

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03204
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 St Johns Close, Donhead St Mary, Shaftesbury, SP7 9NB
DEVELOPMENT DESCRIPTION:	Single storey extension to add specialist adapted ground floor room and facilities.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension rear and side extension to create a ground floor room to provide specialist facilities to a dependant associated with the host dwelling.

SITE DESCRIPTION/CONTEXT

The site is situated within the defined settlement boundary of the large village of Ludwell which is a defined settlement boundary in accordance with Wiltshire Core Strategy (WCS) Core Policy 1, 2, and 27. It lies within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty/National Landscape.

The site is located within the lowest risk of flooding and is not in an area with a high risk of ground water or surface water flooding. While the application site is situated within the Hampshire River Avon Catchment area this has no impact on the assessment of the proposed development as this is a householder application for an extension to an existing residential dwelling.

The site comprises a single storey detached dwelling bordered by the cul de sac highway on the north, and a residential dwelling on the west. To the east is a rights of way footpath with reference: DSTM63 and to the south is St John's Church a Grade II listed building.



PLANNING HISTORY

Proposal / Summary
S/1988/0537 - Full planning permission Decision - Approve with Conditions Date: 4/5/1988 – EXTENSION TO PORCH TO CREATE BREAKFAST EXTENSION TO KITCHEN

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 27: Spatial Strategy: Tisbury Community Area

Core Policy 51: Landscape Conservation

Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

CONSULTATION RESPONSES

Donhead St Mary Parish Council: No objection

Rights of Way: None received.

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."

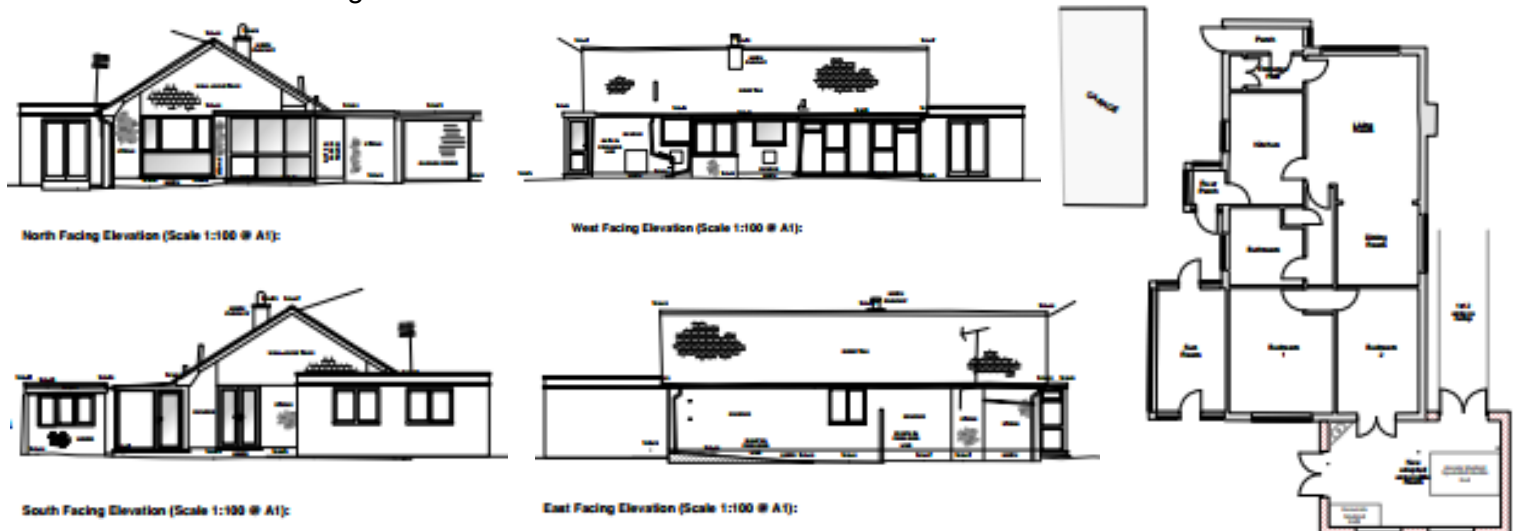
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The site consists of a three-bedroom detached bungalow with a single garage attached to the neighbouring dwelling on the west. This application proposes to erect a single storey rear extension which will measure approximately 4.15 metres in length and 6.30 metres in width and 2.70 metres in height and will be located approximately 1.20 metre from the boundary on the east. The extension is proposed to have a flat roof with a brick plinth, and plain render walls. The extension will be accessed through an external patio door from a wheelchair accessible ramp. On the south elevation will be two windows which face the residential rear garden and on the west elevation will be a patio door providing access to the rear garden. The use of the extension is proposed to provide a bedroom for a dependent person to allow for wheelchair access and equipment. The use is associated with the residential use of the host dwelling. A condition has been included in the recommendation to ensure that the use of the extension remains as ancillary to the use of the host dwelling.

