

Hill Cottage, Stop Street, Fonthill Gifford SP3 6QW

DESIGN STATEMENT AND BIODIVERSITY STATEMENT

PLANNING APPLICATION

1391.E01 PlanningApp V5

Rev: 30/9/2026



SUMMARY OF THE PROPOSALS FOR

Hill Cottage, Stop Street, Fonthill Gifford SP3 6QW

DESCRIPTION OF THE PROPOSAL:

Two storey rear extension of house and single storey car port extension. Alterations to existing terrace garden adjacent to house. Replacement of Pool plant/change building and replacement of stable block with games room outbuilding. New gate to driveway entrance. Replacement of fuel oil tank, replacement of cesspit and foul water treatment plant, replacement of windows.

DESCRIPTION OF THE EXISTING HOUSE:

Hill Cottage is set within an extensive private plot of approximately 3 acres in a rural setting.

The site comprises:

- The existing dwelling
- Large areas of managed lawn
- Ornamental planting and shrubs
- Terraced garden areas to the rear
- An outdoor swimming pool
- Mature woodland located a significant distance from the dwelling (approximately 30 metres or more)

The property sits within a tranquil rural landscape, characterised by low-density development and strong natural features.

DESCRIPTION OF THE LOCALITY:

Fonthill Gifford is a tranquil village shaped by the gentle folds of the Nadder Valley, where rural life is closely tied to the surrounding landscape. Its modest stone cottages and farmhouses sit naturally within hedged plots, reflecting a quiet, organic development over time. The nearby River Nadder and rolling chalk downland create a soft, pastoral setting, often enhanced by mist and seasonal change. Woodland and historic parkland enclose the village, reinforcing a sense of seclusion, continuity, and deep connection to the land.

ACCESS:

Access to the site will remain in the same location, a new gate is proposed to the entrance drive. Entrance to the house will be via a new entrance door with storm porch located on the front elevation. A new internal staircase will provide improved access to the upper floor and improved emergency egress.

USE:

C3 Residential Dwelling - Private dwelling house.

SCALE:

As viewed from the roadside the rear extension will be mainly concealed from view by the existing building. A new extension forming a car porch is proposed alongside the private approach road. To be at a sympathetic scale the rear extension is 4m deep maximum and the same height and materials as the existing house. The car port extension is single storey and matches the eaves height of the existing single storey wing. The car port will be constructed with an oak frame and oak cladding on a brick plinth. As explained in this

PLANNING HISTORY

S/1987/0314 - Decision date 29/4/1987 - Addition of study and garage to replace existing timber garage and woodstore.

PLANNING DESIGNATION:

The site lies within the countryside and is likely within the Cranborne Chase National Landscape (AONB), where great weight is given to conserving and enhancing landscape character.

The proposal has therefore been designed to:

- Respect the existing dwelling and its setting
- Avoid harm to the wider landscape
- Remain subservient to the host building

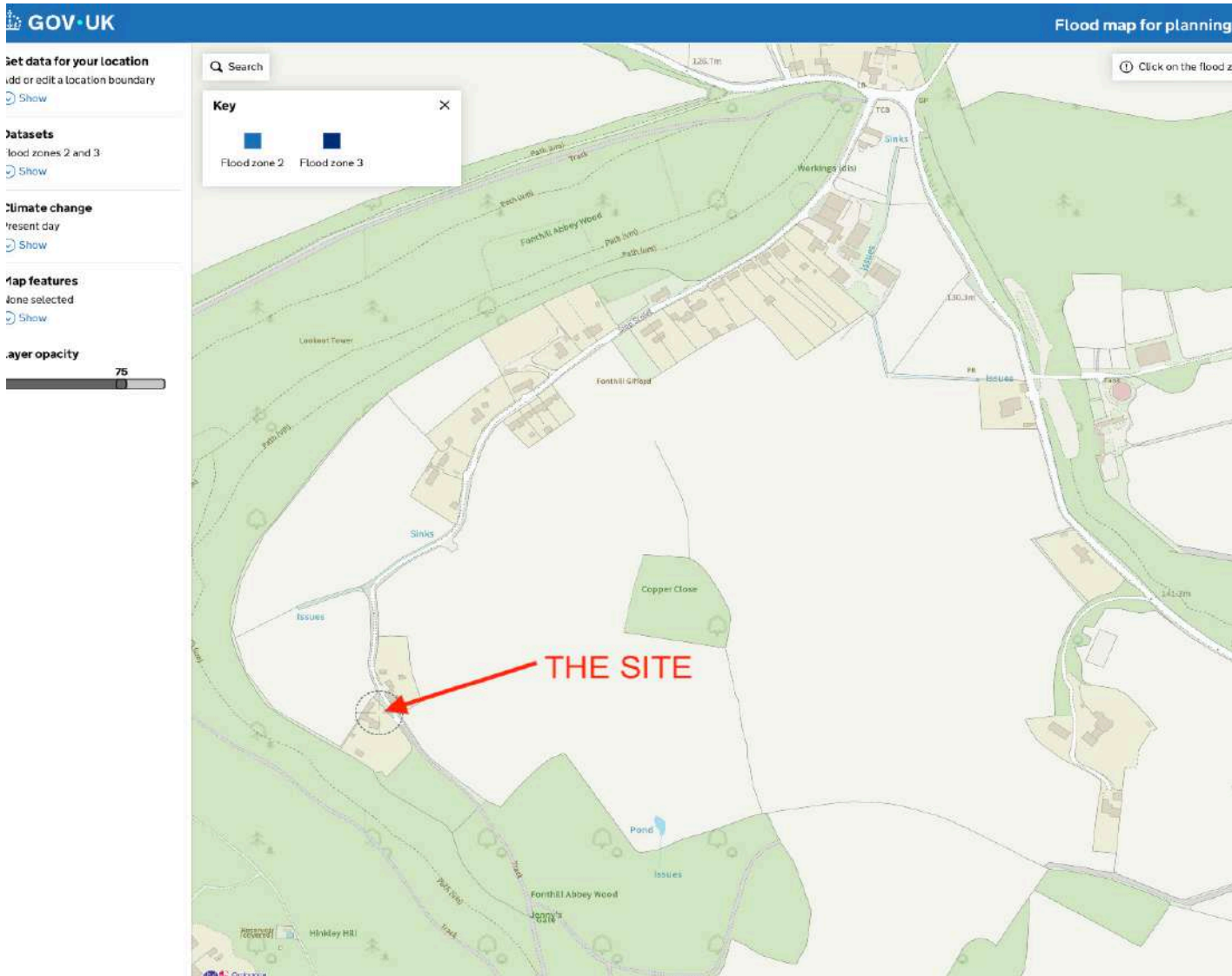


Extract from Historic England Listed Buildings Map - Blue Pins showing locality of Listed Buildings

FLOOD MAP:

The Environment Agency Maps indicate that the Fluvial Flooding designation is Flood Zone 1 (See Map below). Therefore Fluvial flooding is a very low probability at Hill Cottage.

X



ACCESS:

The proposed extension is proportionate to the existing dwelling and is designed to remain subordinate in scale. It does not result in overdevelopment of the site and retains generous garden areas.

LAYOUT:

The extension is located within the immediate curtilage of the house on previously developed or low-value garden land. It does not encroach into the woodland of the Registered Park and Garden or un-developed areas of the wider site.

APPEARANCE:

The design responds to the character of the existing property and will utilise materials that are complimentary in appearance. This approach ensures visual continuity and integration with the host dwelling.

LANDSCAPE IMPACT:

Due to its location adjacent to the existing dwelling and within an established garden setting, the extension will have limited visibility in the wider landscape. No trees, hedgerows, or woodland will be removed or affected. The proposal therefore preserves the character of the National Landscape and the setting adjacent to the RPG.

HERITAGE:

1. Preservation of the setting of the adjacent Registered Park and Garden (Fonthill is a Grade II* RPG). The adjacent boundary of the RPG coincides with the edge of the mature woodland above the garden of Hill House. Because Hill House and its grounds are outside the RPG the proposed alterations at Hill Cottage do not physically impact on the Listed Park. The RPG is behind and above Hill Cottage and its garden. The proposed two storey extension is behind the existing house and is relatively modest in scale and in an architectural style sympathetic to the existing house.

It is built into the bank behind the house thereby having a minimal impact on the setting of the RPG. The proposed car port is located in front of the house and is linked to the existing wing to the west of the house. It is single storey with a duo-pitch roof and constructed in timber with overlapping timber weatherboard siding on a facing brick plinth. The carport has been designed to be subordinate in scale to the existing house. The car port will be largely screened from Stop Street by the existing evergreen hedge. Due to the location of the driveway gateway to Hill Cottage, views of the existing front elevation of the house will be largely unchanged.

