Planning, Design and Access Statement

Proposed Single Storey Forward Facing Extension (South West) together with the installation of Two Velux Roof Lights and a Casement Window on the Side Elevation (South East) to form a Day Room

Site Address: Sally's Garden
Dinton Road,
Fovant,
Salisbury.
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1. INTRODUCTION

This Design and Access Statement supports a householder planning application for a single storey forward facing extension on the South West Elevation together with the installation of Two Velux Roof Lights and a Casement Window on the Side Elevation (South East) to form a Day Room at Sally's Garden, Dinton Road, Fovant.
The site lies within the Cranborne Chase Area of Outstanding Natural Beauty (AONB).
The proposal has been developed in accordance with the statutory duty under Section 85 of the Countryside and Rights of Way Act 2000, ensuring that great weight is given to conserving and enhancing the natural beauty of the AONB.

Other supporting documents submitted with this application include:-

- Existing Floor Plan..... Dwg.No 0646/1/26
- Proposed Floor Plan..... Dwg.No 0646/7/26 Rev A
- Existing Elevations and Proposed Elevations..... Dwg.No 0646/8/26 Rev A
- Site Plan and Roof Plan..... Dwg.No 0646/9/26
- Artist Sketch ..... Dwg.No 0646/10/26 Rev A
- Location Plan.....Dwg.No 0646/11/26
- Proposed Sectional Details..... Dwg.No 0646/12/26

2. PROPOSAL

The proposal comprises a single storey forward facing extension on the South West Elevation together with some minor internal alterations combining the dining and kitchen areas into the Day Room, plus the creation of a much need Utility Room. The ceiling to the dining and kitchen will be vaulted, thus creating space and volume. Within the kitchen area will be the installation of two Velux roof windows and a new casement window on the side elevation (South East). The inclusion of roof windows will provide plentiful natural daylight to the improved living area and these windows will be fitted with electrically controlled blackout blinds.

Key Dimensions:

- Existing dwelling width: **7.16 metres**
- Proposed extension width: **3.9 metres**
- Proposed projection: **4.0 metres** from the principal elevation

The extension therefore occupies approximately 54% of the existing frontage width, ensuring it remains clearly subordinate and does not dominate the host dwelling.

Roof Form:

- Roof pitch: 25 degrees, with gable end matching the existing dwelling
- Continuation of the established roof form to ensure visual cohesion

Roof lights:

- Three roof lights (Velux type) proposed:
- One within the extension
- Two over the day room/kitchen area

These are modestly scaled to minimise visual impact.

Materials:

- In all cases, the external materials will match or closely resemble the existing dwelling and -
- no changes are proposed to the existing vehicular access, parking, or site boundaries. No trees or hedgerow will be removed to accommodate the extension.

3. PLANNING POLICY CONTEXT

The proposal has been assessed against:

- Wiltshire Core Strategy (2015) Core Policies 51, 57 and 58
- National Planning Policy Framework (NPPF)
- Cranborne Chase AONB Management Plan (2019–2024), including Policies PT14 and PT15

4. SITE AND SURROUNDINGS



Current front view of Sally's Garden, Dinton Road, Fovant

4.1 Application Site

- The application property is a detached bungalow, built Circa 1970 as part of a local infill development of 5 bungalows built by a local builder on what was the former allotments. Sally's Garden is set within an established residential frontage along Dinton Road and is set on gently sloping ground, 2m above carriageway level.

The area is characterised by:

- Mixed dwelling types of varying styles, designs and ages
- Varied undefined building lines with some dwellings being built adjacent to Dinton Road and others set back from the highway
- As with this part of the village, the properties have generous plots and soft landscaping.

This creates a context in which modest domestic extensions can be accommodated without harm to wider landscape character.



