

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04165
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Apple Cottage, Lower Wincombe Lane, Donhead St Mary, Shaftesbury, SP7 9DB
DEVELOPMENT DESCRIPTION:	A retrospective planning application for the erection of a small timber-framed garden room at Apple Cottage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the retrospective erection of a timber outbuilding within the front garden area of Apple Cottage for ancillary use to the main dwellinghouse.



SITE DESCRIPTION/CONTEXT

The site is located along Lower Wincombe Lane. The property is a detached residential dwelling with the outbuilding positioned set back within the site.

The application site is subject to the following planning policy constraints:

- National Landscape

PLANNING HISTORY

Proposal / Summary
N/A

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 61: Transport and New Development

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

Parish/Town Council: No objection

REPRESENTATIONS

Two objection letters were received raising the following concerns:

- Overdevelopment of the site
- Creation of an additional dwelling
- Setting a precedent
- Impact upon character and appearance of the area
- Residential amenity
- Parking
- Building regulations

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 upon the upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

It appears that the position of the outbuilding occupies an area on which a garden shed previously stood. Although larger, the outbuilding sits comfortably within the area and is not considered to result in a cramped or congested plot with the parking area remaining unaltered. The structure remains single storey and has been constructed in materials considered sympathetic to the setting.

The overall scale and design of the structure is appropriate for such a common addition within residential settings. The position is well stepped back from the highway, and although it can be seen when approaching the site from Wincombe Lane its single storey scale and set back position ensures it is not overbearing or dominant within the plot.

The concerns raised by third parties have been carefully considered and officers note the concerns in relation to the description of the outbuilding as a 'garden room' when it is being used for overnight accommodation.

Such an outbuilding can be used as additional incidental living spaces where used ancillary to the main use of the house. It is confirmed that the outbuilding is not self-contained in that it does not have any bathroom or kitchen facilities and therefore is not considered to be a separate dwelling. The outbuilding remains intimately linked to the main dwellinghouse. The outbuilding would not have any independent address, and a condition can be imposed upon any approval ensuring its use remains ancillary only.

Concerns have been raised in relation to the requirement of building regulations. This is not a planning consideration and is covered by separate legislation.

In relation to setting a precedent. Each application is determined on their own merit and therefore any approval is not considered to set a precedent.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The application site has two immediate neighbouring properties being Rowan House to the South-West and Moochers Roost to the East.

The outbuilding being single storey in scale and being stepped back approx. 1m from the shared boundary ensures the addition is not overbearing and would not result in any overshadowing or loss of light.

The window arrangement does include high level windows within South and West elevations. The West elevation window has been annotated upon the submitted plans as also being obscure glazed and officers note that within the planning statement reference is made to both the West and South windows being obscure glazed:

High-cill windows are provided on the west and south elevations, with obscured glasses, which serves to preserve privacy to adjoining properties.

These windows are therefore not considered to pose any harm in terms of any potential overlooking or loss of privacy, and a condition can be imposed upon any approval ensuring these remain obscured for the lifetime of the development.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

It appears that the site has off road parking provision for two vehicles. Parking provision is considered to be adequate with the outbuilding being ancillary restricted.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The site lies within the Cranbourne Chase National Landscape. The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the area and would it be read in the context of the existing built form.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 of the NPPF in conserving and enhancing the National Landscape.

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 highway safety which would warrant a refusal.

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 carried out in accordance with the following approved plans and documents

261045-01 Location and site plan received 03/07/26
261045-07 Existing North Elevation received 03/07/26
261045-05 Existing garden room sections received 03/07/26
261045-04 Garden room elevations received 03/07/26
261045-02 Former and existing site plans received 03/07/26
261045-03 Garden room plan received 03/07/26
261045-06 Existing east elevation received 03/07/26

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

2. The outbuilding/accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Apple Cottage and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

3. The windows within the West and Southern elevations shall be glazed with obscure glass only [to an obscurity level of no less than level 5 and the windows shall be permanently maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.