

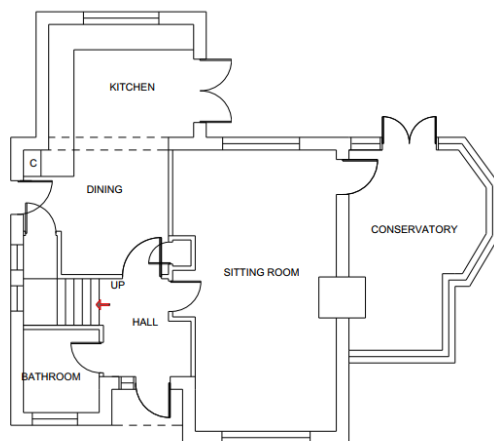
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02807
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Rowans, Higher Coombe, Donhead St Mary, Shaftesbury, SP7 9LS
DEVELOPMENT DESCRIPTION:	Proposed single storey side extensions, two storey rear extension and alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

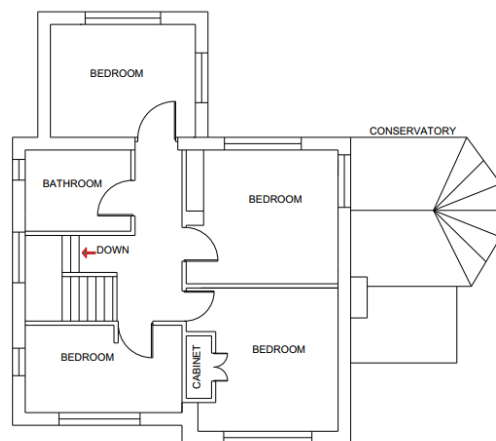
PROPOSAL

The proposal seeks planning permission for a two-storey rear extension and two, single-storey side extensions. Revised proposals, removing a two-storey side extension, were received 28.07.2026 and a new 21-day consultation period was undertaken.

Existing Plans

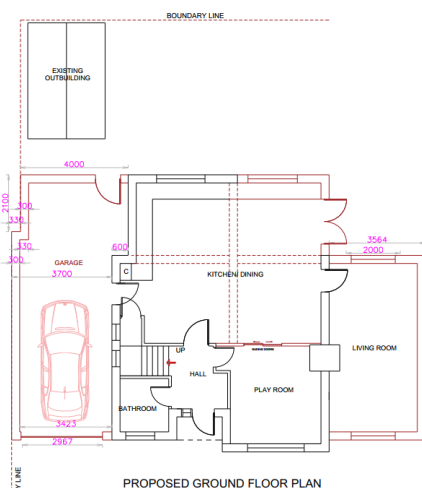


EXISTING GROUND FLOOR PLAN

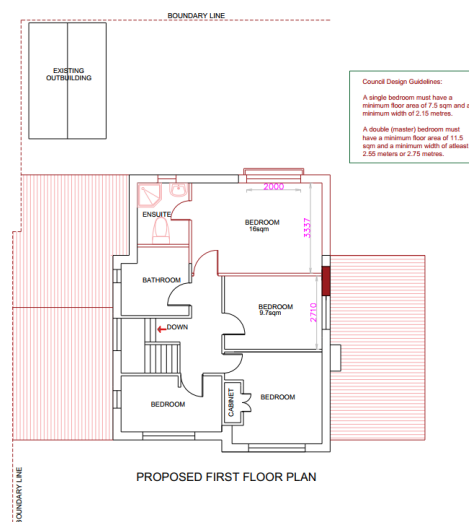


EXISTING FIRST FLOOR PLAN

Proposed Plans



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Council Design Guidelines:
A single bedroom must have a minimum floor area of 7.5 sqm and a minimum width of 2.15 metres.
A double (master) bedroom must have a minimum floor area of 11.5 sqm and a minimum width of at least 2.55 metres or 2.75 metres.

