

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

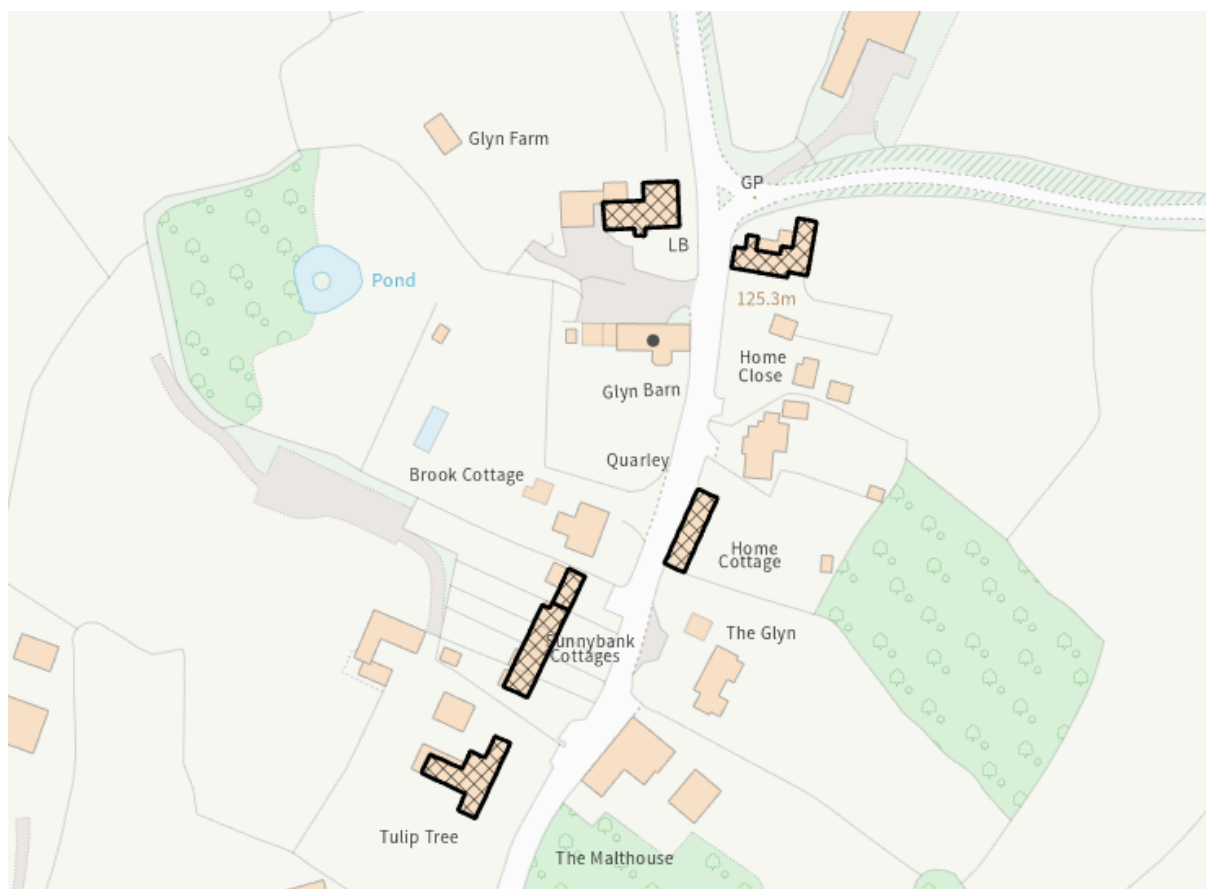
APPLICATION REFERENCE:	PL/2026/04875
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Glyn Barn, Donhead St Mary, Shaftesbury, SP7 9DL
DEVELOPMENT DESCRIPTION:	Single rear dormer to be added to previously converted barn.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single rear dormer to be added to previously converted barn.

SITE DESCRIPTION/CONTEXT

The application site is a detached residential dwelling located within the small village and conservation area of Donhead St Mary. This is not situated within a defined settlement boundary in accordance with Wiltshire Core Strategy (WCS) Core Policy 1, 2, and 27. The application site is surrounded by several Grade II listed buildings. These are shown with a black hatch in the map below.



It lies within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty/National Landscape. The site is located within the lowest risk of flooding and is not in an area with a high risk of ground water or surface water flooding. While the application site is situated within the Hampshire River Avon Catchment area this has no impact on the assessment of the proposed development as this is a householder application for an extension to an existing residential dwelling.

The application site is accessed from the highway on the northeast, this access is shared with the neighbouring residential dwelling on the north, Glyn Farm. It is bordered by the residential gardens associated with Brook Cottage on the south and west.