2. Impact on Listed Buildings – The nearest Listed Buildings are some distance from Hill Cottage and therefore unlikely to be impacted in any way.

3. Impact on Undesignated Historic Assets. The core of the existing house may have been part of one or two semi-detached cottages possibly associated with the Fonthill Abbey estate. Hill Cottage was apparently modernised in the late 20th Century, the house is not Listed, is not currently identified as a Non Designated Historic Asset and no external features of the original houses are apparent today.

ENVIRONMENTAL CONSIDERATIONS

ECOLOGY AND BIODIVERSITY:

A separate Ecology Statement accompanies this application.

The proposal is exempt from Biodiversity Net Gain requirements and has been designed to avoid ecological impacts.

DRAINAGE:

The proposal includes replacement of the existing domestic sewage treatment unit and cesspit, which will improve environmental performance.

PRE-PLANNING ADVICE

PRE-PLANNING APPLICATION:

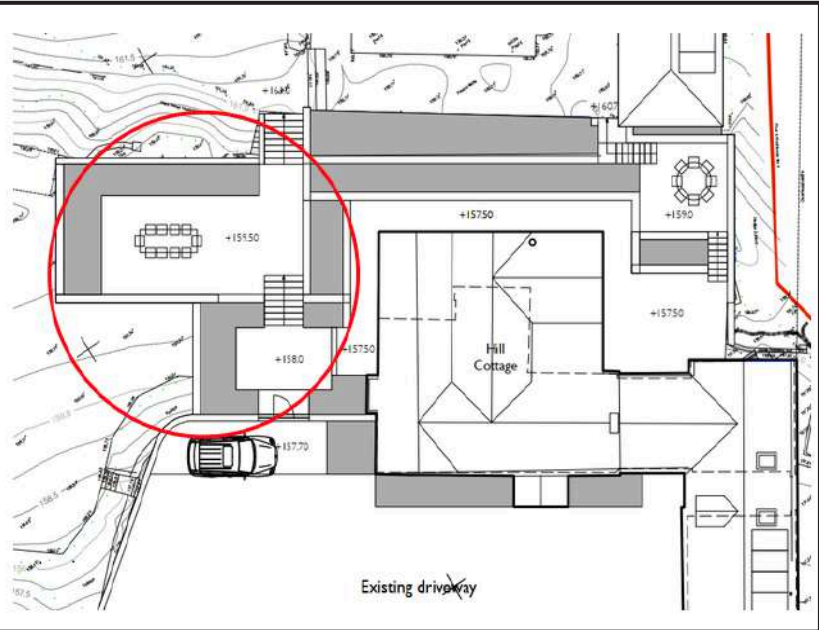
A Pre- Planning Application was submitted with scale plans setting out the proposed alterations to enable the council to advise on the proposed alterations and extensions to the existing house and alterations proposed in the grounds of the house.

CONSERVATION OFFICER COMMENTS & ADVICE

SETTING - Hill Cottage is located adjacent to the boundary of the Listed Fonthill Abbey RPG.The cottage is viewed with the mature woodland of the RPG in the backdrop.

Carport - Reservations about the carport placed in front of the cottage and therefore concealing the original house.A more shallow roof is suggested so that the front of the house is not concealed.

Terraces to the side of the house - Reservations about the proposed terraces to the side of the house which are considered to block views of the wooded backdrop and impact on the seting of the RPG.



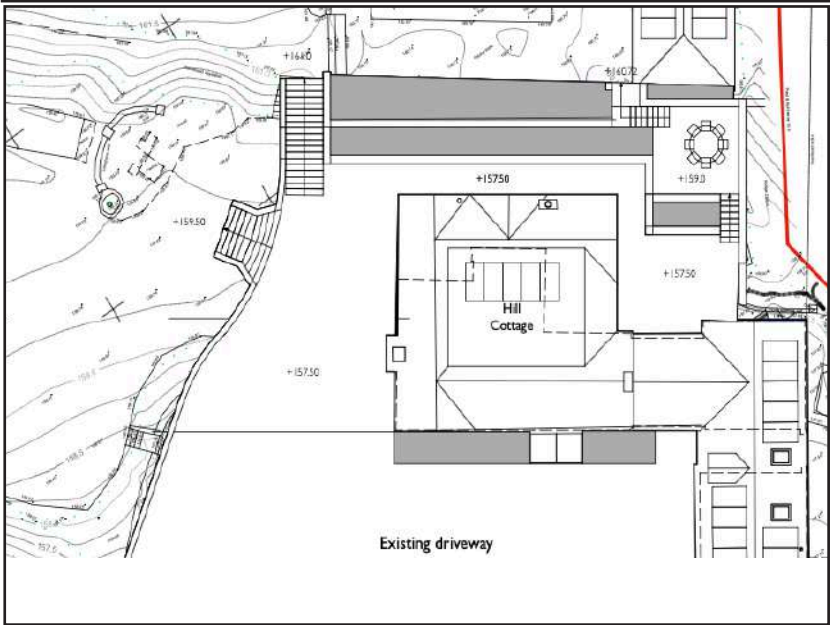
Left :Side terraces as proposed in the Pre-Planning Application.

AGENT’S RESPONSE

SETTING - The existing cottage is retained.The proposed two storey extension is at the rear of the house, designed to be sympathetic to the existing house.The proposed carport extension is single storey, located at the front of the house and partly concealed behind an existing evergreen hedge.

Carport - The roof of the carport has been redesigned with a 25 degree duo-pitch with hipped ends.This has substantially reduced the overall height and now allows vgreater visibility of the front

Terraces to the side of the house - The proposed side terrace has been omitted,leaving the garden to the side of the house largely as existing.



Left : Side terraces have been omitted in the proposals submitted for Planning Approval.

PRE-PLANNING ADVICE - continued...

CONSERVATION OFFICE COMMENT AND ADVICE - Continued...
DEVELOPMENT AT THE REAR - No Objection to development at the rear if dug into the hillside. Spreading to the side should be avoided.
PROPOSED PORCH - The proposed porch and front door are probably located where the original front door was sited.
NON-DESIGNATED HISTORIC ASSET - No record of Hill Cottage being designated a NDHA.
TREE LINED BACKDROP - Strong positive contribution to the interest of the cottage. Prominence of position and historic origins of cottage.
ECOLOGY - An ecological assessment will be required to consider the impact on protected species of Birds, Bats and Newts as well as other identified species. Nature England will be a consultee.
DRAINAGE - The house is located in Zone 1 for Fluvial flooding, there is very low risk of surface water flooding, there is a risk of ground water flooding and therefore a Flood Risk assessment and a Drainage strategy will be required for the application.

AGENT'S RESPONSE - Continued
DEVELOPMENT AT THE REAR - The main alteration proposed is the rear two storey extension which will be dug into the hillside.
PROPOSED PORCH - This has been designed to be in an appropriate scale and sympathetic scale to the existing house.
NON-DESIGNATED HISTORIC ASSET - We have concluded from our visits to the house that whilst there is evidence that some of the walls of the original house exist. The cottage was modernised in the late 20th century leading to a loss of external features , fenestration etc and the consequential loss of the original appearance. The removal of some internal walls will enable the house to be converted in a manner that is suitable for a contemporary household without the need to substantially demolish the existing house. This seeks to balance the needs of a family home and preserve the significance of the house in a historic rural setting.
TREE LINED BACKDROP - The proposal to add a rear extension in preference to a side extension to the house, and to not propose prominent side terraces will help to preserve the setting by retaining the visual relationship between the cottage and the wooded backdrop of the RPG.
ECOLOGY - An ecological assessment has been commissioned by the applicant and will be available for assessment prior to a decision by the council..
Drainage - An Flood Risk Assessment and a Drainage Strategy will be submitted with the Planning Application.

INTRODUCTION:

BIODIVERSITY STATEMENT

Hill Cottage, Stop Street, Fonthill Gifford, Wiltshire (SP3)

1. Introduction

This Biodiversity Statement has been prepared in support of a householder planning application for the extension of Hill Cottage, Stop Street, Fonthill Gifford.

The application relates to the extension of an existing residential dwelling within its established domestic curtilage.

2. Biodiversity Net Gain (BNG)

The proposed development is a householder application and is therefore exempt from the statutory Biodiversity Net Gain (BNG) requirement under the Environment Act 2021 and associated regulations. No Biodiversity Metric calculation is therefore required.

