
COOMBE DOWN FARM

Blandford Road, Coombe Bissett, Wiltshire, SP5 4LJ

Supporting planning statement in support of an application for planning permission for the change of use of land to ancillary residential garden land

Applicant: Mr. Phillip Kishere

Prepared by

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Sean Williams Planning Limited

8th July 2026



Contents.

	Page No.
1.0 INTRODUCTION/PROPOSAL	3
2.0 SITE CONTEXT AND BACKGROUND	4
3.0 RELEVANT PLANNING HISTORY	5
4.0 PHOTOGRAPHIC CONTEXT AND SITE VIEWS	6
5.0 EVOLUTION OF THE SITE AND LANDSCAPE CONTEXT	12
6.0 ASSESSMENT OF MATERIAL PLANNING CONSIDERATIONS	15
7.0 CONCLUSION	25
8.0 APPENDICES	26
Appendix A – Landscaping plans pursuant to planning permission S/2009/1806/FULL	
Appendix B – Appeal decision APP/Y3940/A/10/2122752	
Appendix C – New Farm, Coombe Bissett – planning permission PL/2024/08356	
Appendix D – Extracts from landscape assessment submitted in relation to PL/2024/08356	

Section 1 Introduction/Proposal

1.1 This statement has been prepared by Sean Williams BA (Hons), MA, MRTPI, a Chartered Member of the Royal Town Planning Institute. I have over twenty years' professional planning experience, including strategic-level roles within local government together with experience in private sector planning consultancy acting on behalf of private clients and businesses.

1.2 This Planning Statement has been prepared in support of a retrospective planning application for the change of use of land to ancillary residential garden land associated with the approved ancillary residential accommodation at Coombe Down Farm.

1.3 The application site lies immediately adjacent to the established commercial garage and workshop buildings at Coombe Down Farm and relates to the use of a defined area of land as ancillary residential garden land serving the approved first-floor residential accommodation at the site.

1.4 Coombe Down Farm comprises an established mixed-use rural site containing lawful B2 engineering and vehicle repair workshop activities together with associated agricultural land and activities. The site also contains ancillary residential accommodation previously approved at first-floor level above the commercial premises under planning permission PL/2022/02111.

1.5 The proposal does not seek permission for any additional residential accommodation but instead relates solely to ancillary residential garden land associated with the approved ancillary residential accommodation.

1.6 This application follows the refusal of planning application PL/2025/09304. Following review of the previous submission and the actual extent of the land in domestic use on the ground, the current application has been revised so that the red line more accurately reflects the extent and configuration of the land proposed to remain in ancillary residential garden use. The current application should therefore be considered on the basis of the revised plans and supporting information now submitted.

2.0 Site Context and Background

2.1 Coombe Down Farm is located adjacent to Blandford Road (A354) on the outskirts of Coombe Bissett within the open countryside outside of the defined settlement boundary. The site lies within the Cranborne Chase National Landscape and occupies a sloping position within the wider valley landscape.

2.2 The wider site comprises an established mixed-use rural enterprise containing a lawful B2 engineering, MOT and vehicle repair business together with associated agricultural land. The commercial activities operate from a substantial range of workshop, storage and associated operational buildings positioned around areas of hardstanding, vehicle circulation space, parking and servicing areas. Access to the site is obtained directly from the A354 via an established access drive serving the wider operational complex.

2.3 Planning permission was previously granted under planning permission reference PL/2022/02111 for the change of use of first floor accommodation above the principal commercial garage building to ancillary residential accommodation associated with the operation of the business. The accommodation remains subject to an occupancy restriction linking occupation to persons employed in connection with the associated commercial use operating from the site.

2.4 Planning permission was subsequently granted under planning permission reference PL/2023/07449 for the formation of an external balcony, staircase and associated alterations serving the approved accommodation. The site therefore already exhibits an established mixed operational and residential character associated with the lawful activities undertaken from Coombe Down Farm.

2.5 Beyond the previously approved balcony area associated with planning permission PL/2023/07449, the approved residential accommodation does not otherwise benefit from any established external amenity or garden space directly associated with the accommodation.

2.6 The application site comprises an area of ancillary residential garden land positioned immediately adjacent to the existing commercial buildings and approved ancillary residential accommodation. The land is experienced in the context of the established building group, access arrangements, hardstanding and associated operational activity at Coombe Down Farm rather than as an isolated parcel of undeveloped countryside.

2.7 The surrounding area remains predominantly rural in character, comprising agricultural land, scattered built development, rural commercial activity and associated countryside uses. However, the application site itself forms part of an existing and established operational rural complex containing a variety of lawful built form, access arrangements, landscaping and associated activity.

3.0 Relevant Planning History

3.1 Planning permission reference S/2009/1806 granted planning permission for the change of use of redundant agricultural buildings to B2 commercial use to provide engineering workshop facilities serving rural land-based industry, together with associated alterations, extensions, access works and landscaping. The permission established the lawful mixed operational and commercial character of the wider site which continues to operate from Coombe Down Farm.

3.2 A subsequent Certificate of Lawful Development under reference S/2011/1610 confirmed that the established B2 use lawfully permitted the installation and operation of an MOT station from the site. The commercial garage, workshop and associated activities therefore form a long-established and lawful component of the wider commercial site.

