

Planning Statement Addendum

Application Reference: PL/2026/03866

Site Address:

Sally's Garden
Dinton Road,
Fovant,
Salisbury
SP3 5JW

Proposal

Proposed single storey forward facing extension together with the installation of 2 Velux roof lights and a casement window on the side elevation to for a Day Room

This addendum has been prepared in response to the comments submitted by Fovant Parish Council and should be read alongside the original Planning, Design and Access Statement.

1. Site Context

The application property comprises a detached bungalow constructed circa 1970 as part of a small infill development of five dwellings on former allotment land. The site forms part of an established residential frontage along Dinton Road.

The dwelling is set on gently rising land, approximately 2 metres above carriageway level, which influences its visual relationship with the street and surrounding properties.

2. Building Line

The Parish Council asserts that the proposal would breach an established building line. However, the character of development along this part of Dinton Road does not reflect a rigid or uniform alignment.

The submitted block plan and Ordnance Survey mapping demonstrate that the proposed extension does not project beyond the forward-most elevations of neighbouring dwellings and sits comfortably within the existing pattern of development. The varied siting of properties, combined with changes in ground level, reinforces the absence of a consistent building line.

The proposal therefore accords with the spatial characteristics of the street scene and does not result in harm.

3. Character and Appearance (Core Policy 57)

Core Policy 57 requires development to respond positively to local distinctiveness and conserve the character of the area.

The proposed extension is modest in scale, subservient to the host dwelling, and adopts a form and roof profile consistent with the existing building. It integrates with the established built form and reflects the varied, informal pattern of development that defines this part of the village.

The proposal does not introduce incongruous or visually dominant features and preserves the character and appearance of the area in accordance with Core Policy 57.

4. Landscape Considerations (Core Policy 51 & National Landscape)

Core Policy 51 seeks to protect the landscape character of designated areas, including the Cranborne Chase National Landscape, ensuring that development conserves and enhances natural beauty.

The site lies within an established residential context where built form is already the defining characteristic. The proposed extension represents a modest addition within the domestic curtilage and will not result in wider landscape harm.

The Cranborne Chase National Landscape Partnership Plan (2025–2030) places emphasis on conserving dark skies and tranquility. In this regard, the scale and nature of the proposal is such that it will not materially affect these qualities.

5. Rooflights and Lighting Impact

The Parish Council raises concerns regarding rooflights and potential light spill.

However, photographic evidence submitted with the application demonstrates that rooflights are a common and established feature within the immediate vicinity, with multiple examples on neighbouring dwellings. The proposal is therefore consistent with the prevailing pattern of development.

A requirement for a full lighting impact assessment would be disproportionate for a domestic extension of this scale. Notwithstanding this, the applicant is willing to accept a condition requiring low transmittance glazing and the provision of internal blackout blinds to minimise light spill, thereby aligning with the objectives of the National Landscape Partnership Plan.

6. Conclusion

The proposal represents a modest and contextually appropriate form of development within an established residential frontage.

It does not breach any consistent building line, preserves the character and appearance of the area in accordance with Core Policy 57, and does not result in harm to the wider landscape or National Landscape designation having regard to Core Policy 51 and the Cranborne Chase National Landscape Partnership Plan (2025–2030).

Any limited concerns relating to light spill can be adequately addressed through proportionate planning conditions.

The Parish Council's concerns are not substantiated by the evidence or policy context, and the application is therefore considered acceptable in planning terms. Approval is respectfully requested.