3. Site Description

The application site extends to approximately 3 acres and comprises:

- An existing detached dwelling (Hill Cottage)
- Extensive managed lawn surrounding the house
- Areas of ornamental shrubs and garden planting
- Paved terrace areas to the rear of the property
- An outdoor swimming pool with pool plant/change building.
- The replacement of the existing stable block for a games out building.
- Areas of mature woodland located approximately 30 metres (100 feet) or more from the dwelling

The woodland areas are well separated from the proposed development area and will not be affected by the works.

There are no ponds, streams, or other waterbodies within the site.

4. Existing Buildings and Habitat Features

The existing dwelling was re-roofed in the early 1990s using plain roof tiles. The eaves and gable details are tightly fitted, limiting opportunities for roosting bats or nesting birds within the roof structure.

The surrounding garden is intensively managed and dominated by low ecological value habitats such as mown lawn and ornamental planting. The wider landscape of agricultural use fields with walls, hedgerows and woodland including ancient woodland surrounding the site has very good potential for high ecological value.

5. Description of Development

The proposed works comprise:

- Extension of the existing dwelling
- Replacement of an existing domestic sewage treatment unit and cesspit

The development will take place within the immediate domestic curtilage of the dwelling, primarily on areas of existing lawn and previously disturbed ground.

6. Assessment of Ecological Impact

6.1 Habitats

The development will result in a very small loss of low ecological value habitat (mown lawn and/or garden planting).

No trees, hedgerows, or woodland areas will be removed or affected.

6.2 Protected Species

Following a site survey and emergence surveys carried out by an ecologist a separate Ecological and Bat survey accompany this report. A Bat License will be required and will be handled by a qualified Ecologist. The Ecologist's proposals include the retention of existing bat roost entry points and provision of new bat tunnels to mitigate the impact of the proposed works.

6.3 Woodland

The mature woodland on the wider site is located at least 30 metres from the proposed works and will not be directly or indirectly affected.

BIODIVERSITY STATEMENT CONTINUED:

7. Drainage and Foul Water

A Flood Risk Assessment and a Drainage Strategy accompany this application.

This will provide an opportunity for improved environmental performance and reduced risk of pollution compared to the existing arrangement.

No adverse effects on biodiversity are anticipated.

8. Avoidance and Mitigation Measures

Although impacts are minimal, the following good practice measures will be implemented:

- Works will be carried out under the supervision of a qualified ecologist following the issue of a License by Nature England. Works will be carried out as specified in the consultant ecologist's report and worked will be timed to avoid bird nesting and bat roosting seasons as necessary.
- Care will be taken to avoid unnecessary disturbance to adjacent habitats.

9. Biodiversity Enhancements

In line with national and local planning policy, the following proportionate enhancements are proposed:

- Installation of new bat boxes and retention of existing bat emergence points as specified in the ecologist's report.
- Use of native or wildlife-friendly planting within the garden where appropriate

These measures will provide a small net benefit for biodiversity..

10. Conclusion

The proposed development:

- Is exempt from mandatory Biodiversity Net Gain requirements
- Will result in negligible ecological impact
- Avoids all high-value habitats, including mature woodland
- Includes proportionate biodiversity enhancements

The development is therefore considered acceptable in ecological terms and compliant with relevant planning policy.



Aerial view of the site.



Aerial view of the site from east.



Aerial view of the house from west.



Aerial view of the house from west.



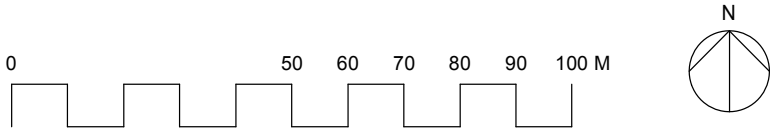
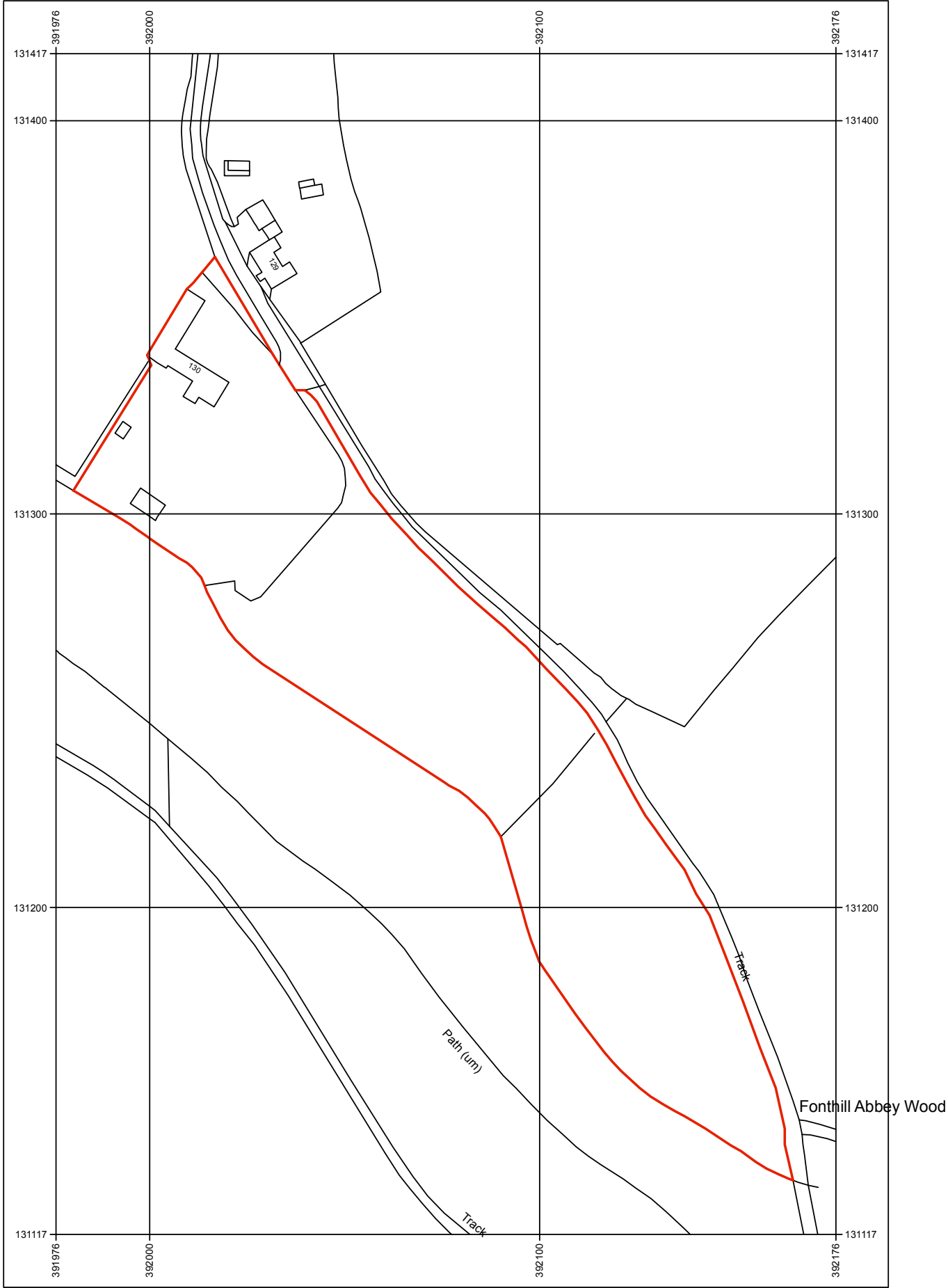
Rear elevation of house