3.3 Planning permission reference PL/2022/02111 granted planning permission for the change of use of first floor store accommodation within the principal commercial building to ancillary residential accommodation associated with the operation of the business. The permission established the lawful principle of residential occupation at the site, subject to occupancy restrictions linking occupation to the associated commercial use and requiring the accommodation to remain within the same planning unit.

3.4 Planning permission reference PL/2023/07449 approved the formation of an external balcony, external staircase and associated windows serving the approved residential accommodation, thereby establishing an element of external access and amenity provision associated with that accommodation.

3.5 Planning application PL/2025/09304 sought retrospective planning permission for the change of use of agricultural land to ancillary residential garden land. Planning permission was refused by Wiltshire Council on 21 April 2026 on the grounds that the proposal was considered to result in an unjustified domestication of the countryside and harm to the character and appearance of the Cranborne Chase National Landscape.

3.6 Following that decision, the applicant reviewed the extent of the application site and the accompanying plans. The current application has been amended so that the application boundary accurately reflects the extent and configuration of the land proposed for use as ancillary residential garden land, whilst excluding areas of land that are not proposed to form part of that use. The revised application boundary therefore reflects the extent of the ancillary residential garden land as experienced on the ground. The planning merits of the current application should accordingly be assessed having regard to the revised plans and supporting information submitted.

3.7 Accordingly, the current proposal falls to be considered in the context of an established mixed-use rural site that has evolved through a series of planning permissions associated with the ongoing operation of the commercial and agricultural enterprise at Coombe Down Farm. The proposal does not seek to establish the principle of residential occupation, which has already been accepted through planning permission PL/2022/02111, but instead relates solely to the provision of ancillary residential garden land serving the approved accommodation.

4.0 Photographic Context and Site Views

4.1 The photographs at Figures 1–8 illustrate the current appearance of the application site, its relationship to the existing building group at Coombe Down Farm and the wider landscape context in which the land is experienced.

4.2 They show that the application land sits immediately adjacent to the existing workshop building, hardstanding and approved balcony/ancillary accommodation, and is experienced as part of the immediate setting of the existing building group and landscaped edge to the developed part of Coombe Down Farm, rather than as an isolated parcel of open countryside detached from the site.

4.3 The photographs also demonstrate that the land has, over time, become an established landscaped area comprising lawn, ornamental planting, shrub beds and specimen trees. Whilst the land is the subject of a retrospective application for ancillary garden use, the existing site condition and visual baseline are material to the assessment of actual landscape effects and the practical implications of any requirement to restore the land to a more overtly agricultural condition.

4.4 The photographs further show that, notwithstanding the established landscaped character of the land, the wider valley landscape remains readily appreciable from and around the site and the proposal does not involve the introduction of additional built form projecting into the wider countryside.



Figure 1: Zoomed views towards Coombe Down Farm and the application land from the opposite valley side, illustrating the visual relationship between the land, the existing building group and the wider developed site edge. For the avoidance of doubt, the summerhouse visible in this view and the land immediately surrounding it do not form part of the current application site and the summerhouse is to be removed.



Figure 2: View from balcony across hardstanding, landscaped garden area and wider valley setting.



Figure 3: Wider view westward showing relationship between approved accommodation, forecourt and surrounding countryside.



Figure 4: View from hardstanding toward landscaped bank and upper garden area adjoining the workshop building.



Figure 5: View from upper part of the garden back toward the workshop building, balcony and forecourt.



Figure 6: View within the upper lawned garden area showing established planting and containment by surrounding vegetation.



Figure 7: View across the garden showing relationship of the landscaped area to the developed site.



Figure 8: Views on the approach, to and from Coombe Down Farm, showing the existing engineered site entrance and developed context.

4.5 Additional photographs below illustrate the extent of the established ornamental planting, shrub beds, specimen trees and managed lawned areas within the application site. These images are included to assist the Council in understanding the present condition of the land on the ground and the extent to which it now forms a landscaped garden environment associated with the developed edge of Coombe Down Farm.