PLANNING HISTORY

Proposal / Summary
PL/2022/07705 - Householder planning permission Decision - Approve with Conditions Date: 2/12/2022 – Single rear dormer to be added to previously converted barn.
17/03783/FUL - Full planning permission Decision - Approve with Conditions Date: 5/7/2017 – Create bedrooms and bathroom over existing garage; form open fronted garaging and log store; replace garage thatch roof and link with slate
S/2001/1221 - Full planning permission Decision - Approve with Conditions Date: 23/8/2001 – SINGLE STOREY EXTENSION
S/1988/0163 - Full planning permission Decision - Approve with Conditions Date: 16/3/1988 – PARTIAL RECONSTRUCTION AND CONVERSION OF BARN TO SINGLE DWELLING WITH SINGLE STOREY GARAGE AND UTILITY EXTENSION
S/1988/1881 - Full planning permission Decision - Approve with Conditions Date: 23/11/1988 – CHANGE TILED ROOF TO THATCHED ROOF TO MATCH ADJACENT FARMHOUSE
S/1986/1189 - Full planning permission Decision - Approve with Conditions Date: 24/9/1986 – DEMOLITION OF EXISTING MILKING PARLOUR AND CONVERSION OF REDUNDANT STONE BARN TO PRIVATE DWELLING

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Spatial Strategy: Tisbury Community Area
- Core Policy 51: Landscape Conservation
- Core Policy 57: Ensuring High-Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Salisbury District Local Plan 'saved' policies

C24 - Extensions to buildings in the countryside

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

The Planning (Listed Building and Conservation Area) Act 1990

Section 66

Section 72

Cranbourne Chase Partnership Plan 2025-2030

CONSULTATION RESPONSES

Donhead St Mary Parish Council: No Objection.

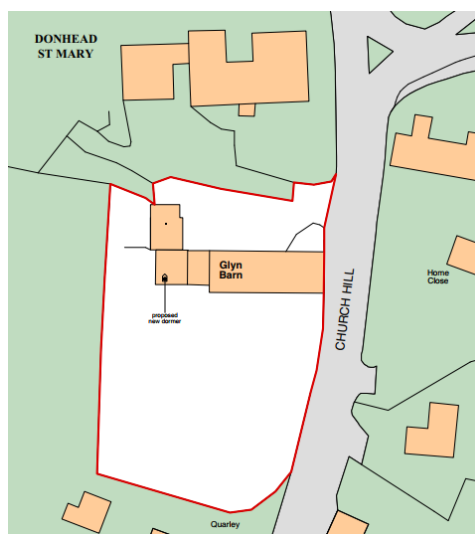
REPRESENTATIONS

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."



Proposed dormer

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 conservation 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.

The application site consists of a residential dwelling which was converted from a barn after planning permission with reference: S/1986/1189. Over the years there have been several applications for alterations to the dwelling. The most recent application was reference PL/2022/07705 which approved a single rear dormer which is exactly the same as this application. However, this permission lapsed and no work commenced on site.

This application proposes a single rear dormer identical to the approved single rear dormer in 2022. The materials of the dormer are proposed to be natural slate, traditionally detailed painted joinery to match the existing host dwelling. The proposed dormer will match the existing adjacent dormer in scale, size, massing and use of materials. This therefore ensures that the dormer will be in keeping with the host dwelling and would not be detrimental to the character of the conservation area and the sitting of the adjacent listed buildings. The rear dormer is minimal in scale and will not be visible from the wider conservation area from public vantage points as such it is not considered to detrimentally impact the character of the 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.

Amenity

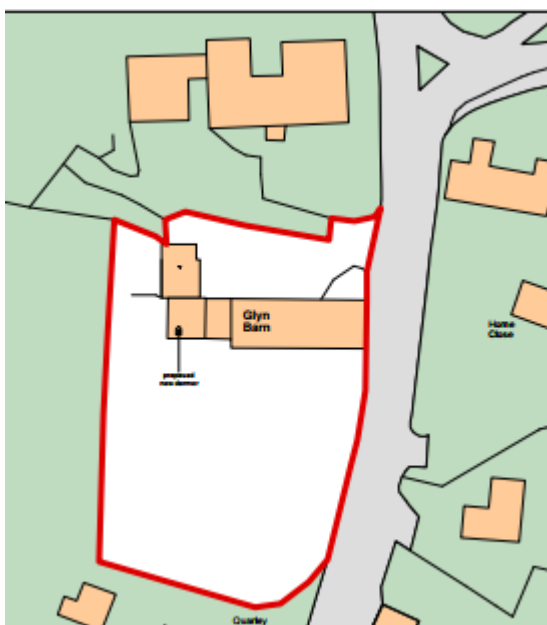
Point vii of Core Policy 57 - Ensuring High-Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

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.

This application proposes a new dormer to be inserted into the south elevation of the existing dwelling. This proposed dormer will be adjacent to an existing dormer to the east of this. This dormer will face the rear garden of the application site with the neighbouring Brook Cottage being approximately 42.7 metres south of the proposed first floor dormer window. The proposed dormer is minimal in scale and will not have an overbearing impact to the residential amenity of the neighbouring dwelling which is at a substantial distance away. There are existing windows adjacent to the proposed dormer, as such any views from the proposed dormer are similar to the existing windows with the neighbouring dwelling at a distance. Lastly, as the dormer is at a distance from neighbouring dwellings no overshadowing will be created by the proposed dormer to neighbouring amenity.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, 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 Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)/ National Landscape (NL). This application proposes the addition of a dormer on the rear elevation of the existing residential dwelling. It is considered that the works are minimal in nature and 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.

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 proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

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 begin 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:

Proposed Floor Plans and Elevations Drawing No. 1318/05B Received: 04/08/26

Location Plan and Site Plan Drawing No. 1318/01A Received: 04/08/26

Heritage, Design and Access Statement Received: 04/08/26

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

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