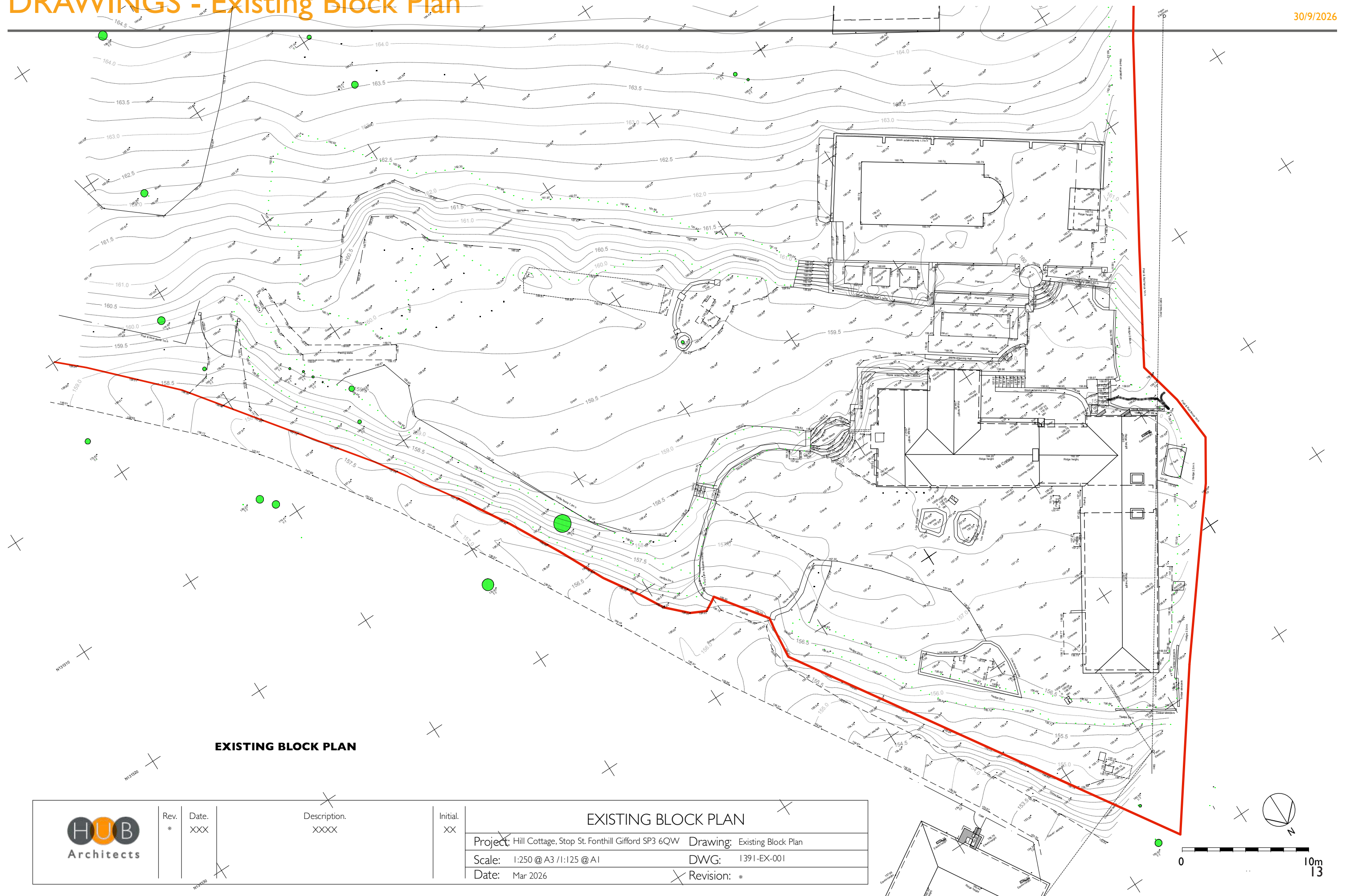
The Stable Block



The pool and pool house

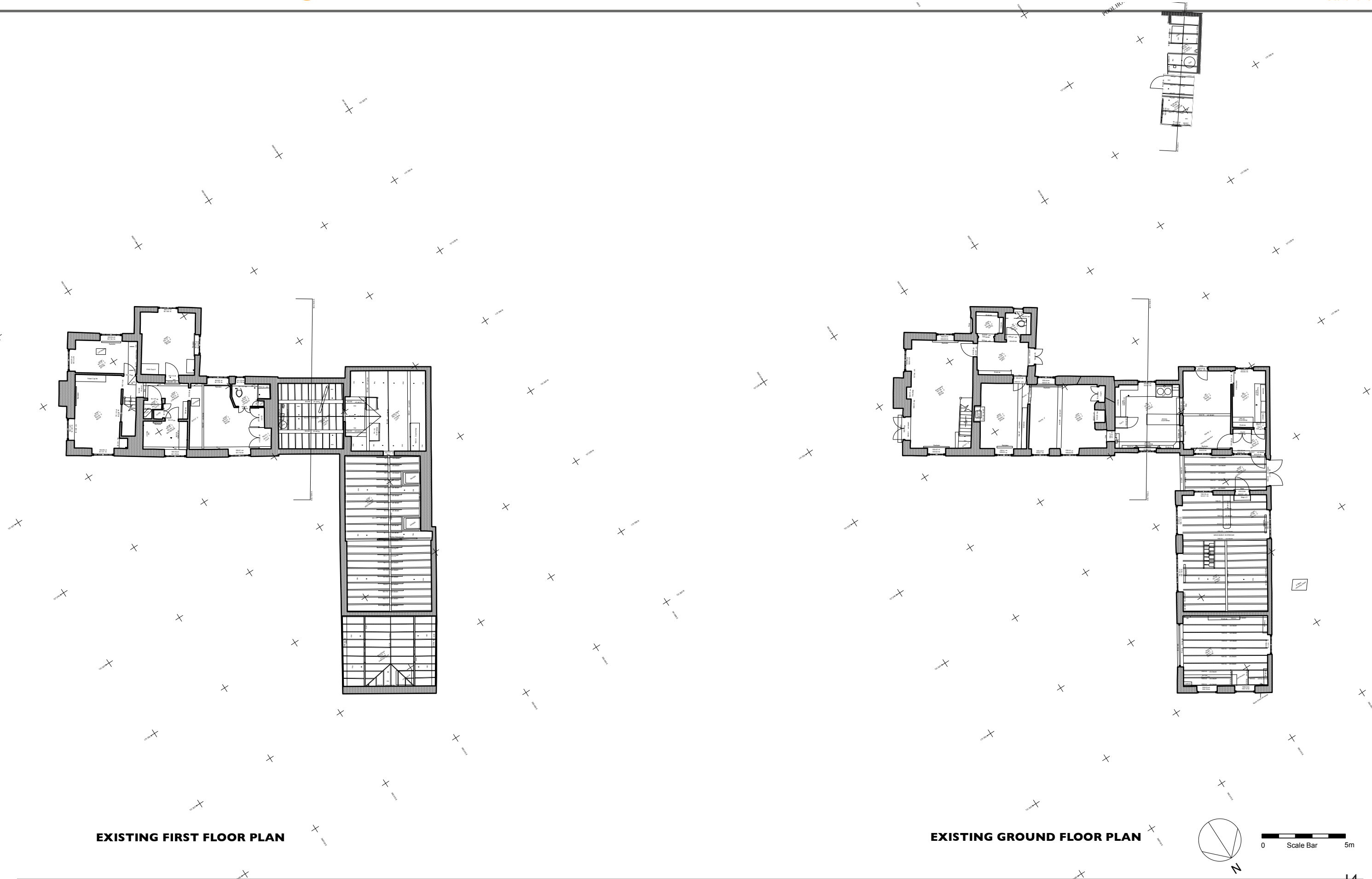


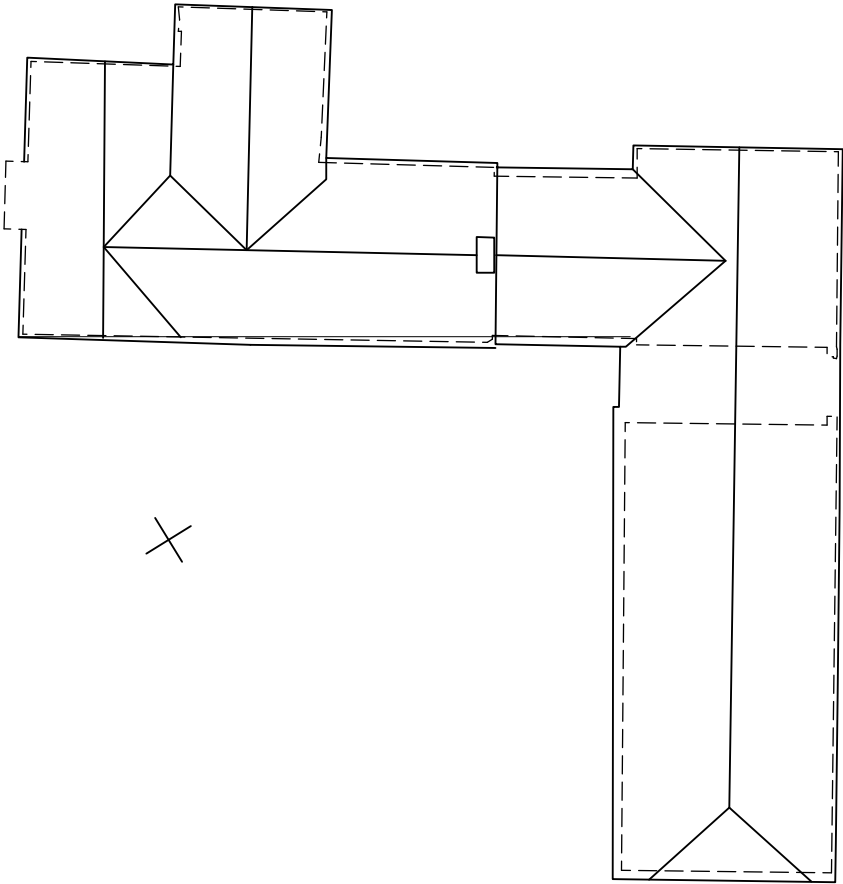
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DRAWINGS - Existing Ground and First Floor Plans.