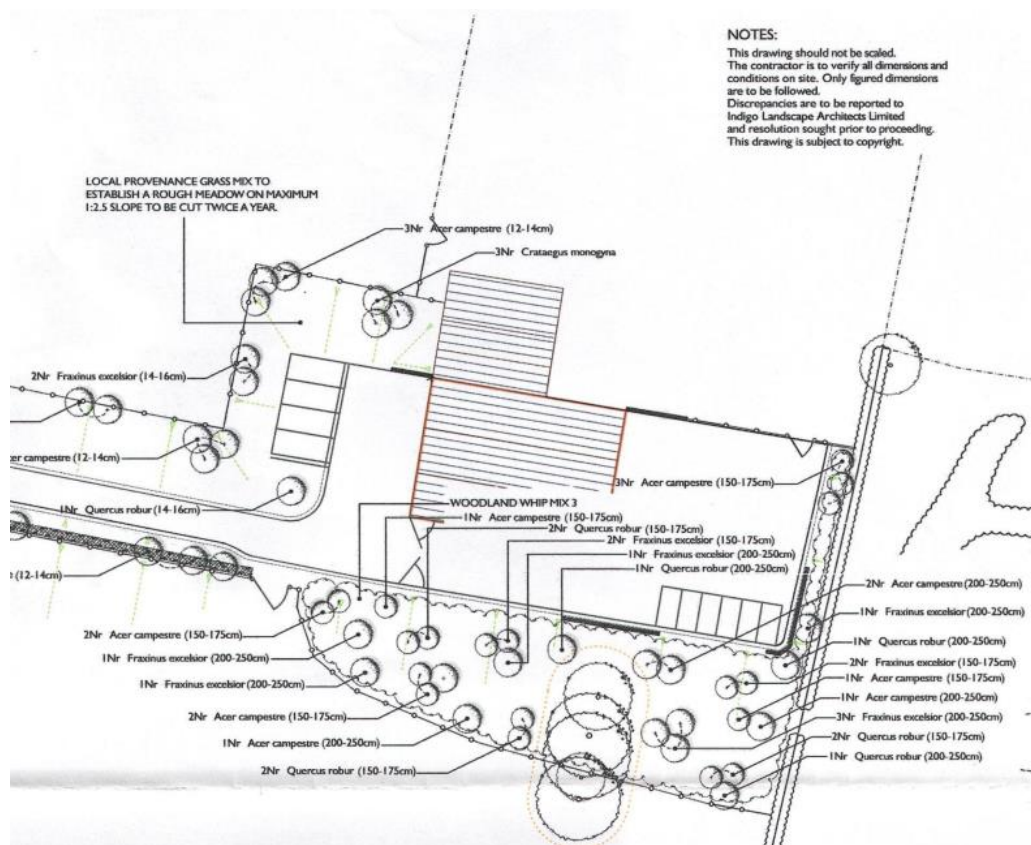


5.0 Evolution of the Site and Existing Landscape Context

5.1 It is important that the current application is assessed against the site as it presently exists and against the way in which this part of Coombe Down Farm has evolved over time. The application site does not comprise an isolated parcel of untouched agricultural land, but land immediately adjoining the existing garage / workshop complex and approved residential accommodation, the character of which has been shaped by earlier redevelopment, earthworks and landscaping undertaken at the site.

5.2 In particular, planning permission reference S/2009/1806/FULL granted permission for the change of use and redevelopment of the former agricultural buildings for workshop purposes, together with the formation of a new access and associated landscaping works. The 2009 permission was supported by a Landscape and Visual Impact Assessment and approved landscape proposals which demonstrate that land immediately around the garage/workshop complex and access was already subject to remodelling, engineered slopes and landscape treatment as part of the wider redevelopment of the site.

5.3 It is recognised that the current application site extends beyond the narrow strip of planting and landscaped land shown on the approved landscape proposals prepared in support of the 2009 permission. Nevertheless, those drawings remain material in demonstrating that the land immediately adjoining the garage / workshop complex and access was already subject to remodelling, engineered slopes and landscape treatment as part of the wider redevelopment of the site. The application land therefore falls to be considered in the context of an already altered and landscaped edge to the developed part of Coombe Down Farm, rather than as an isolated parcel of untouched agricultural land.



Above: Extract from approved landscape proposals pursuant to planning permission S/2009/1806/FULL, showing engineered landform and planting associated with the garage / workshop redevelopment (full landscaping plan at **Appendix A**).

5.4 In addition, the application site has long been laid out and maintained as landscaped garden land in connection with the residential accommodation at Coombe Down Farm, which itself had been

physically formed and brought into residential use several years before the grant of planning permission under reference PL/2022/02111. The land now comprises maintained grassed areas together with established trees, shrubs and other planting which contribute positively to the immediate setting of the garage / residential building and soften its appearance in the wider landscape.

5.5 Additional contextual support for the way in which the application land is experienced in the wider landscape can also be found in the landscape material previously submitted in relation to planning application PL/2024/08356 at Coombe Down Farm, appended at **Appendix D**. Although that material was prepared in relation to a separate proposal and the red line application boundary shown at that time does not correspond with the revised application site now before the Council, the viewpoints and accompanying analysis nevertheless remain relevant in illustrating the visual relationship between this part of Coombe Down Farm, the existing building group and the surrounding landscape. The material is therefore relied upon only as contextual background to the site's landscape setting, rather than as a landscape assessment of the current proposal in its own right.

5.6 The significance of the existing condition of the land is twofold. First, the application land is no longer experienced on the ground as productive agricultural land in the ordinary sense, but as part of a landscaped and managed edge to the developed part of Coombe Down Farm. Secondly, the trees, shrubs, grassed areas and other vegetation now established on the land provide visual softening and some ecological value which form part of the site's existing planning baseline and are therefore material to the assessment of the proposal.¹

¹ Section 70(2) of the Town and Country Planning Act 1990 requires the decision-maker to have regard to the development plan and any other material considerations. Those material considerations fall to be assessed by reference to the circumstances existing at the date of determination, such that the present condition and characteristics of the land form part of the planning baseline for assessment.

5.7 In addition to its ornamental and visual role, the established planting within the application site also provides habitat interest within the immediate developed edge of Coombe Down Farm. The site contains a range of maintained planting beds, shrubs, specimen trees, hedging and grassed areas which, whilst plainly domestic in character, nevertheless create a varied landscaped environment capable of supporting bird and other wildlife activity. The applicant has provided recent photographs illustrating the extent and maturity of the planting now present on the land together with informal records of bird activity within the garden. Those matters are not relied upon as a substitute for any formal ecological assessment, but they are material in understanding the existing character of the land and the practical implications of any requirement to remove or materially alter the established landscaping.

