



Landford Parish Council

Planning Annexe

August 2019

Members: Cllr NJ Bishop, Cllr J Bonney, Cllr G Hewson, Cllr GL Keirl, Cllr AM MacClachlan, Cllr KP Parker, Cllr MJ Proctor, Cllr DM Wilson, Cllr LA Waltham

Ref. number	Location	Proposal	Parish Council's Comments	Date of PC Meeting Cllrs present (resolved unanimously unless otherwise stated.)
NFNPA Ref. No: 19/00609	CAMERONS COTTAGE, FRANCHISE COTTAGE, TELEGRAPH, REDLYNCH, SALISBURY, SP5 2PX	Change of use and single storey extension to existing dwelling to create outdoor study centre; porch; solar panels; alterations to fenestration; single storey study centre; sewage treatment plant	<u>We recommend PERMISSION, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.</u> A very interesting proposal, with all issues well researched and analysed.	14-08-19 DMW (Chair), GH, JB, GLK, AMM, KPP, LAW
Wiltshire Council Ref. No: 19/06906/PNCOU	Barn to the South of Stock Lane, Landford Wood Farm, Landford Wood, Salisbury, Wiltshire, SP5 2ER	Notification for Prior Approval under Class Q - Conversion of Agricultural Building to Dwelling (Use Class C3) and for Associated Operational Development	<u>No Objections</u> Landford Parish Council have concerns with the following:- (a) transport and highways impacts of the development - the access roads to the development are relatively narrow and may not accommodate increased traffic. The only access to the site is from within the New Forest National Park. (c) contamination risks on the site - if asbestos based materials are used to clad the existing walls and/or roof, for health and safety reasons, these should be the subject of a specialist report detailing the appropriate treatment and/or removal of the material.	14-08-19 DMW (Chair), GH, JB, GLK, AMM, KPP, LAW

NFNPA Ref. No:
19/00606

**STADDLESTONES,
CHAPEL LANE,
NOMANSLAND,
SALISBURY, SP5 2DA**

**Single storey extension
(demolition of existing)**

We recommend REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

14-08-19

DMW (Chair), GH,
JB, GLK, AMM, KPP,
LAW

(resolved by
majority)

A planning application was granted in 1984 for a single storey extension of 30.1m² floor area, at the front of the property, which was subsequently constructed. A dormer window was shown on the 1984 drawing, so the parish council have assumed that the first floor accommodation was part of the original property or, at least, pre-1982.

From the 1984 drawing, in conjunction with current application drawings, the following floor areas have been calculated:

- floorspace of existing dwelling (pre-1984) - 148m²
- habitable floorspace of proposed dwelling - 207.5m², representing an increase of 59.5m² or 40% increase. This does not include the remaining part of the attached garage (as an attached outbuilding) which has potential to be converted to habitable use.

Therefore, the DP11 (emerging policy DP36) 30% allowance will be exceeded by the application proposals. The only opportunity to add an extension would be to demolish part of the existing structure and replace it with an extension of identical or reduced floor area, but the removal of the existing conservatory (10.6m² floor area) to be replaced with a proposed extension (14.4m² floor area), in addition to converting part of the garage to form habitable use, does not meet this criteria.

Although set at the rear of the property, the proposed extension will be easily seen from Chapel Lane, which divides into two and wraps around the application site. The style and character of the proposal, i.e. the completely glazed walls, the flat roof, the excessive eaves overhang, is out of keeping with the 1960's host building and the traditional rural area in general.