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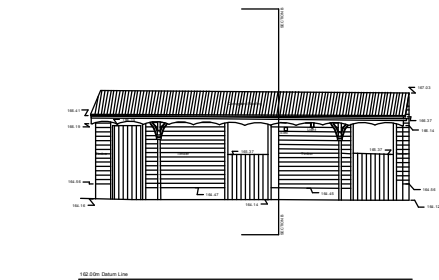




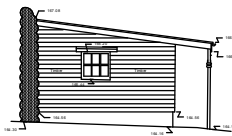
EXISTING ROOF PLAN



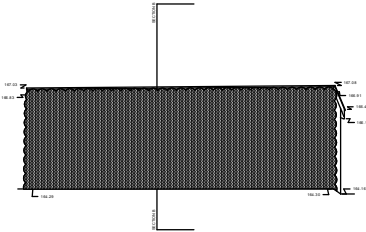
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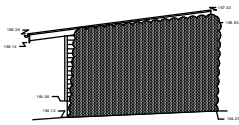
NORTH EAST ELEVATION



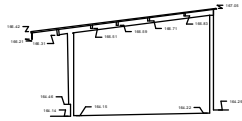
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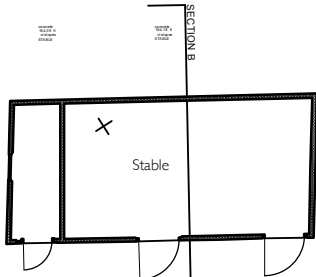
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



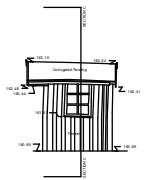
SECTION B-B



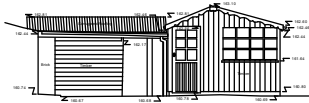
FLOOR PLAN

EXISTING PLANS AND ELEVATIONS OF STABLES

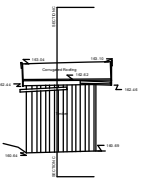
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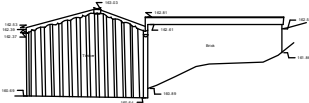
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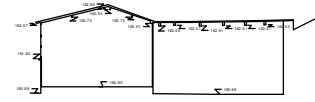
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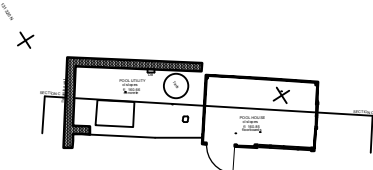
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SECTION C-C



FLOOR PLAN

EXISTING PLANS AND ELEVATIONS OF POOL HOUSE

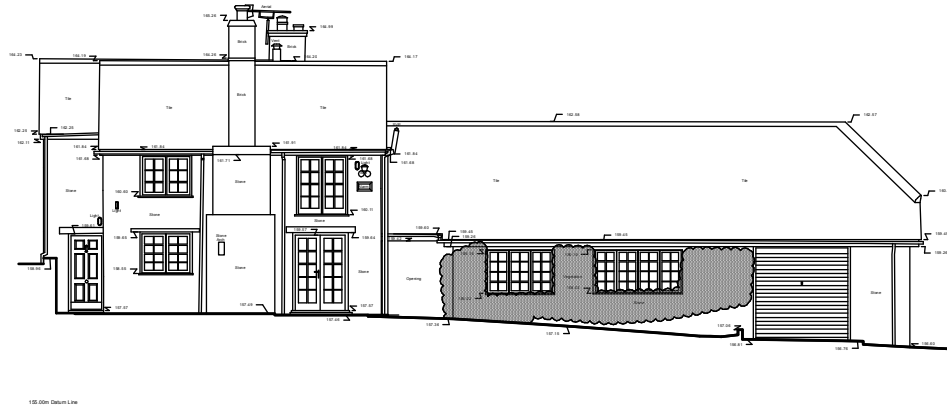
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DRAWINGS - Existing Elevations.

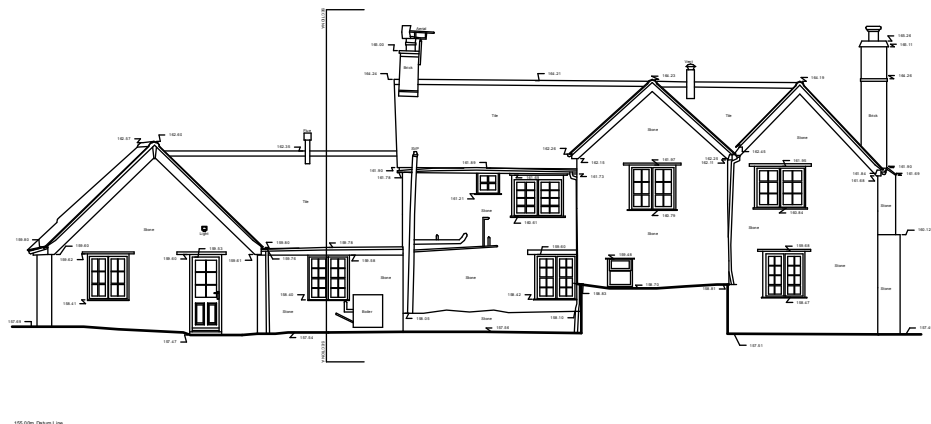
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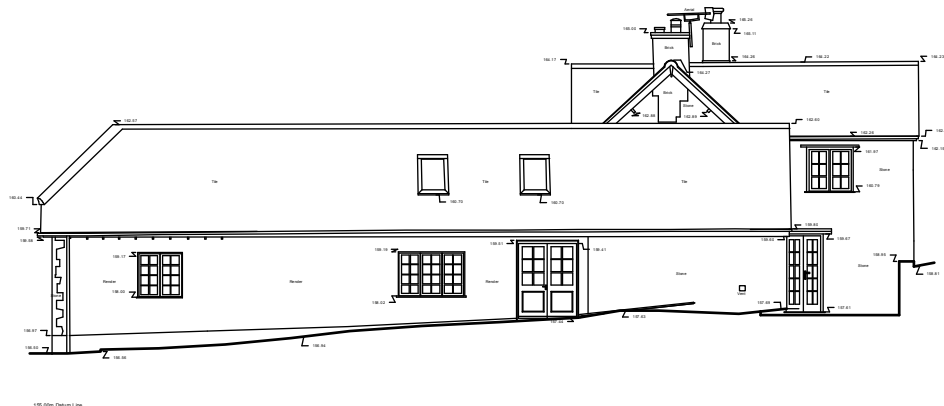
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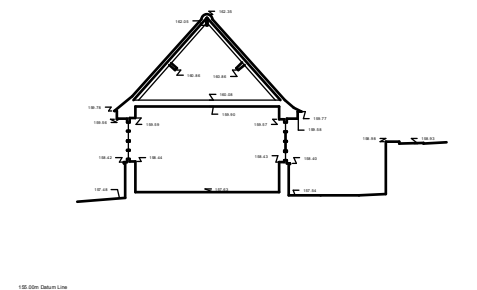
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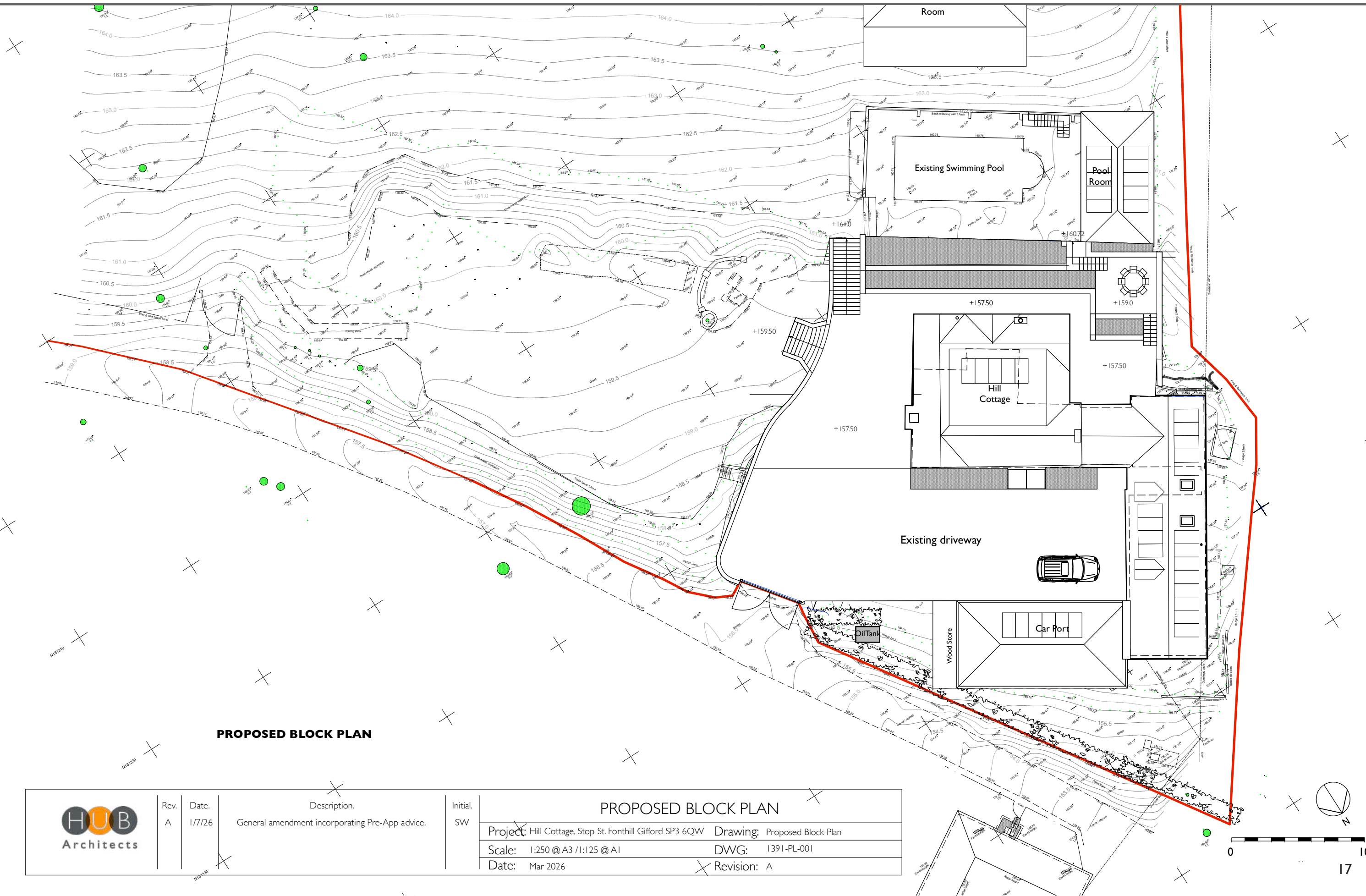
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SECTION A-A