Sally's Garden adjacent to Neath Hill, Dinton Road, Fovant



Sally's Garden looking north from Dinton Road, Fovant

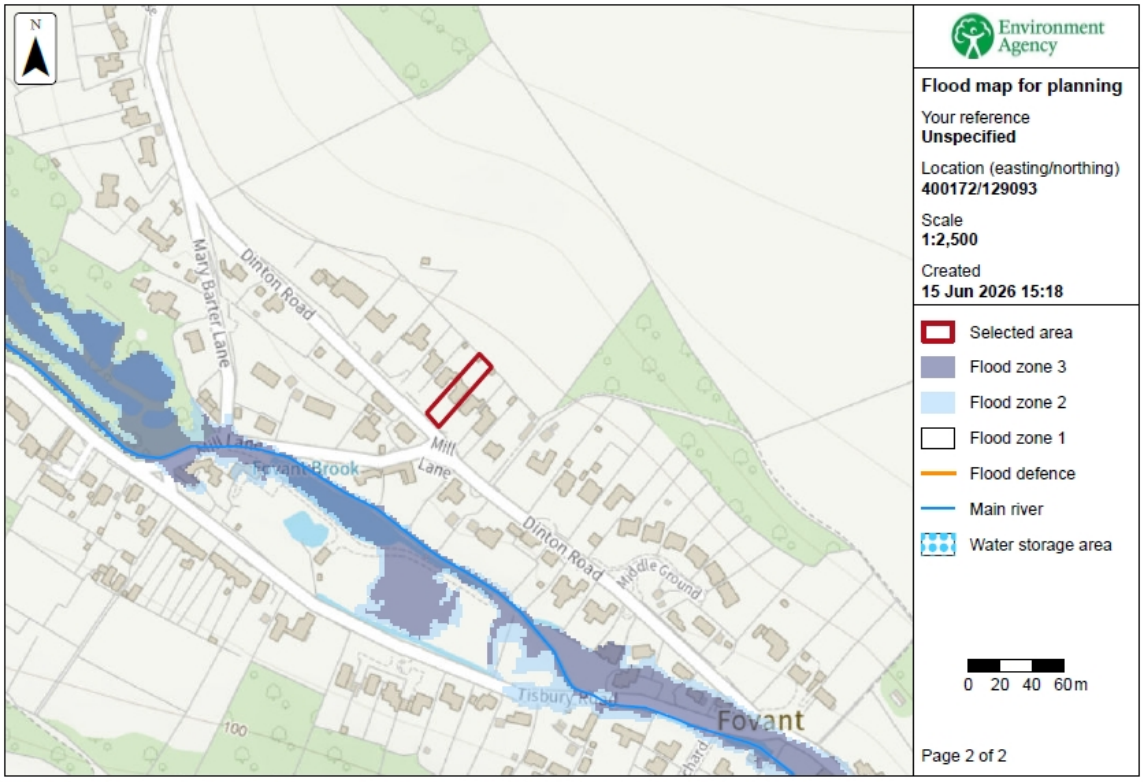


Dwellings opposite Sally's Garden, Dinton Road, Fovant



Sally's Garden looking south east along Dinton Road, Fovant

4.2 Site Designation



The Environment Agency's Flood Map for Sally's Garden, Dinton Road, Fovant indicates that the site is within Flood Zone 1: low probability of flooding from rivers and the sea.

5. DESIGN RESPONSE TO AONB CONSTRAINTS

5.1 Subservience and Scale

A key design principle has been to ensure the extension remains subordinate:

- The width (3.9m) is significantly less than the host dwelling (7.16m)
- The extension reads as a clearly secondary element
- The projection is modest and proportionate and mirrors the same style and character of the host dwelling.
- However, subservience needs to also be assessed by looking at the topography and exisiting eaves and ridge height. Happily, the ridge of the extension is approximately 900mm lower than the ridge of the host dwelling and does not punctuate the skyline. It is therefore subservient.

This avoids the common AONB concern of an over-dominant frontage development.

5.2 Visual Intrusion

The proposal avoids visual intrusion by:

- Maintaining a low profile with a 25° roof pitch consistent with the existing dwelling
- Ensuring the extension is read as part of the building rather than a prominent addition
- Limiting its width and massing
- The extension will be constructed with materials the same as/matching as closely as possible the existing materials.

The development will be perceived within the context of the existing dwelling and will not intrude into wider landscape views.

5.3 Roof lights, Dark Skies and IDSR Designation

The Cranborne Chase AONB is nationally recognised for its exceptional dark night skies and became the **first National Landscape in the country to be designated in its entirety as an International Dark Sky Reserve (IDSR)** in 2019.

In response to this heightened level of environmental protection, the proposal has been specifically designed to avoid light pollution:

- Only three modest roof lights are proposed, none of which face the highway, two of which cannot be seen from the road
- All roof lights are to be Velux individual roof windows, electrically operated and fitted with electronically controlled blackout blinds
- Roof lights are positioned on the roof plane to limit wider landscape perception
- Blackout blinds are specified as essential, allowing complete control of internal light spill

This ensures that:

- No upward or outward light spill will occur during hours of darkness
- The proposal preserves the intrinsic dark sky qualities of the National Landscape
- Full alignment is achieved with AONB Management Plan objectives and national dark sky guidance

The development therefore not only avoids harm but actively responds to the enhanced status of the landscape designation.

