

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03657
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Oakfield House, Donhead St Andrew, Shaftesbury, SP7 9ER
DEVELOPMENT DESCRIPTION:	Proposed alterations to second floor including insertion of two dormer windows
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the insertion of two flat-roof dormer windows, one on the north elevation and one on the south elevation of Oakfield House. The dormers would provide an additional dormer window to each of the second-floor attic bedrooms.

SITE DESCRIPTION/CONTEXT

Oakfield House is a two storey detached dwelling accessed from New Road via a private driveway. The property sits within a generous residential curtilage, with a number of outbuildings located to the south of the main dwelling. Oakfield House was approved as a replacement dwelling under planning permission S/2012/0223 and replaced the former dwelling known as 'Brickyard Corner'. Since its construction, the property has been the subject of several Section 73 applications, most notably 13/03203/VAR, which authorised the creation of bedrooms within the attic space.

The site is located at the northern end of the Small Village of Donhead St Andrew, outside the main built-up area but within a loose cluster of residential properties. Donhead St Andrew does not have a defined settlement boundary under Core Policies 1, 2 and 27 of the Wiltshire Core Strategy. The site also lies within the Cranborne Chase National Landscape.



PLANNING HISTORY

Proposal / Summary
S/2012/0223 - Full planning permission Decision - Approve with Conditions Date: 26/6/2012 – Demolition of existing house, garage and workshop building, construction of new house and garage complete with site services and new vehicle access from new road
13/01173/VAR - Removal/variation of conditions Decision - Refused Date: 29/7/2013 – Variation of Condition 10 of approved application S/2013/0427 (pursuant to S/2012/0223 demolition of existing house, garage and workshop building, construction of new house and garage complete with site services and new vehicular access from New Road) to
S/1990/0134 - Full planning permission Decision - Approve with Conditions Date: 14/3/1990 – EXTENSION TO FORM GARAGE, UTILITY AND SHOWER AND CONSTRUCTION OF VEHICULAR ACCESS
S/2013/0427 - Removal/variation of conditions Decision - Approve with Conditions Date: 14/5/2013 – Vary Condition 14 of approved application S/2012/0223 (demolition of existing house, garage and workshop building, construction of new house and garage complete with site services and new vehicle access from new road) to change the location the design of
13/03203/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 23/10/2013 – Variation of Condition No. 10 of Planning Permission S/2013/0427 (pursuant to S/2012/0223 for 'Demolition of existing house, garage and workshop building, construction of new house and garage complete with site services and new vehicular access from Scott
13/02454/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 18/9/2013 – Variation of Condition No.10 of Planning Permission S/2013/0427 (pursuant to S/2012/0223 for 'Demolition of existing house, garage and workshop building, construction of new house and garage complete with site services and new vehicular access from Scotts
14/03681/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 26/6/2014 – Variation of Condition 10 of 13/03203/VAR to alter the approved site access and re-instate the access at the south west corner of the site
16/04798/FUL - Full planning permission Decision - Approve with Conditions Date: 20/7/2016 – Proposed new tennis court and change of use of land to south and east of Oakfield House from agricultural to residential use
PL/2022/04627 - Householder planning permission Decision - Withdrawn by Applicant Date: 4/7/2022 – Proposed insertion of dormer windows to Garage
PL/2026/00910 - Lawful development: Proposed use Decision - Withdrawn by Applicant Date: 2/3/2026 – Certificates of lawful development for the Insertion of two new dormer windows to side elevations (South and North), to match existing dormers, and additional window to North elevation.
PL/2022/00572 - Removal/variation of conditions Decision - Approve with Conditions Date: 14/6/2022 – Variation of condition 2 (bat roosts) on 13/03203/VAR to allow for different position than originally approved.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Tisbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Donhead St Andrew Parish Council: no comment – it the following text received:

‘The Parish Council will not be making a comment.’

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."

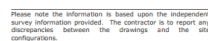
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and impact on the character and context of the area, and Cranborne Chase National Landscape

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development is of a high standard of design that responds positively to local character and distinctiveness. In addition, Core Policy 51 requires development to protect, conserve and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated landscapes such as National Landscapes. Paragraph 189 of the National Planning Policy

The proposal comprises the insertion of two modest flat-roof dormer windows, one within the north roof slope and one within the south roof slope of the existing dwelling. The dormers would be of a scale and design that reflects the existing dormer windows on the dwelling and would be constructed using matching materials. They would appear as subordinate additions to the host dwelling and would not dominate the roof slopes or appear incongruous within the overall design of the property. As such, the proposal would maintain the character and appearance of the dwelling and accords with the design objectives of Core Policy 57 and Appendix D of the Wiltshire Design Guide.

Accordingly, the proposal is considered acceptable in design terms and would not result in harm to the character of the area or the Cranborne Chase National Landscape. It therefore complies with Core Policies 51 and 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the National Planning Policy Framework.