5.8 Those matters do not displace the need to assess the proposal against the development plan, including its effect on the character and appearance of the countryside and the National Landscape. They are, however, material to the planning balance. If the Council were to conclude that the ancillary residential use of the land is unacceptable, the practical consequence would be likely pressure to cease that use and to restore the land to a more overtly agricultural condition, with the likely loss or substantial alteration of parts of the established landscaped area. The resulting reduction in planting, habitat interest and landscape softening presently provided by the site is itself capable of amounting to a material consideration.²

6.0 Assessment of Material Planning Considerations

6.1 As set out above, the proposal relates to the change of use of land to ancillary residential garden land associated with the approved residential accommodation at Coombe Down Farm. The principal considerations are therefore the effect of the proposed change of use on the character and

² In considering whether the use of the land should be retained or whether restoration to a more overtly agricultural condition would be required, it is relevant to have regard to the planning consequences of such restoration, including the likely loss of established planting, habitat value and visual softening presently provided by the site. In that regard, the NPPF recognises the importance of conserving and enhancing biodiversity and of securing decisions which minimise impacts on biodiversity and provide net gains where possible.

appearance of the countryside, the site's relationship to the surrounding landscape and compliance with the relevant policies of the Wiltshire Core Strategy and the Coombe Bissett and Homington Neighbourhood Plan.

6.2 In assessing those matters, it is important to distinguish between the principle of introducing a new dwelling or substantial new built development into the countryside, and a proposal of the kind now before the Council, which is concerned solely with the use of land as ancillary residential garden land in connection with an existing approved residential use. The planning judgment in this case therefore turns on the extent to which the proposed use of the land would appear as an incongruous encroachment into the countryside, or whether, having regard to its containment, relationship to the existing built form and use of the site, it can reasonably be regarded as an acceptable and proportionate extension of the residential curtilage.

Principle of Development

6.3 Section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application, the statutory development plan comprises the Wiltshire Core Strategy (January 2015) and the Coombe Bissett and Homington Neighbourhood Plan 2023–2038, which was made in January 2026. The National Planning Policy Framework (“the Framework”) is also a material consideration.

6.4 The application seeks planning permission to change a defined area of land to residential garden land ancillary to the approved accommodation at Coombe Down Farm. It does not alter the lawful status of that accommodation; it relates only to the use of adjoining land as ancillary amenity space.

6.5 The wider site at Coombe Down Farm is an established rural holding comprising a mixture of lawful uses and buildings, including commercial premises and residential accommodation previously approved under planning permission reference PL/2022/02111. The principle of residential occupation in association with the site has therefore already been established. The current proposal does not extend that residential accommodation or alter its lawful status, but instead relates to the

use of an area of adjoining land as ancillary domestic garden land associated with that accommodation.

6.6 It is recognised that the application site lies outside any defined settlement boundary and therefore within the countryside for the purposes of the development plan. The proposal must nevertheless be assessed by reference to the particular characteristics of the site, including the extent of the land involved, its relationship to the existing building group and approved accommodation at Coombe Down Farm, and its actual effect on the character and appearance of the surrounding countryside and National Landscape. The central planning question is whether the use of this defined area of land as ancillary garden land would, in practice, give rise to unacceptable domestication or encroachment. For the reasons set out below, it is considered that it would not.

Landscape Character, Visual Impact and the Cranborne Chase National Landscape

6.7 The application site lies within the Cranborne Chase National Landscape and the effect of the proposal on landscape character and scenic quality is therefore a central consideration in the determination of the application. In addition to the relevant policies of the development plan, Section 85 of the Countryside and Rights of Way Act 2000 requires relevant authorities, in exercising functions in relation to land within a National Landscape, to seek to further the purpose of conserving and enhancing natural beauty. Relevant local policy is found principally within Core Policy 51 of the Wiltshire Core Strategy, together with the landscape and design policies of the Coombe Bissett and Homington Neighbourhood Plan.

6.8 In landscape terms, the proposal falls to be assessed by reference to the actual characteristics of the application site and the degree to which the continued use of the land as ancillary residential garden land would influence the wider appreciation of the National Landscape. In this case, the land lies immediately adjoining the existing garage/workshop building and approved residential accommodation and is experienced in the context of the established building group and wider mixed-use site, rather than as an isolated parcel of open countryside detached from the developed part of Coombe Down Farm.

6.9 As set out in Section 5 above, the land also sits adjacent to an area of the site which was already remodelled and landscaped as part of the 2009 workshop redevelopment. The proposal therefore falls to be assessed in the context of an already altered and developed edge to Coombe Down Farm, rather than as an isolated parcel of undeveloped countryside divorced from the existing site.

6.10 The contextual landscape material appended at **Appendix D** supports that assessment and illustrates the close visual association between this part of Coombe Down Farm, the existing building group and the wider developed site edge.

6.11 The submitted photographs below, taken from the opposite side of the valley looking east towards Coombe Down Farm, further illustrate the extent to which the application land is experienced in the context of the existing building group and developed site edge, rather than as a visually prominent or isolated encroachment into the wider landscape. Whilst the site is visible in wider views, the application land is read alongside the existing buildings, access arrangements and associated developed parts of the site, and does not appear as a separate or prominent domestic feature within the wider valley landscape.



View from the opposite valley side looking east towards Coombe Down Farm and the application site (unzoomed).