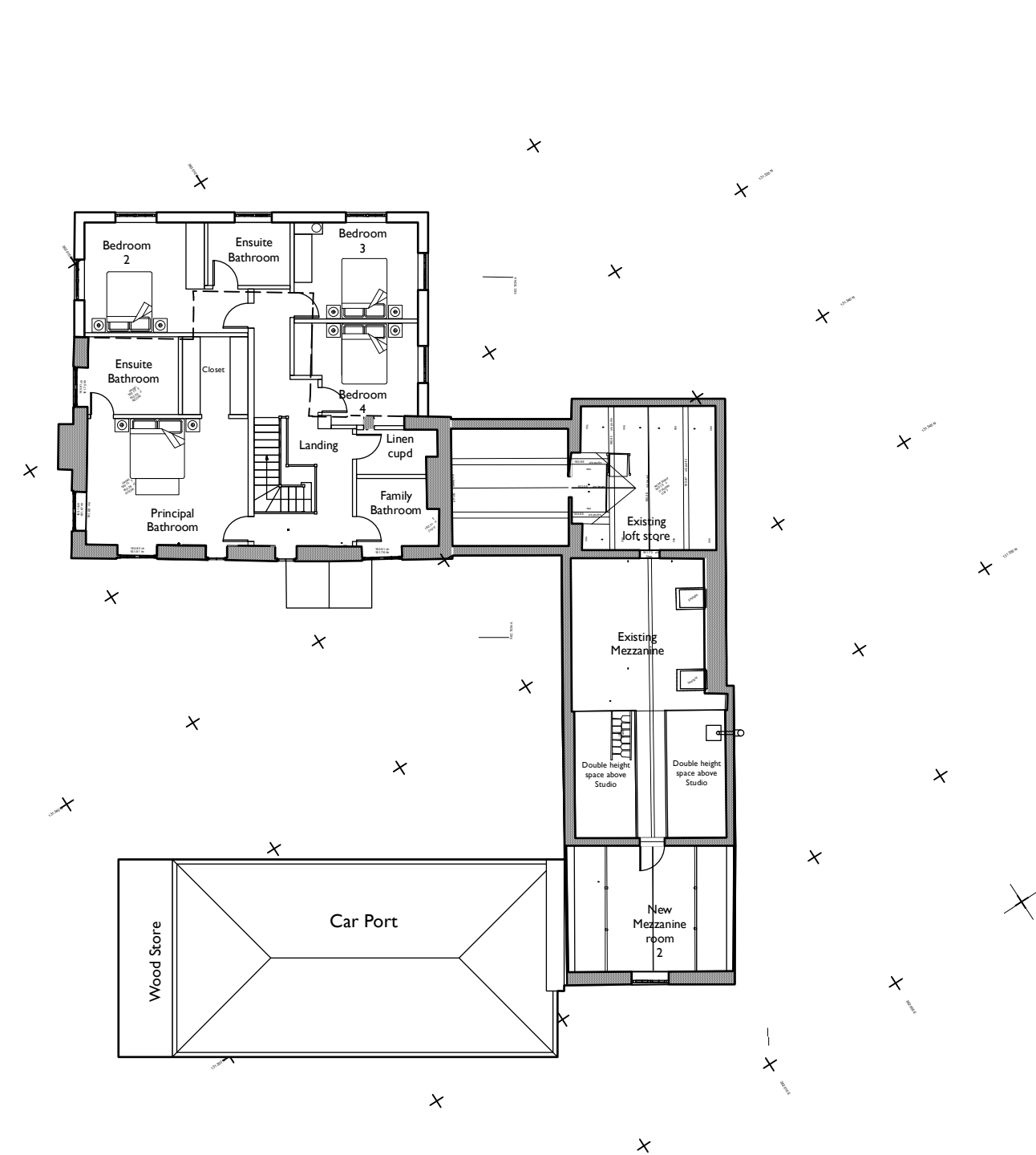


PROPOSED BLOCK PLAN

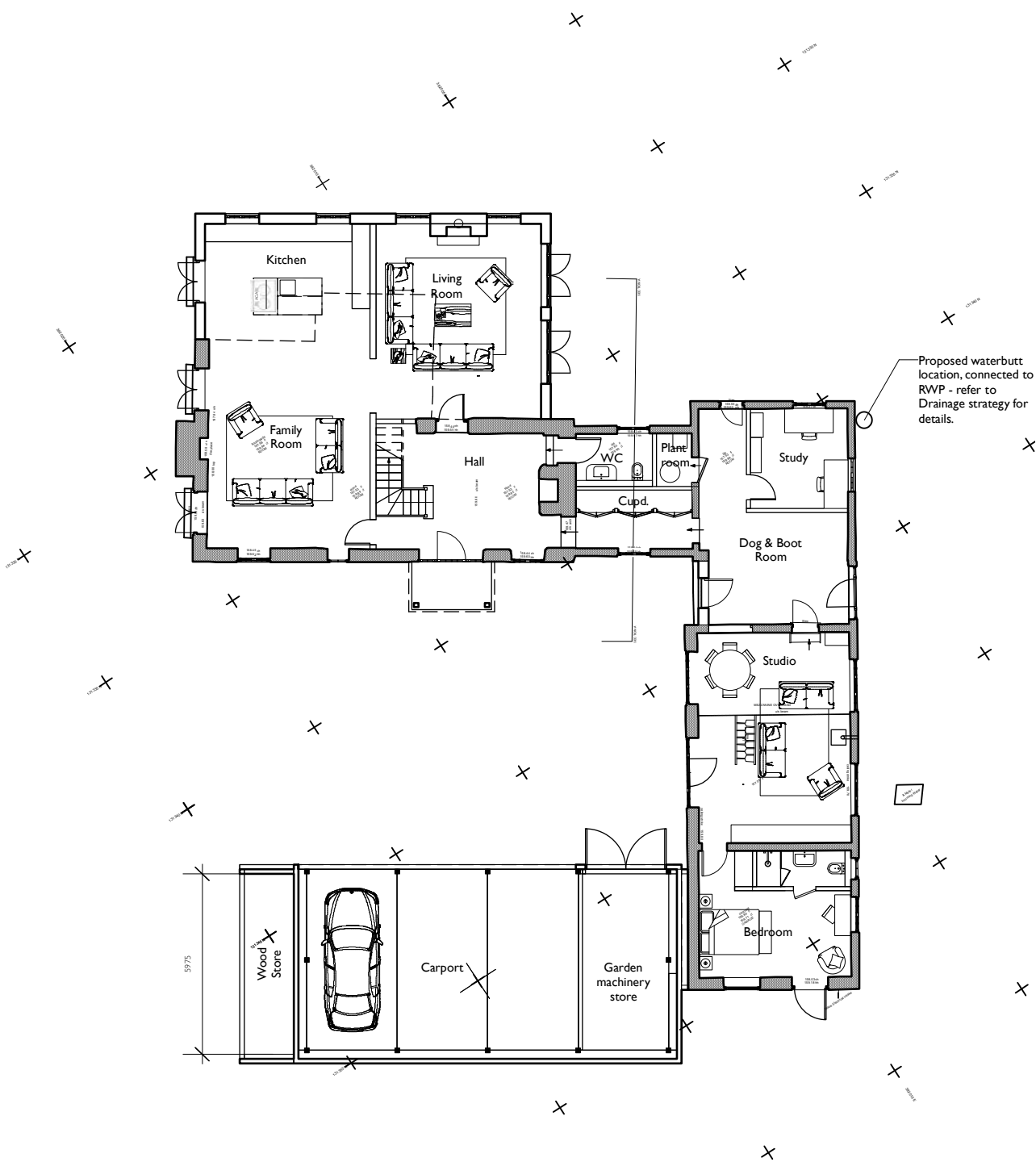
	Rev.	Date.	Description.	Initial.	PROPOSED BLOCK PLAN	
	A	1/7/26	General amendment incorporating Pre-App advice.	SW	Project:	Hill Cottage, Stop St Fonthill Gifford SP3 6QW
					Drawing:	Proposed Block Plan
					Scale:	1:250 @ A3 / 1:125 @ A1
