH ELEVATION 1:50



WEST



The case officer engaged with the applicant and agent during the application process to agree appropriate materials for both elements of the development. These materials are clearly annotated on the revised proposed elevations forming part of this permission and are secured by condition. The single-storey extension would incorporate natural slate roofing, conservation-style rooflights, powder-coated aluminium windows and doors finished in a blue tone to reflect existing fenestration, larch timber cladding finished in a Bath stone colour, and green sandstone walls forming a plinth. The garage would similarly incorporate green sandstone to the lower walls, Bath stone-coloured larch timber cladding above, and bifold doors finished in Stiffkey Blue.

Having regard to the modest scale of the proposals, their subservient form, and the use of high-quality materials and finishes agreed during the application process, the development is considered to result in two well-designed additions to the dwelling. The replacement of the existing conservatory with a more coherent extension is considered to represent an improvement in design terms. The proposals are therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

The site lies within the Cranborne Chase National Landscape. Given that the proposals involve modest additions to an existing dwelling, the principal considerations are their effect on landscape character and potential impacts on the Dark Skies Reserve. Whilst the dwelling occupies an elevated position within the valley, the single-storey nature of the extension, together with its materials and finish, ensures that it would integrate well with the existing building and would not result in harm to the wider landscape beyond that associated with the presence of the dwelling itself. In respect of light pollution, the removal of the fully glazed conservatory and its replacement with an extension incorporating four conservation-style rooflights is considered to reduce light spill from the building. The garage is smaller in scale and includes only a single rooflight, such that any additional light impact would be negligible.

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

The application site lies opposite the Grade II listed Coombe Cottage and due consideration has therefore been given to the impact of the proposals on the setting of this heritage asset. Having regard to the modest scale of both elements and their design, which is sympathetic to the host dwelling, it is considered that the proposals would not result in harm to the setting of the listed building beyond that arising from the presence of the existing dwelling itself. The development is therefore considered to preserve the character and appearance of the setting of the Grade II listed building. In accordance with the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is considered to comply with Core Policy 58 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in an unacceptable impact on the amenities of neighbouring occupiers.

Paragraph 135(f) of the National Planning Policy Framework (NPPF) similarly requires development to 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. In amenity terms, the only element of the proposal with any visibility to neighbouring occupiers is the detached garage. This would form a modest, single-storey addition to the principal elevation of the dwelling and, by virtue of its scale, siting and height, would not result in any overbearing impact, loss of light, loss of outlook or loss of privacy. No objections were received from neighbouring occupiers.

The proposal therefore accords with Core Policy 57(vii) of the Wiltshire Core Strategy in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways impact

Core Policy 57(xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61, which seeks to ensure that proposals can be served by safe and suitable access to the highway network. Core Policy 64 further requires development to comply with adopted parking standards as set out in the Wiltshire Local Transport Plan.

The proposal would not result in any increase in the number of bedrooms at the dwelling and would not alter existing access arrangements. Adequate parking and turning provision would be retained within the site in accordance with Wiltshire's adopted standards. The Highway Authority has raised no objection to the proposal.

The development is therefore considered to comply with Core Policies 57(xiv), 61 and 64 of the Wiltshire Core Strategy, the National Planning Policy Framework, and the Wiltshire Local Transport Plan.

Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the National Planning Policy Framework (NPPF) require development to avoid increasing flood risk on site or elsewhere.

Part of the application site lies within Flood Zone 3 and Wiltshire Council Drainage was therefore consulted on the proposal. WC Drainage raised no objection, advising that surface water drainage can be appropriately addressed through compliance with Building Regulations. Given the modest scale of the householder development, the proposal would not result in an increase in flood risk on site or elsewhere.

The development is therefore considered to comply with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, flood risk, or the interests of highway safety or heritage.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Proposed elevations – (ref: 2722/4A) – date received: 28/04/2026.
- Location plan and proposed site plan – (ref: 2722/5A) – date received: 16/03/2026
- Proposed floor plans – (ref: 2722/3) – date received: 06/03/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved '*proposed elevations – (ref: 2722/4A)*' – date received: 28/04/2026.

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