Above and below: Zoomed views towards Coombe Down Farm and the application land from the opposite valley side, illustrating the visual relationship between the land, the existing building group and the wider developed site edge. The summerhouse building does not form part of this proposal, and the application site is more closely aligned to the existing built development.



6.12 The current application site has been amended following the refusal of application PL/2025/09304 to more accurately reflect the extent and configuration of the land presently in use as ancillary residential garden land. The revised red line does not simply replicate the earlier refused scheme, but instead seeks to identify the actual extent of the domestic use on the ground whilst excluding land which does not form part of the proposal. That is material to the landscape assessment because the current proposal concerns a clearly identified and physically related area of land associated with the existing building group and approved residential accommodation, rather than a notional or inaccurately drawn site area.

6.13 In visual terms, the proposal does not introduce additional built development into the wider landscape. No new residential buildings, outbuildings or substantial structures are proposed as part of the application. The proposal therefore does not alter the wider landform of the valley, interrupt important views or materially affect the wider appreciation of the Cranborne Chase National Landscape from public vantage points. Any change is experienced at a local level and principally in the immediate context of the existing site rather than in the wider landscape.

6.14 Whilst the use of land as domestic garden can in some circumstances give rise to harmful domestication of the countryside, that is ultimately a matter of degree and planning judgment having regard to the particular site circumstances. In this case, the key issue is whether the use of this defined area of land, in its actual relationship to the existing building group and wider mixed-use site, gives rise to material and unacceptable planning harm.

6.15 It is accepted that the application land now exhibits a domestic landscaped character, including maintained grassed areas, ornamental planting and areas of managed amenity space. That is plainly material to the assessment of the proposal and is not ignored. However, the existence of domestic landscaping does not in itself determine the planning outcome. The issue is whether, having regard to the particular characteristics of Coombe Down Farm, the relationship of the land to the existing building group and approved accommodation, and the extent to which the land is experienced in the wider landscape, the continued use of this defined area as ancillary residential garden land gives rise to material and unacceptable planning harm. For the reasons set out below, it is considered that it does not.

6.16 The Council's previous assessment also referred to the separate retrospective application relating to a farm office structure positioned to the rear of the site. That structure forms no part of the current application and the present proposal must be assessed on its own planning merits by reference to the revised red line now before the Council. Whilst the wider site context can of course be noted as part of the overall background, the current application does not seek to retain that structure, which will shortly be removed, and it should not materially influence the assessment of the landscape effects arising from the proposed change of use of the application land itself.

6.17 Appeal decisions recognise that proposals involving ancillary residential garden land should be assessed by reference to their actual site circumstances and landscape effects, rather than solely by reason of the fact that land becomes associated with residential occupation. In appeal decision APP/Y3940/A/10/2122752 (**Appendix B**), for example, the Inspector considered the visual containment of the land, its contribution to wider views and whether the proposed curtilage formed a logical and defensible boundary to the residential use. The relevant question is therefore whether, having regard to the particular characteristics of the site, the extent of the land involved and its relationship to the surrounding countryside, the proposal would result in unacceptable encroachment or material harm to landscape character and scenic quality.³

6.18 Recent decisions within Wiltshire similarly demonstrate that proposals involving the change of use of land to ancillary residential use within the Cranborne Chase National Landscape are capable of being found acceptable where the actual landscape effects are limited having regard to the site-specific context and wider landscape character. Planning permission reference PL/2024/08356 at New Farm, Coombe Bissett (**Appendix C**) provides one recent local example where the Council considered the actual visual and landscape effects of the proposal, rather than treating the mere association of land with residential occupation as determinative. Whilst each proposal necessarily turns on its own facts, that decision illustrates the importance of a site-specific assessment of actual landscape consequences.

6.19 Drawing those matters together, it is considered that the revised proposal would give rise to limited and localised effects only. The proposal does not alter the wider landform of the valley,

³ Appeal decision APP/Y3940/A/10/2122752 – *The Gallons, Chelworth Road, Cricklade* (**Appendix B**).

interrupt important views or materially affect the wider appreciation of the Cranborne Chase National Landscape. Rather, any effects are experienced at a local level and in the context of the established building group, commercial activity and agricultural use already present at Coombe Down Farm. The proposal also relates to land which is already experienced as part of a landscaped and managed edge to the developed part of the site, rather than an exposed or isolated parcel of open countryside. Having regard to the actual characteristics of the site, the absence of additional built development and the relationship of the land to the existing building group and wider mixed-use site, the proposal would not materially detract from the scenic quality, landscape character or natural beauty of the National Landscape. It is therefore considered to accord with Section 85 of the Countryside and Rights of Way Act 2000, Core Policy 51 of the Wiltshire Core Strategy and the relevant landscape and design policies of the Coombe Bissett and Homington Neighbourhood Plan.

Relationship of the Application Land to the Approved Accommodation

6.20 The Council's previous assessment placed weight on the extent of the application land relative to the approved one-bedroom accommodation and on the fact that the land is not directly contiguous with the residential unit in the manner of a conventional dwellinghouse garden. Those matters are noted, but they require consideration in the particular context of Coombe Down Farm rather than by reference to a standard suburban dwelling arrangement.