Existing elevations



Proposed elevations



SITE DESCRIPTION/CONTEXT



The application site relates to a detached, two-storey dwelling located in the countryside, in a small hamlet called Higher Coombe, 1.5km to the east of Shaftesbury, 1km west of the Large Village of Ludwell, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP27 (Spatial Strategy for the Tisbury Community Area).

The dwelling sits centrally within a large plot, bounded by the road to the west, residential neighbours to the north and south, and open countryside to the east.

There is a driveway to the north of the dwelling, leading to a lean-to covered car port and a small, detached, brick outbuilding. There is a two-storey extension on the east of the dwelling and a conservatory on the south elevation.

The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and Cranborne Chase & West Wiltshire Downs National Landscape. The site is within Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
S/1996/0456 - Full planning permission Decision - Approve with Conditions Date: 21/5/1996 – Erection of brick-built workshop for domestic use
S/1999/0917 - Full planning permission Decision - Approve with Conditions Date: 30/7/1999 – TWO STOREY EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Spatial Strategy for the Tisbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

Saved policies of the Salisbury District Local Plan:

H31 – Extensions to existing dwellings in the countryside

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Highways Officer: No Objection

Access and Parking

The dwelling is currently served by an existing vehicular access which has parking within the driveway for two cars.

The proposed single garage is of appropriate dimensions to be considered as a further car parking space.

The current car parking standards require the provision of three car parking spaces for a 4- bedroom dwelling, and therefore the level of parking achieved as a result of the development would accord with these standards.

Summary and Recommendations

The proposals would provide extensions and internal alterations to the dwelling, with no alterations to the means of vehicular access.

The access and parking provision is considered acceptable for the size of dwelling.

It is therefore recommended that no highway objection is raised.

Parish/Town Council: : Initial comment - Objection

Rowans is one of four good sized detached properties forming a row of west facing houses along this lane. Although there is space around the house to extend, the proposed two storey extension on the north side will impact the neighbouring property significantly, both visually and by reducing natural light from the South. The

proposed gable wall would create a significant featureless brick wall and the extension will appear to be squeezed-in between the boundary and existing house. It will dominate the access and front of Mountfield. The proposed 'Juliet' balcony on the rear of the extension will also intrude on the privacy the rear garden of Mountfield.

Overall the proposal creates a sense of 'cramming' by the adjoining property and would have an adverse impact on the character of the lane which is partially created by the feeling of space between the houses.

Following receipt of amended drawings - No objection

The Parish Council objected to the original plans for this application.

The updated proposal is considered to be much more acceptable and reduces the impact on the neighbouring property.

The original objection is withdrawn and replaced with 'No Objection'.

REPRESENTATIONS

One response was received, objecting to the original submission:

*Higher Coombe is in the Cranborne Chase AONB
All the properties in this vicinity are situated almost centrally to their plots.
This extension will result in a large gable wall on the boundary with Mountfield.
This will create an unbalanced setting and will mean the destruction of the boundary hedge.
The proposed extension will be intrusive and overpowering visually to Mountfield .
Loss of hedge/screen/and division between properties.
The existing car port is below and behind the boundary hedge and is not intrusive to Mountfield*

No representations were received for the revised proposals.

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 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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

Saved Policy H31 of the Salisbury District Local Plan permits extensions to dwellings in the countryside where they are subservient in size to the existing dwelling and plot, are in keeping with the character of the original dwelling through the use of complementary materials, and do not result in the creation of a separate dwelling.

The proposed development comprises the construction of a two-storey rear extension and two, single-storey side extensions.