5.4 Suburbanisation

The proposal avoids suburbanising effects by:

- Copying the style and design of the host dwelling and retaining the existing garden setting including all trees and hedges

- The will be no increase in the area of glazing facing the highway for the reason that one of the existing sitting room windows will be reused, thus maintaining the character of the exisiting dwelling and equally, avoiding excessive glazing or overtly modern detailing
- Using materials consistent with the host dwelling

The extension remains firmly within the established domestic character of the property.

5.5 Landscape Impact (Core Policy 51 & AONB Policy PT15)

The extension:

- Is contained within the residential curtilage
- Does not extend into open countryside
- Does not affect key views or landscape features

Given its scale and containment, the proposal conserves landscape character.

5.6 Precedent and Cumulative Impact

The development is modest and site-specific:

- It does not establish a harmful precedent
- It reflects the existing varied character of Dinton Road
- It will not contribute to cumulative landscape harm

6. DESIGN AND APPEARANCE (CORE POLICY 57)

We believe the design proposal delivers high quality design and accords with Wiltshire Core Policy 57 through:

- Matching roof pitch (25°) ensuring continuity
- Low massing and proportionate width and scale to the host dwelling
- Simple, coherent architectural form copying that of the exisiting building in all forms
- By the use of materials that mirror and reflect the existing dwelling.

Materials will be:

- Roof
    - Concrete roof tiles to match those present on the main house
- Walls
    - Facing bricks to be LBC 'Dapple Light' to match the existing walls.

- Front elevation to be Bradstone, or similar, square coursed rubble reconstituted stone wall panel built off and between piers of LBC 'Dapple Light' facing bricks and to match the existing elevation
- Gable end above window level to be plain concrete vertical tile hanging, matching the colour and texture of the existing vertical tile hanging

- Windows
  - White uPVC (to match existing) and fitted with trickle ventilators, 'A'-rated thermal insulation, with Pilkington 'OPTIWHITE' Low Iron flat glass argon filled double glazed 4-20-4 units with SWISSEDGE spacers, or similar, and be fully weather-stripped. Inner pane of double glazing to have emissivity in the range of 0.15 and 0.2 and installed in accordance with BS 8213: part 4.

The extension will integrate seamlessly and appear as a natural evolution of the building.

7. AONB MANAGEMENT PLAN COMPLIANCE (PT14 & PT15)

The proposal:

- Demonstrates full consideration of AONB policies (PT14)
- Complements local character and landscape setting (PT15)
- Avoids visual intrusion, light pollution, and suburbanisation

It therefore conserves the special qualities of the AONB.

8. IMPACT ON STREET SCENE

Despite being located on the principal elevation, the extension is acceptable because:

- It occupies just over half the frontage width
- It remains visually subordinate
- Dinton Road exhibits a varied and informal character and one where the proposed extension will nestle into.

It will not appear dominant or incongruous.



Dinton Road looking south east

9. RESIDENTIAL AMENITY

The proposal will not result in:

- Loss of light
- Overlooking
- Overbearing impact

10. LANDSCAPE

- It is proposed to retain all of the trees and shrub vegetation on site.

11. ECOLOGY Statement

Bat Special Areas of Conservation (SAC)

The Planning Guidance for Wiltshire seeks to ensure that Wiltshire Council has sufficient information to make an informed decision, that wildlife and in particular Bats, can be protected from injury or disturbance during development and makes certain that there is no adverse impact on local biodiversity as a result of the development.

Wiltshire Council document “BAT SPECIAL AREAS OF CONSERVATION (SAC)” states that the purpose of the guidance document is aimed at applicants, agents, consultants and

planners involved in producing and assessing development proposal in the landscapes surrounding Wiltshire's most sensitive bat roosting sites which are protected by European wildlife legislation.

Plan 3 Inset Map (see below page 14) of the document titled “Plan 3 Inset map of the Chilmark Quarries Bat SAC showing Core Areas (i.e.buffers) for each species" of bat, namely Greater Horseshoe and Barbastelle and the extent of the buffer zones afforded to each species. In respect of the Greater Horseshoe Bat, there is a 4000m Buffer and the Barbastelle Bat, a 6000m Buffer.

