



# Landford Parish Council

## Planning Annexe

**March 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: <b>19/00134</b>	<b>WOODSIDE, LYNDHURST ROAD, LANDFORD, SALISBURY, SP5 2AF</b>	<b>2 no. single storey extensions; outbuilding; solar panels; render</b>	<p><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></p> <p>The Parish Council would like planning approval to include appropriate conditions to allow for the following:</p> <ul style="list-style-type: none"> <li>• Remove permitted development rights from the proposed property</li> <li>• Prevent the front boundary hedge from being removed, in order to screen the unusual proportions of the extended property from the street scene.</li> <li>• Restrict the double garage from conversion to, or use as, habitable accommodation.</li> <li>• Solar PV panels should not project greater than 150mm from the finished face of the roof.</li> <li>• With the significant amount of work to be undertaken on the roof of the existing building, a bat survey should be undertaken before any construction work commences.</li> <li>• To avoid the maximum 100m<sup>2</sup> habitable floor area being exceeded, the external, open area beneath the flat roof beyond the sliding/folding doors of Bedroom 1, should not be enclosed.</li> <li>• The construction of the proposed double garage will require the demolition of an existing outbuilding which is roofed with corrugated asbestos sheeting. This should be the subject of a specialist report detailing the appropriate method of removal and disposal of the material.</li> </ul>	<p><b>13-03-19</b></p> <p>LAW (Vice Chair), NJB, JB, GH, GLK, KPP, MJP</p>

NFNPA Ref. No: 19/00114	<b>WHITEGATES, FOREST ROAD, NOMANSLAND, SALISBURY, SP5 2BW</b>	<b>Attached car port with new entrance porch; demolition of existing outbuilding</b>	<p><u>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.</u></p> <p>The Parish Council has concerns that the original dwelling has, after 1982, been extended to add a rear extension and a small side extension.</p> <p>The Parish Council would like any planning approval to include appropriate conditions to:</p> <ul style="list-style-type: none"> <li>• Ensure new roof tiles match those of the existing property:</li> <li>• Prevent the open sides of the car port from being enclosed to form an 'attached outbuilding'.</li> </ul>	<p><b>13-03-19</b></p> <p>LAW (Vice Chair), NJB, JB, GH, GLK, KPP, MJP</p>
NFNPA Ref. No: 19/00098	<b>REDWOOD, NORTH LANE, NOMANSLAND, SALISBURY, SP5 2BU</b>	<b>1no. front dormer to facilitate additional habitable accommodation; 1no. rooflight; alterations to fenestration</b>	<p><u>We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</u></p> <p>Parish Council comments:</p> <ul style="list-style-type: none"> <li>• The colour and material for the proposed dormer window has not been stated on the drawings or the application form. Currently, the windows of existing property are a combination of brown timber windows and white PVC windows. The brown timber windows blend well with the existing property, more so than the modern, white, plastic windows.</li> <li>• Being on the front of the property, the size and style of proposed dormer window is out of character with the existing dormer windows. The attempt to keep the new dormer to the same overall height as the existing dormers introduces an odd, inappropriate form to the roof of the property. A gable end to the proposed dormer, without the addition of a flat roof, would produce a more compatible style to match the existing dormers, albeit wider and taller than the existing dormers.</li> </ul>	<p><b>13-03-19</b></p> <p>LAW (Vice Chair), NJB, JB, GH, GLK, KPP, MJP</p>
NFNPA Ref. No: 19/00067	<b>SHRUBLANDS, LANDFORD WOOD, SALISBURY, SP5 2ES</b>	<b>First floor extension; single storey rear extension; roof alteration; porch; flue; cladding; alterations to fenestration; demolition of existing porches,</b>	<p><u>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.</u></p> <p>Although the proposals are generally within acceptable design criteria, the floor area of the garage, as an attached outbuilding, has not been taken into consideration under NFNPA policy DP11 (policy DP36 of the forthcoming Local Plan).</p> <p>The policy definitions clearly state that:</p>	<p><b>13-03-19</b></p> <p>LAW (Vice Chair), NJB, JB, GH, GLK, KPP, MJP</p>

**removal of existing chimneys**

**'floorspace of original, existing and small dwellings** will be measured as the total internal habitable floorspace of the dwelling but will not include floorspace within conservatories, attached outbuildings and detached outbuildings (irrespective of whether the outbuilding's current use is as habitable floorspace);'

and that:

**'floorspace of proposed extensions** will include conservatories and attached outbuildings

and any habitable floorspace provided within a detached outbuilding;'

Taking the above into consideration, the proposed floor areas will exceed the 30% maximum increase allowable.