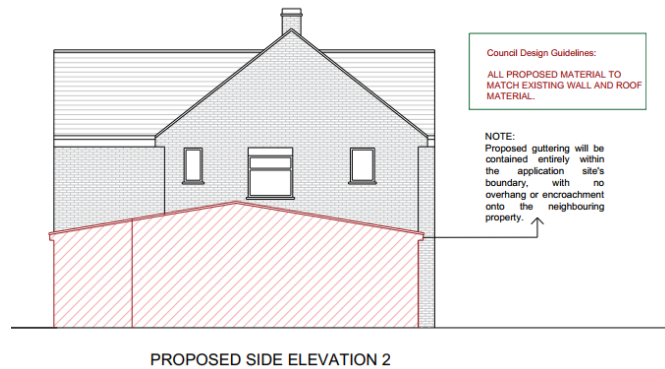
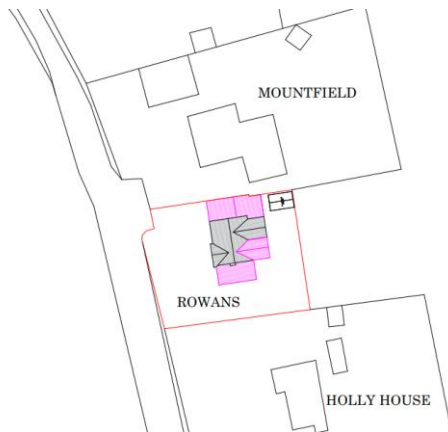
The acceptability of each of the proposals is discussed in turn as follows:

Single-storey garage extension on north elevation

The original submission proposed a two-storey extension against this shared boundary, following concerns from the Planning Officer and objections from the neighbour, this has been reduced to a single storey extension.

There is an existing lean-to carport of the north elevation, this is proposed to be demolished and a single-storey side extension on the north elevation is proposed to accommodate a garage. The side extension is proposed to be built up against the north shared boundary with 'Mountfield'. Whilst it would be preferable for there to be a distance maintained to the boundary, the proposed garage is single storey, with a low dual pitch roof. Rear access is possible on the south side. No windows are proposed on the north boundary and it replaces an existing a car port, there is also a single storey brick outbuilding along this boundary. It is also noted that 'Mountfield' have their driveway and garage on the other side of the boundary, the main dwelling sitting approximately 34m to the north of the boundary. The proposed garage is of an acceptable scale and design.

Proposed site plan and proposed north elevation



Two storey rear extension

A two-storey rear extension is proposed on the east elevation. This would accommodate a larger kitchen/dining area at ground level and an ensuite and extension to a bedroom at first floor. The property would retain four bedrooms. The proposed extension would have a gable end, the same depth and height as the existing two storey extension approved by S/1999/0917. The proposed two-storey extension on this, south east corner of the dwelling, away from shared boundaries is an improvement on the initial scheme submitted. A set of glazed doors with a Juliet balcony are proposed on the first floor of the extension.

Proposed east elevation



The proposed extension is substantial in scale but the form and height, matching that of a previous extension, combined with the siting on the rear of the dwelling, away from shared boundaries, within a large plot it is therefore considered acceptable.

Single storey side extension on south elevation

The existing conservatory is proposed to be demolished and a single-storey, lean-to extension is proposed on the south elevation. This would measure 3.56m x 6.38m and accommodate a living room. Windows are proposed in the east and west elevations. The proposed extension is considered subservient in scale and acceptable.

The proposed external materials comprise facing brickwork and roof tiles to match the existing dwelling. These materials are considered appropriate and would ensure that the extensions integrate satisfactorily with the host property.

It is considered that the revised scheme, although still a substantial extension is acceptable, provided an improved scheme and addressed issues previous concerns relating to massing a neighbour amenity. The property is within a large plot and the extensions are proportionate to this. The proposed pitched roofs and gable end of the two-storey extension, would respond positively to the character and appearance of the existing dwelling. The locality comprises several detached dwellings of difference styles, so the proposals are considered acceptable within this wider area.

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

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.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

The application site lies within the Cranbourne Chase and West Wiltshire Downs National Landscape. The side extensions would be visible from public views, albeit set back from the road and behind boundary wall/fences and vegetation. The proposed extensions would be read in the context of the host dwelling, using materials that reflect the local vernacular. The proposals include the removal of a glazed conservatory and no rooflights are proposed, as such within this residential setting this is not considered to impact on the Dark Sky Reserve. As there would be no encroachment into the open countryside, the proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the

environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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 proposed development comprises the construction of a two-storey rear extension and two, single-storey side extensions. Rowans is a detached dwelling, that sits centrally to its plot. There is a residential neighbour to the north 'Mountfield' and to the south 'Holly House'. To the east and west are fields.