11.1 Habitats Regulations Assessment (HRA) Screening and Planning Statement

Site: Sally’s Garden, Dinton Road, Fovant, SP3 5JW
Proposal: Single-storey extension to the front elevation

11.1.1. Introduction

This statement has been prepared to assist the Local Planning Authority, as competent authority under the Conservation of Habitats and Species Regulations 2017, in undertaking a Habitats Regulations Assessment (HRA) screening of the proposed development.

The document also provides a planning justification confirming that the proposal does not require Appropriate Assessment and is compliant with relevant policy and legislative requirements.

11.1.2. European Site Context

The application site lies within the core sustenance area of the Chilmark Quarries Special Area of Conservation (SAC). The SAC is designated for its internationally important populations of Bechstein’s bat (*Myotis bechsteinii*), Barbastelle (*Barbastella barbastellus)* and greater horseshoe bat (*Rhinolophus ferrumequinum*), and supports a significant population of lesser horseshoe bats.

These species depend on a network of roosting, commuting and foraging habitats, with particular sensitivity to disturbance from lighting and loss of habitat connectivity.

11.1.3. Description of Development

The proposal comprises a modest single-storey front extension projecting 4.0 m from the existing dwelling, with a width of 3.9 m. The extension adopts a pitched roof form (25°) and incorporates one Velux-style roof light together with two Velux-style roof lights set into the existing roof.

The development is contained entirely within the established residential curtilage and does not extend into undeveloped land or sensitive habitat.

11.1.4. Identification of Potential Impact Pathways

The following potential pathways for effects on the SAC have been identified and assessed:

- Disturbance or loss of bat roosts
- Disruption of commuting routes
- Reduction in foraging habitat
- Disturbance arising from artificial lighting

11.1.5. Screening Assessment

- **Roosting Habitat:**
  The host dwelling is of typical domestic construction with no evidence of bat roosting. The proposal involves only minor roof alteration through the extension of the roof plane over the front extension and the installation of limited roof lights and does not affect features of high roost suitability. No trees or structures will be removed.
- **Commuting and Foraging Habitat:**
  All boundary vegetation will be retained, ensuring continuity of any potential bat movement corridors. The site comprises managed domestic garden with limited ecological value and does not form a key component of the SAC's functional habitat.
- **Lighting:**
  A sensitive lighting strategy is embedded within the design, including:

- Avoidance of lighting to boundaries and vegetation
- Use of low-level, directional luminaires
- Warm colour temperature lighting (≤2700K)
- Use of blackout blinds to roof lights to eliminate light spill
- Motion sensors to minimise duration of illumination

This ensures the maintenance of dark corridors and avoids disturbance to bat commuting and foraging behaviour.

11.1.6. Likely Significant Effect (LSE)

In view of:

- The small scale and domestic nature of the proposal
- Its siting within an established residential curtilage
- The absence of impacts on roosting features or key habitats
- The retention of ecological connectivity
- The incorporation of embedded mitigation, particularly in relation to lighting

It can be concluded, beyond reasonable scientific doubt, that the proposal will **not give rise to a Likely Significant Effect (LSE)** on the Chilmark Quarries SAC, either alone or in combination with other plans or projects.

11.1.7. No Requirement for Appropriate Assessment

As no Likely Significant Effect has been identified, the proposal can be screened out at Stage 1 of the Habitats Regulations Assessment process.

In accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, there is therefore **no requirement for Appropriate Assessment**.

11.1.8. Planning Policy Context and Compliance

The National Planning Policy Framework requires that development likely to have a significant effect on a European site must be subject to Appropriate Assessment.

However, where it can be demonstrated at screening stage that no Likely Significant Effect arises, further assessment is not required.

The proposal accords with:

- The Conservation of Habitats and Species Regulations 2017
- The National Planning Policy Framework (in respect of protected sites and biodiversity)
- Local planning policy relating to ecological protection and enhancement

The scheme has been designed to avoid ecological harm, maintain habitat connectivity, and incorporate proportionate biodiversity enhancements.