					DWG:	1391-PL-001
					Date:	Mar 2026
					Revision:	A

DRAWINGS - Proposed Ground and First Floor Plans

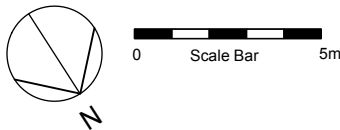
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PROPOSED FIRST FLOOR PLAN

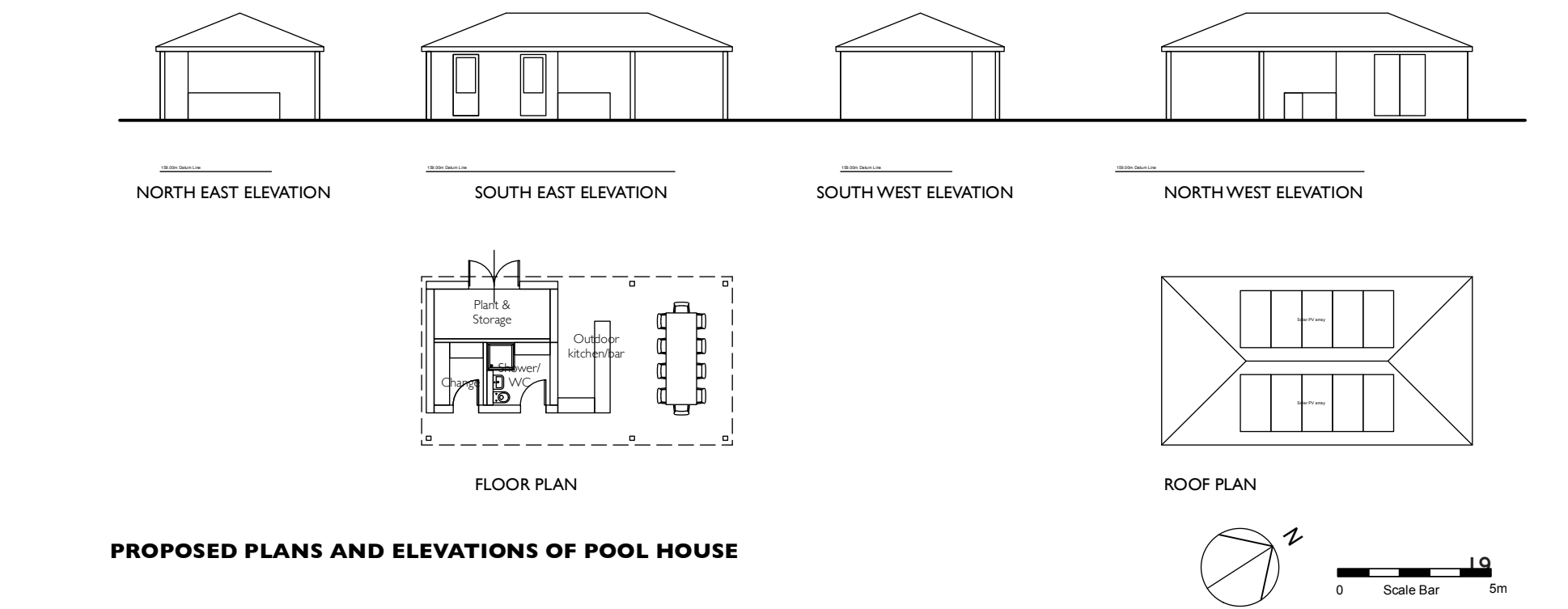
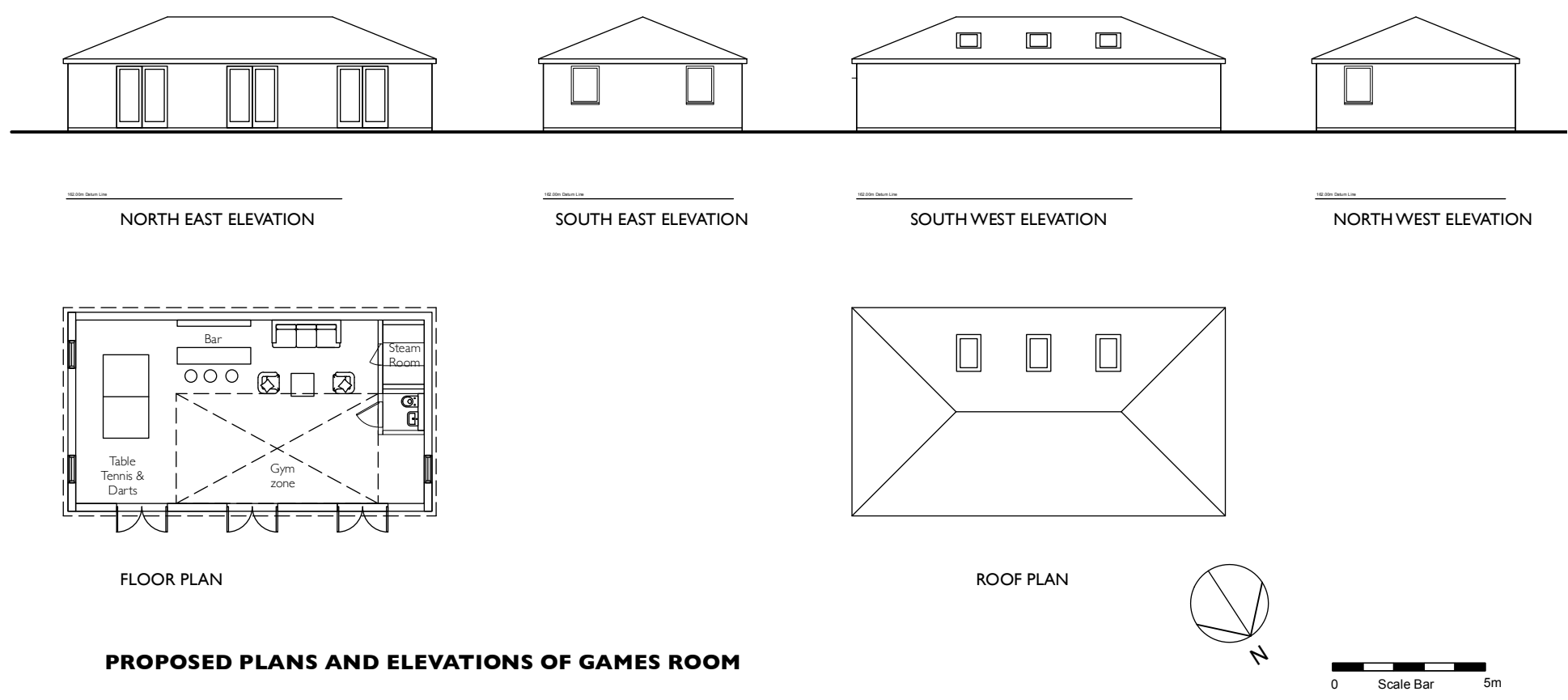
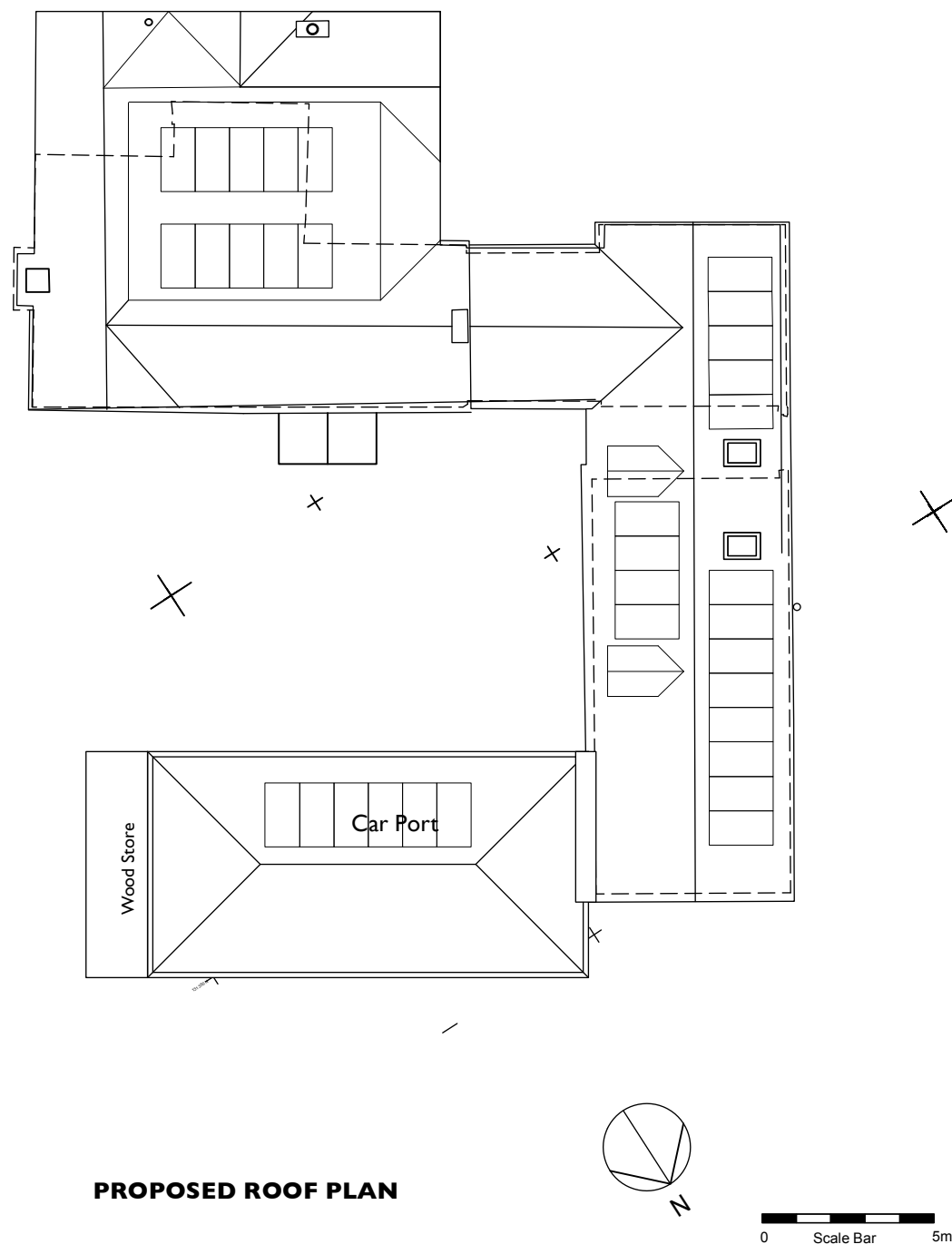