6.21 The approved residential accommodation comprises first-floor living accommodation positioned above an operational garage / workshop building within an established mixed-use rural site. Beyond the previously approved balcony area, the accommodation does not benefit from conventional external amenity space directly adjoining it at ground level. In that respect, the relationship between the approved accommodation and its associated amenity space is necessarily shaped by the unusual layout and operational characteristics of the site.

6.22 Against that background, some physical separation between the approved accommodation and associated amenity land is neither surprising nor, in itself, indicative of planning harm. The application land occupies the most logical and practical area available as ancillary amenity space in association with the approved accommodation, having regard to the position of the

garage/residential building, the operational requirements of the wider site and the absence of a conventional domestic curtilage arrangement at ground level.

6.23 It is accepted that the extent of land proposed is greater than the external amenity space that might ordinarily be associated with a small unit viewed in isolation. That said, the approved accommodation does not sit within a conventional domestic plot, and the adequacy or generosity of amenity provision is not, in itself, the determinative planning issue. The question is whether the extent and use of the land, in this particular site context, gives rise to unacceptable landscape or countryside harm. For the reasons set out above, it is considered that it does not.

6.24 The application should therefore be assessed having regard to the practical realities of approved residential accommodation positioned above a commercial building within a mixed-use rural site, rather than by comparison with the amenity expectations of a conventional dwellinghouse. In that context, the proposed ancillary garden land is considered to represent a logical and proportionate form of amenity provision associated with the approved accommodation and does not give rise to any separate or additional planning harm beyond the landscape considerations already addressed above.

Other Material Planning Considerations

6.25 As set out in Section 5 above, the application land now forms part of an established landscaped and managed edge to the developed part of the site, containing grassed areas, trees, shrubs and other vegetation which contribute positively to its immediate setting and provide ecological and visual benefits. The recent photographs provided by the applicant also demonstrate that the land now supports a range of ornamental planting and managed habitat features within the garden environment, reinforcing the extent to which the site has evolved away from any ordinary agricultural appearance. Whilst that existing landscaping does not in itself determine the outcome of the application, it is nevertheless material that refusal of the proposal would be likely to lead to pressure for the land to be restored to a more overtly agricultural condition, with the likely loss of, or substantial alteration to, existing planting and landscape softening presently provided by the site.

6.26 Finally, the proposal does not give rise to any identified highway safety or residential amenity concerns and does not involve the creation of additional overnight accommodation. The Council's previous report confirmed that there were no immediate neighbouring residential properties affected by the proposal, raised no highway objection and identified no Habitat Regulations concerns arising from the proposal, having regard to the absence of any net increase in overnight accommodation. Those matters do not weigh against the proposal.

6.27 It is also material that the grant of planning permission for the use of the application land as ancillary residential garden land would not, in itself, authorise the erection of further buildings, structures or other operational development on the land. The current application relates solely to the change of use of the defined area shown on the submitted plans. Any future built development would remain subject to separate planning control and would fall to be considered on its own planning merits.

Planning Balance

6.28 In considering the overall planning balance, the proposal falls to be assessed against the established mixed-use character of Coombe Down Farm, the already altered and landscaped condition of the application land and the actual degree of landscape and visual harm arising from its continued use as ancillary amenity space.

6.29 It is recognised that the application site lies within the countryside and within the Cranborne Chase National Landscape, and that the use of agricultural land as domestic garden land can in some circumstances give rise to harmful domestication and encroachment into the rural landscape. Those are legitimate planning considerations and have been carefully considered in the preparation of this Statement.

6.30 However, for the reasons set out above, it is considered that the previous refusal did not fully reflect the actual site circumstances or the limited and localised nature of the landscape effects arising from the revised proposal now before the Council. The current application relates to a defined area of land immediately associated with the established mixed-use site at Coombe Down Farm and must be assessed by reference to its actual effects in that context.

6.31 In overall terms, the proposal gives rise to limited and localised effects only. For the reasons set out above, it would not result in material harm to the character and appearance of the countryside or to the scenic quality of the Cranborne Chase National Landscape. It would also retain the established landscaped garden environment now present on the land, including the planting and habitat interest referred to earlier in this Statement.

6.32 Drawing those matters together, it is considered that the proposal represents an acceptable form of ancillary residential garden land associated with the approved accommodation at Coombe Down Farm and would not result in unacceptable harm to the character and appearance of the countryside or to the Cranborne Chase National Landscape. The proposal is therefore considered to accord, when read as a whole, with the development plan and with the statutory purpose of conserving and enhancing natural beauty.

7.0 Conclusion

7.1 This Planning Statement has been prepared in support of a retrospective application for the change of use of land to ancillary residential garden land associated with the approved residential accommodation at Coombe Down Farm.

7.2 As set out in this Statement, the application falls to be assessed in the context of the lawful mixed-use character of Coombe Down Farm, the approved ancillary residential accommodation already established at the site, the altered and landscaped condition of the application land, and the limited and localised landscape effects of the proposal. The land is already experienced as part of the landscaped edge to the developed site and, for the reasons set out above, its continued use as ancillary garden land would not give rise to unacceptable planning harm.

7.3 Having regard to the site-specific context, the absence of additional built form, the relationship of the land to the existing building group and the limited effect on the character and appearance of the countryside and the Cranborne Chase National Landscape, it is considered that the proposal represents an acceptable and proportionate form of ancillary residential garden land associated with the approved accommodation at Coombe Down Farm. Planning permission should therefore be granted.