11.1.9. Conclusion

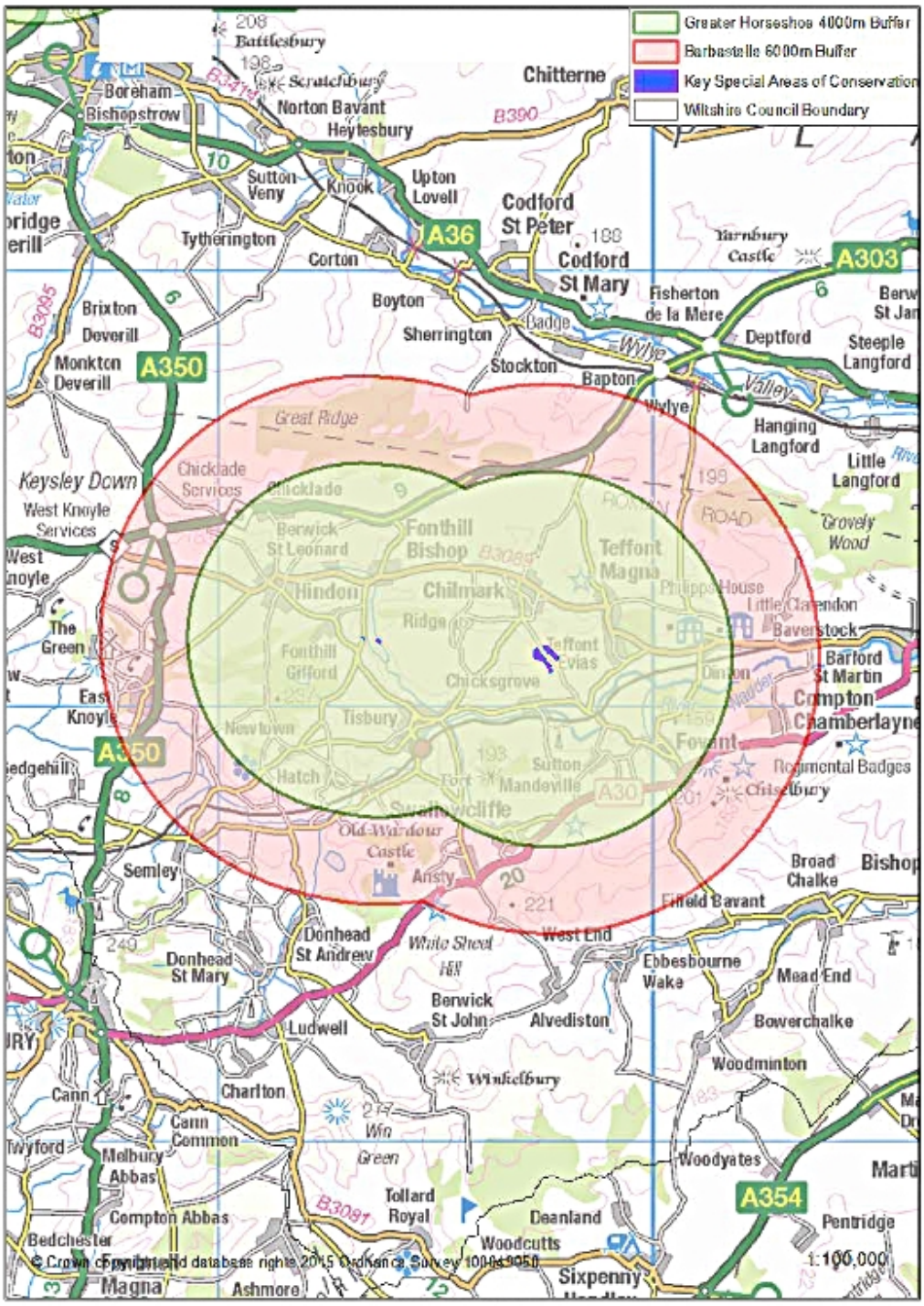
The proposed extension is modest in scale, located within an established residential curtilage, and does not affect habitats or features associated with the Chilmark Quarries SAC.

All potential impact pathways have been robustly assessed, and embedded mitigation—particularly in relation to lighting—ensures that no adverse effects arise.

It is therefore concluded that the proposal will not result in a Likely Significant Effect on the SAC, either alone or in combination with other development, and can be screened out at Stage 1.

Accordingly, **no Appropriate Assessment is required**, and the proposal is fully compliant with the Habitats Regulations and relevant planning policy.

Plan 3 Inset map of the Chilmark Quarries Bat SAC showing Core Areas (i.e. buffers) for each species



Issue 3.0 (10 September 2015)

12. ACCESS

No changes to access are proposed.

13. CONCLUSION

This proposal represents a carefully considered and policy-compliant extension within the Cranborne Chase AONB.

It:

- Is modest in scale and clearly subordinate
- Maintains visual harmony through matching roof pitch and materials
- Minimises visual and landscape impact
- Specifically addresses AONB sensitivities, including dark skies

The proposal fully complies with the Wiltshire Core Strategy, AONB Management Plan, and national policy, and is respectfully recommended for approval.