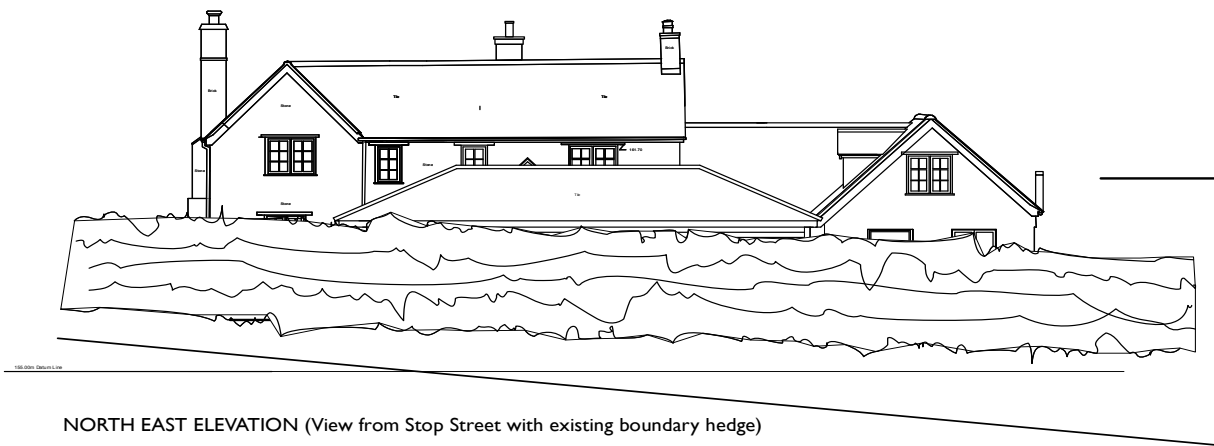
PROPOSED GROUND FLOOR PLAN



DRAWINGS - Proposed Roof Plan and Outbuildings

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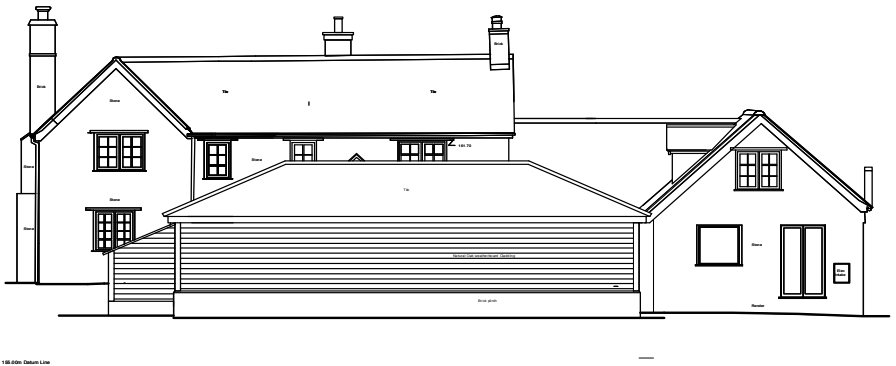




NORTH EAST ELEVATION (View from Stop Street with existing boundary hedge)



SOUTH EAST ELEVATION



NORTH EAST ELEVATION (with new car port)



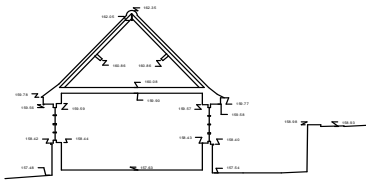
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SECTION A-A

PROPOSED ELEVATIONS & SECTION OF HOUSE