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Appendix B - Appeal decision APP/Y3940/A/10/2122752



Appeal Decision
Site visit made on 9 June 2010

by Doug Cramond BSc MRTPI
an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
0117 372 6372
email: enquiries@pim.gov.uk
Decision date:
23 June 2010

Appeal Ref: APP/Y3940/A/10/2122752

The Gallons, Chelworth Road, Cricklade, Swindon SN6 6HJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Bane against the decision of Wiltshire Council.
- The application (Ref. N/09/01727/573A), dated 12 October 2009, was refused by notice dated 3 February 2010.
- The development proposed is the retention of replacement dwelling varying 05/01534/FUL together with extension of domestic curtilage changing the use of previous paddock land.

Decision

- I allow the appeal, and grant planning permission for the retention of replacement dwelling varying 05/01534/FUL together with extension of domestic curtilage changing the use of previous paddock land at The Gallons, Chelworth Road, Cricklade, Swindon SN6 6HJ in accordance with the terms of the application Ref N/09/01727/573A, dated 12 October 2009, subject to the conditions set out in the attached schedule.

Procedural Matter

- The development is largely complete; this does not alter the way I shall deal with this appeal.

Main Issue

- I consider that the main issue in this case is the effect of the proposal on the character and appearance of this rural area.

Reasons

- The appeal site is located in the countryside albeit nearby to the north and west there are some caravans, a small cluster of dwellings and a substantial industrial estate. The approximately square site fronts Chelworth Road, there are views available into it from the northwest corner, where the access lies, in contrast to most of the road side which is screened by high hedging. The proposed curtilage comprises the grounds of a former bungalow along with some former paddock land. A large dwelling of brick, reconstituted stone and slate has been substantially completed. This dwelling is positioned differently to an approved scheme (ref 05/01534/FUL) to replace the now demolished bungalow, and has some variation in layout with the addition of a garden and breakfast room being sought. At the time of my visit, to the front and side of the dwelling, there was a vast array cars, lorries, containers and other items.

Appeal Decision APP/Y3940/A/10/2122752

- The LP includes Policy NE15 which is concerned with protecting the landscape character of the countryside. Amongst other matters this policy requires decision makers to take into account the need to protect important views, field boundaries and vegetation, and best quality agricultural land. From all I have seen and read I am satisfied that the proposal does not run contrary to the objectives of this policy.
- Taken as a whole, to my mind the particular circumstances of the case outweigh the conflict with LP Policy H4. This policy, in any event, has the protection of rural areas at its heart and cannot be expected to deal specifically with every eventuality. I conclude that notwithstanding the development plan position the scheme would be appropriate in terms of character and appearance.
- I should add that I note how some local people are frustrated that the works have been undertaken without authorisation but, as I indicate under the Procedural Matters heading, I have to assess the scheme in the normal way on its planning merits.

Conditions

- The Council suggests conditions relating to hard and soft landscape; garaging and parking; and driveway, gate and turning space construction, and I agree that these are all appropriate for the reasons used by the Council. The removal of 'permitted development' rights in respect of future extensions is suggested and I consider that the circumstances of this case with a substantial new house in a rural setting do exceptionally warrant this approach to potential enlargement in the interests of visual amenity.
- It is put by the Council, and not challenged by the appellant, that the permission for the large replacement dwelling was related to the removal of on-site commercial uses. In this instance a condition is suggested to seek to ensure that commercial activity ceases within the whole new curtilage shortly after first occupation; the appellant agrees to its imposition. I consider this would be entirely appropriate in the interests of visual amenity and to ensure satisfactory living conditions for future occupiers of the dwelling; accordingly I shall impose such a condition.
- Having regard to the need for precision and to the content of Circular 11/95 I shall make some changes and consolidation to the wording and conditions suggested.
- The Council suggests a condition relating to the demolition of the existing bungalow but to my mind this would be superfluous as at the time of my visit the property no longer existed.
- Whilst not suggested by the Council, I shall require that the development is carried out in accordance with listed, approved, plans. This condition shall be applied because, otherwise than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans, for the avoidance of doubt and in the interests of proper planning.