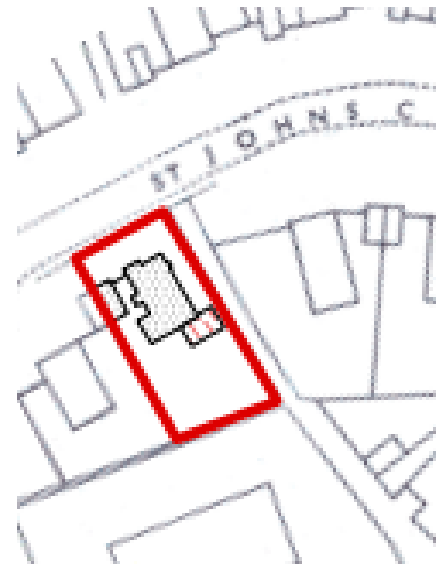
The application site lies within a cul de sac with dwellings constructed as part of the same development and with similar designs characterised by pitched roof bungalows with attached flat roof garages. The proposed extension is set back from the host dwelling with an external access ramp leading to the front driveway. This is minimally visible from the street scene with an existing approximately 1.8-metre-high garden gate in this location. However, even if this garden gate was to be removed, the extension is set back from the front façade of the host dwelling by approximately 11.9 metres. The application site lies adjacent to Grade II listed building St Johns Church with the church grounds directly adjacent to the application site. The row of existing dwellings within the cul de sac of St. John is directly adjacent to the listed building. The rear extension is considered to be subservient to the host dwelling and is minimal in scale and height and is subservient to the associated host dwelling and uses suitable materials. Therefore, the proposed extension is not considered to detrimentally harm the setting of the listed building different from the existing relationship between the listed building and residential dwellings. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.





Highways

The application site consists of an existing 3-bedroom detached dwelling with a single garage and a driveway. This application proposes to construct an additional bedroom, therefore creating a 4-bedroom dwelling. For a 4-bedroom dwelling such as this, three car parking spaces are the minimum standard. There are no proposed changes to the existing single garage, additionally, the driveway measures approximately 11 metres long with the proposed access ramp beyond the 11-metre length and the rear extension behind this. As such, this application does not propose to impact the existing garage which is considered to be 1 parking space nor the existing driveway which can accommodate 2 cars tandem parked.



Rights of Way

As is highlighted above, the application site is bordered by rights of way footpath DSTM63 on the east. The proposed extension is approximately 1.20 metres from the boundary of the application site and the footpath. The rights of way officer has not responded to the consultation, however, the proposed development is for a single storey extension; the location of the development is proposed to be within the curtilage of the host dwelling and is not considered to impact the footpath.

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.

The application proposes to erect a single storey rear extension approximately 1.20 metres from the boundary on the east. There are no proposed fenestrations on the east elevation which faces the boundary line of the application site which is characterised by boundary fences with a footpath behind. The front elevation (north) which faces the highway, a patio door is proposed. To the west, facing the residential garden will be a patio door. And to the south,

facing the rear residential garden will be two windows. As the proposed extension is single storey, the proposed fenestrations being single storey will not provide new overlooking instances to the neighbouring dwelling on the west as there is an existing boundary fence which provides a level of screening. In terms of overshadowing, the extension is proposed to be located on the southeast of the application site which is directly adjacent to the footpath with an existing boundary fence between this. The single storey extension is not considered to overshadow the closest neighbouring dwelling on the east. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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, or the interests of highway safety, heritage, or ecology.

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 begin 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 and block plan Drawing No.1551/ 01 Received: 19 May 2026

Proposed elevations and floor plans Drawing No. 1551/ 03 Received: 19 May 2026

Design Access Statement Received: 19 May 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.