The proposals have the potential to impact upon the occupiers of Mountfield by reason of its location.

The original submission proposed a two-storey extension in this location. Objections were received from the occupiers of Mountfield and the Parish Council, raising concerns regarding the scale and siting of the originally proposed two-storey northern extension, including its potential overbearing impact, loss of light, impact on privacy, and erosion of the spacious character of the area.

Original submission



Revised elevations



Revised proposals were received, with the revised layout removing the two-storey extension on the north side, replacing it with a single storey garage. As discussed above, it would be preferable for the garage extension to maintain a gap to the shared boundary, however, the proposed garage is single storey, with a low dual pitch roof. No windows are proposed on the north boundary and there is already a car port and a single storey brick outbuilding along this boundary. It is also noted that 'Mountfield' have their driveway and garage on the other side of the boundary and the main dwelling sits approximately 34m to the north of the boundary. Given the single-storey scale of the revised garage extension, its limited height, absence of openings in the north elevation, and the relationship with Mountfield's garage and driveway rather than principal habitable room windows, the proposal is not considered to result in unacceptable overbearing impacts, overlooking, or loss of privacy.

Whilst the application property lies to the south of Mountfield, the proposed garage extension would be single storey and modest in scale. Any additional impact in terms of overshadowing or visual dominance, beyond that arising from the existing dwelling and outbuildings, would be limited and not so significant as to warrant refusal.

The potential removal of the boundary hedge is not a matter requiring planning permission in this instance and therefore carries limited weight in the assessment of this application. Matters relating to boundary ownership, access for construction and party wall arrangements are civil matters outside the remit of the planning system.

The Parish Council confirmed no objection to the revised proposals. No further comments were received from the occupiers of Mountfield.

Due to the single storey nature of the extensions on the south elevation and distance to shared boundaries, it is considered that the proposed development is unlikely to result in any

significant implications for neighbouring amenities in terms of loss of light, privacy or overlooking. A Juliet balcony is proposed on the eastern elevation of the two-storey extension. Given its orientation towards open land to the east and away from neighbouring residential properties, it would not result in harmful overlooking. Furthermore, it replaces an existing first-floor window in a broadly similar position and would not materially increase opportunities for overlooking compared with the existing situation.

The revised scheme has removed the originally proposed two-storey northern extension that gave rise to concerns regarding residential amenity. The replacement single-storey garage extension is modest in scale, contains no openings towards Mountfield and would be positioned adjacent to the neighbouring garage and driveway rather than principal residential accommodation. Taking account of the relationship with surrounding properties, the separation distances involved and the siting and scale of the proposed extensions, the development would not result in unacceptable overlooking, loss of privacy, loss of light, overshadowing or overbearing impacts. A condition removing permitted development rights to insert any additional windows on the north facing elevations will be included to maintain the privacy of 'Mountfield' to the north.

Neighbour concerns are duly noted and have been considered. The revised proposals therefore accord with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

The proposed development would retain sufficient off-street parking to comply with the Council's adopted standards. The proposals will not alter the existing access arrangements. No objection has been raised by the Highways Officer.

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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) but the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

CONCLUSION

The comments received from the Parish Council and neighbour have been carefully considered and are duly noted. For the reasoning as outlined within this report, the revised proposals are considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. The proposals would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety that would justify the refusal of planning permission

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

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:

Location Plan PP-14900861v1, received 30.04.2026

Block Plan Proposed, received 28.07.2026

A-003 rev-P7 Proposed Floor Plans, received 28.07.2026

A-004 Rev-P7 Proposed Roof Plan, received 28.07.2026

A-005 Rev-P7 Proposed Elevations, received 28.07.2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts, amends (with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the north elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.