Appeal Decision APP/Y3940/A/10/2122752

- The North Wiltshire Local Plan (LP) includes Policy H4 which sets out circumstances where new residential development would generally be acceptable in open countryside. Amongst other things, the policy allows for replacement of an existing dwelling provided that the new dwelling is of a similar size and scale and is positioned within the same curtilage. As a result of its built mass and location partly outside the original curtilage the appeal proposal would not pass these tests. In the circumstances the appeal scheme would conflict with this development plan policy.
- However, there are other matters to consider. The extant permission is a relevant material consideration to which I give considerable weight. Looking at the proposed dwelling itself; a very similar design and scale of property has been allowed by the Council and the appellant now seeks some relatively minor changes to this which in terms of mass and form would to my mind not be of visual significance.
- The appellant also seeks a re-siting which would be around 10 metres further from the road and the same eastwards. The change is not an excessive one taken in the wider context in my opinion. It seems to me that whilst this would go partly beyond the original bungalow's curtilage there would be visual gains over the approved replacement scheme in that this large dwelling would have reduced impact from the road and offer the potential for a greater degree of landscape to be established in its foreground. I find these to be important factors to which I give significant weight.
- Turning to the matter of the change of use to garden; the screening from the road has the effect of meaning that the change in curtilage boundary would not have wider impacts upon the appearance of the area. The change of use of agricultural land to domestic use cannot generally be condoned as a matter of principle because of the need to protect the countryside for its own sake. However, in this instance there are the mitigating visual circumstances as well as the benefits of the siting of the house at variance to the approved scheme and being able to form a garden commensurate with the scale of the property. Furthermore, the extent of land area which would be absorbed into the garden is relatively modest compared to the holding and the area of the curtilage allowed for with the previous approval.
- The paddock land in question would not, from my observation, be classed as good quality agricultural land and no evidence has been brought by the Council to this effect. Indeed, the land includes some concrete footings which may date back to former military use. It does not form part of any important local views from what I saw and no evidence has been brought of its role in wider views which I would, in any event, expect to be limited due to vegetation and levels.
- Looking at old aerial photographs it would seem that there was not a strong vegetated dividing line between the paddock land and the former garden. A clear field boundary is to be seen where the eastern edge of the proposed curtilage presently lies. In my opinion this would now make a logical and well defined boundary between garden and agricultural land.

Appeal Decision APP/Y3940/A/10/2122752

Conclusions

- For the reasons given above, I conclude that the appeal proposal would not have an unacceptable adverse effect on the character and appearance of this rural area. Accordingly I allow the appeal.

Doug Cramond
INSPECTOR

Appendix C – New Farm, Coombe Bissett – planning permission PL/2024/08356.



The Town and Country Planning Act 1990 Approval of Full Planning Permission with Conditions Application Reference Number: PL/2024/08356

Decision Date: 13 March 2025

Applicant: Bragg
New Farm, Blandford Road, Coombe Bissett, Wiltshire, SP5 4LN

Particulars of Development: Change of use of land from agricultural to residential.

At: New Farm, Blandford Road, Coombe Bissett, Salisbury, SP5 4LN

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (3)

- The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
1902/002 Rev B Existing house block plan dated 22/11/24
1902/001 Rev C Location plan dated 25/11/24
1902/004 Rev B Proposed site plan dated 25/11/24
1902/005 Rev B Proposed house block plan dated 25/11/24

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

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No 3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

CASE OFFICER'S REPORT

Application Number: PL/2024/08356

Address: New Farm, Blandford Road, Coombe Bissett, Salisbury, SP5 4LN

Proposal: Change of use of land from agricultural to residential.

Date of Inspection: 06/02/25
Consultation Expiry: 25/12/24
Press Advert: N/A

POLICIES
National Planning Policy Framework (NPPF 2024) and NPPG

Wiltshire Core Strategy (WCS):
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 50: Biodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping

REPRESENTATIONS :

Coombe Bissett and Homington Parish Council – Object: The development will change the character of remote open countryside in Cranborne Chase National Landscape (AONB). Cranborne Chase National Landscape should be asked to comment on the application.

The application site is close to Stratford Tony Down Site of Special Scientific Interest. An ecological survey should be provided assessing the habitat which will be affected by this application. It may be calcareous grassland.

The Block Plan says the "COU [Change of Use] Area is 2599m² meaning the de-minimis exemption from statutory BNG does not apply in the parish council's opinion.

Ecology – No objection, subject to condition

Highways – No objection

Third Party Comments – None received

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area and National Landscape
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the area and national landscape

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The application site is a detached residential dwellinghouse located well set back from Blandford

- Within 3 months from the date of decision, details of habitat features that will contribute to the functionality of the site for the wildlife present in the area shall be submitted to the local authority for approval. This may include, for example, bat and bird boxes, reptile refugia, planted areas of scrub, new hedgerows etc., within the site boundary. The approved details shall be implemented before occupation of the final works.

REASON: To provide enhancement for biodiversity in line with CP50 and NPPF.

Informatives: (1)

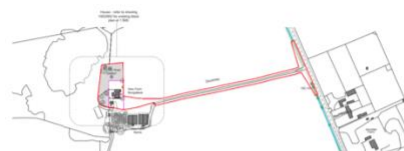
The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Parvis Khansari - Corporate Director, Place

Road and is located within National Landscape.

The proposed development site also lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Furthermore, Woodland within and adjacent to the site is classified as a **Priority Habitat**.

The application seeks permission to extend the existing residential curtilage to enlarge the private rear garden.



From visiting the site it became apparent that the works have been already carried out. The extended area is enclosed by traditional open timber low level fencing.



The site is so set back from the highway it is minimally visible from Blandford Road itself. The comments received from the Parish Council have been considered. Although the extended area appears rather large on plan form when on site the garden extension does not appear excessive or out of character. The garden area appears sympathetic to the size of the property.

The levels of the land beyond the area extended for residential use slopes away and therefore the garden area as extended naturally appears linked to the dwellinghouse.

Considering the presence of the dwelling and the neighbouring agricultural barns the area remains within a cluster of built form, from the surrounding national landscape area which slopes away. The garden remains open in appearance and a condition could be imposed removing Permitted development rights for any additional fencing/outbuildings.

Considering the above, the works are not considered to pose any visual harm upon the overall character and appearance of the area or the wider character of the National Landscape which could warrant a refusal.

Impact upon Residential Amenities

Appendix D – Extracts from landscape assessment submitted in relation to PL/2024/08356

