

Application Number:	PL/2026/02807
Location:	Rowans, Higher Coombe, Donhead St Mary, Shaftesbury, SP7 9LS
Proposal:	Proposed extensions and alterations to dwelling, comprising the erection of a garage and two-storey side extension incorporating an additional bedroom with en-suite facilities. Demolition of the existing conservatory and its replacement with a single-storey rear and side extension.

[SP7 9LS - Google Maps](#)

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Introduction and Proposal

I refer to the above householder planning application for extensions and alterations to an existing 4-bedroom dwelling to provide a two-storey extension to the north with a single garage and master bedroom; the removal of an existing conservatory and the erection of a single storey extension to the south side to create a new living room and reorganised kitchen/dining area. The first floor is proposed to be reorganised such that the overall number of bedrooms is not proposed to change.

Access and Parking

The dwelling is currently served by an existing vehicular access which has parking within the driveway for two cars.

The proposed single garage is of appropriate dimensions to be considered as a further car parking space.

The current car parking standards requires the provision of three car parking spaces for a 4-bedroom dwelling, and therefore the level of parking achieved as a result of the development would accord with these standards.

Summary and Recommendations

The proposals would provide extensions and internal alterations to the dwelling, with no alterations to the means of vehicular access.

The access and parking provision is considered acceptable for the size of dwelling.

It is therefore recommended that no highway objection is raised.

Amanda Hall
Highways Development Management Engineer