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PLANNING

regulations and to comply with the relevant codes of practice and British Standards.

Please note the information is based upon the independent survey information provided. The contractor is to report any discrepancies between the drawings and the site configurations.



A horizontal beam of total length 5m is shown. A coordinate x starts at the left end (0) and ends at the right end (5m). A uniformly distributed load of 10 kN/m is applied downwards between $x = 1$ and $x = 2$. The beam is supported at both ends.

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Proposed north facing dormer



Proposed south facing dormer



Amenity

Core Policy 57 of the Wiltshire Core Strategy requires development to be designed so that it does not unacceptably harm the amenities of neighbouring occupiers. Similarly, paragraph 135(f) of the National Planning Policy Framework seeks to ensure that development provides a high standard of amenity for existing and future users.

Given the modest scale of the proposed dormers and the separation distances to neighbouring properties, the proposal would not give rise to any overbearing, overshadowing or loss of light impacts. The principal consideration is therefore whether the proposed dormers would result in unacceptable overlooking or loss of privacy.

The proposed south-facing dormer would overlook the applicant's own rear garden and land within the applicant's ownership. Beyond this, neighbouring dwellings are located at a considerable distance from the application site. As such, the south dormer would not result in any material overlooking or loss of privacy to neighbouring occupiers.

In respect of the proposed north-facing dormer, views would be obtained towards neighbouring properties including Hersanmine, Scotts Hill House and Amethyst. All of these dwellings are separated from Oakfield House by New Road and Scott's Hill, which provides a degree of physical separation between the properties. It is not considered that the proposal would result in an unacceptable amenity impact to the occupiers of these neighbouring dwellings.

Hersanmine is located approximately 30 metres from the proposed dormer, whilst Scotts Hill House and Amethyst are situated approximately 50 metres from the application property. These separation distances are substantial and significantly reduce the potential for harmful overlooking. Furthermore, the dormer itself would be modest in scale and would serve an existing bedroom within the dwelling rather than creating a new area of intensive use.

The outlook from the north dormer would predominantly be towards New Road/Scott's Hill and the established boundary vegetation that separates neighbouring plots. Views towards Hersanmine would be partially screened by the existing gable projection of Oakfield House, whilst the orientation of the buildings limits opportunities for direct views into habitable room windows. Similarly, the relationship with Scotts Hill House, combined with the separation distance, intervening highway and existing boundary treatments, would prevent any meaningful overlooking.

Amethyst is a detached bungalow which benefits from a high degree of privacy due to established boundary planting. The proposed dormer would primarily afford views of boundary treatments and roofscape, rather than direct views into habitable rooms or private garden areas. Consequently, the existing level of privacy enjoyed by occupiers of Amethyst would be maintained.

When considered in the round, the proposal would not result in any unacceptable overlooking, loss of privacy or other adverse impact on neighbouring amenity. The development therefore accords with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the National Planning Policy Framework.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect biodiversity and ensure that development does not result in harm to protected species or habitats. Similar objectives are set out within the National Planning Policy Framework.

The application was accompanied by a Preliminary Roost Assessment (PRA) which concluded that the dwelling has negligible potential to support roosting bats and that no further survey work is required. Notwithstanding this, bats and their roosts remain protected under separate legislation and an informative is recommended to remind the applicant of their responsibilities should evidence of protected species be encountered during the course of works.

Accordingly, it is not considered that the proposed development would result in harm to protected species or biodiversity interests. The proposal therefore complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

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 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 be begun 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 and documents:

- Application form – date received: 09/06/2026
- Location plan – (ref: 25 / 850 / E001) – date received: 09/06/2026
- Proposed site plan – (ref: 25 / 850 / P002 – A) – date received: 19/06/2026
- Proposed east elevation – (ref: 25 / 850 / P210 – A) – date received: 09/06/2026
- Proposed north elevation – (ref: 25 / 850 / P213 – A) – date received: 09/06/2026
- Proposed south elevation – (ref: 25 / 850 / P211 – A) – date received: 09/06/2026
- Proposed roof plan – (ref: 25 / 850 / P202 – A) – date received: 09/06/2026
- Proposed west elevation – (ref: 25 / 850 / P212 – A) – date received: 09/06/2026
- Proposed second floor plan – (ref: 25 / 850 / P201 – A) – date received: 09/06/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.

Informatives

Bats (Protected species)

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). It is an offence to deliberately capture, injure, kill or disturb bats, or to damage or destroy a bat roost, whether or not bats are present at the time. Planning permission does not provide a defence against prosecution under this legislation. If bats, or evidence of bats, are found at any stage of the development, work must cease immediately and advice should be sought from a suitably qualified ecologist. Any works affecting bats or their roosts may require a European Protected Species Licence from Natural England before proceeding.