

Project Erection of a Dwelling and Garage as an Amendment to Planning Permission PL/2025/04090 on Land Adjacent Dhuli Fou, The Street, West Knoyle, BA12 6AE

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PLANNING STATEMENT

1.0 APPLICATION SITE AND PROPOSAL

Site

- 1.1 This application relates to an area of land measuring 0.1 hectares on the north-east side of The Street in West Knoyle. The site is bounded by existing residential properties to the north-east and north-west (Dhuli Fou and 6 Oderne respectively), agricultural land to the north-west and public highway to the south-east.

Proposal

- 1.2 Planning permission was granted for the development of a new dwelling on the site in December 2022 (PL/2022/05168) and this permission was subsequently varied in August 2023 (PL/2023/05034) and July 2025 (PL/2025/04090). The latest planning permission PL/2025/04090 has been implemented and the dwelling is under construction.
- 1.3 The Applicant has purchased a small piece of land measuring approximately 20 square metres from the owner Dhuli Fou and wishes to include this land within the plot and to enable the erection of a detached garage with space above for purposes ancillary to the dwelling. Full permission is therefore sought for the dwelling as approved, with no changes, and the garage with the small area of additional land.
- 1.4 The dwelling under construction has an exemption from the Community Infrastructure Levy as a self-build project and the Council's CIL Officer has confirmed that this exemption will carry over with this permission for the dwelling. A CIL exemption will be claimed for the floorspace of the proposed garage which, for the avoidance of doubt, has yet to commence.

2.0 POLICY CONTEXT

Development Plan

3.1 The Core Strategy adopted in January 2015 and the Site Allocations Plan adopted in February 2020 form the development plan for this proposal. The following development plan policies are relevant to this application:

- Core Policy 1 (Settlement Strategy)
- Core Policy 2 (Delivery Strategy)
- Core Policy 50 (Biodiversity and Geo-Diversity)
- Core Policy 51 (Landscape)
- Core Policy 57 (Ensuring High Quality Design and Place Shaping)
- Core Policy 62 (Development Impacts on the Transport Network)
- Core Policy 67 (Flood Risk)

Other Material Planning Considerations

- National Planning Policy Framework (December 2024):
 - Chapter 2 (Achieving Sustainable Development)
 - Chapter 4 (Decision-Making)
 - Chapter 5 (Delivering a Sufficient Supply of Homes)
 - Chapter 9 (Sustainable Transport)
 - Chapter 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change)
 - Chapter 15 (Conserving and Enhancing the Natural Environment)
- Planning Practice Guidance
- Cranborne Chase National Landscape Management Plan 2019 – 2024
- DEFRA Guidance for relevant authorities on seeking to further the purposes of protected landscapes (December 2024)

3.0 ANALYSIS OF RELEVANT PLANNING CONSIDERATIONS

Principle of Development

- 3.1 The planning permission for the new dwelling has been implemented and the additional 20 square metres of land being incorporated into the plot that formed part of the residential curtilage of Dhuli Fou does not involve the encroachment of development into the “open” countryside. The proposed garage and roofspace will be for purposes ancillary to the new dwelling which can be conditioned and the principle of development is therefore acceptable.

Character of the Area and the National Landscape

- 3.2 The Council’s grant of planning permission for the new dwelling confirmed that the development of the plot would have a neutral impact on the character of the area and the Cranborne Chase National Landscape.
- 3.3 The scale and design of the proposed garage will be subordinate to the new dwelling and the use of locally distinctive materials, coupled with the retained roadside vegetation that will screen and filter views of the garage within the street scene, will ensure that the development in-keeping with the character of the area, without affecting the wider National Landscape.
- 3.4 The proposal will therefore preserve the character of the area and the National Landscape in accordance with Core Strategy Policies 51 and 57 and Chapters 12 and 15 of the National Planning Policy Framework (the Framework).
- 3.5 In line with the DEFRA Guidance, the proposed development has sought to further the statutory purposes of the National Landscape by minimising the impact and avoiding harm to fulfil the statutory duty under Section 245 of the LURA 2023.

Residential Amenity

- 3.6 This application does not alter the approved plans for the dwelling and the garage will not affect the light and privacy enjoyed by the occupants of neighbouring properties. The owners of Dhuli Fou sold a small parcel of their land to the Applicant for the garage and have no objection to it. As such, the proposal complies with Core Strategy Policy 57 and Chapter 12 of the Framework in respect of residential amenity.

Highway Safety

- 3.7 The planning permissions granted for the development of the site confirm that the new vehicular access is safe and suitable in accordance with Core Strategy Policy 62 and Chapter 9 of the Framework.

Ecology and Biodiversity

- 3.8 The development is being carried out in accordance with an Ecological Appraisal which confirmed that the site does not affect any protected or priority species and habitats, and included enhancement measures.
- 3.9 The proposal is exempt from statutory Biodiversity Net Gain (BNG) because the site is below 0.2 hectares and the Ecological Appraisal confirms there are no priority habitats on the site.
- 3.10 The proposal will therefore have a neutral impact on ecology and biodiversity in accordance with Core Strategy Policy 50 and Chapter 15 of the Framework.

Flood Risk

- 3.11 The previous permissions confirm that the site is not at risk of flooding from any sources and Building Regulations-compliant soakaways will ensure that surface water is appropriately drained. As such, the proposal complies with Core Strategy Policy 67 and Chapter 14 of the Framework.

4.0 PLANNING BALANCE AND CONCLUSION

- 4.1 The proposed dwelling has already been approved and the proposed garage will be in-keeping with this dwelling, without causing any adverse impacts to interests of acknowledged importance.
- 4.2 This Statement demonstrates that the proposal complies with relevant policies in the development plan and the Council is therefore respectfully requested to grant permission in accordance with the statutory planning balance set out in paragraph 11 (c) of the Framework.