



# Landford Parish Council

## Planning Annexe

**November 2018**

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: 18/00716	<b>CLOCK COTTAGE, NORTH COMMON LANE, LANDFORD, SALISBURY, SP5 2EL</b>	<b>Single storey extension</b>	<p><u>We recommend REFUSAL, for the reason listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.</u></p> <p>Whilst the proposed extension itself does not present any detrimental issues to the immediate locality, previous extensions have far exceeded the limits of Policy DP11.</p> <p>The building work carried out as a result of planning approvals in 1998 and 1999, has increased the habitable floor area of the pre-1982 floor area by approximately 126%. There is therefore no allowance for any further increases.</p>	<p><b>14-11-18</b></p> <p>DMW (Chairman), NJB, JB, GH, GLK, KPP, MJP</p>
NFNPA Ref. No: 18/00734	<b>FOREST FALCONRY, NEW ROAD, LANDFORD, SALISBURY, SP5 2AZ</b>	<b>Construction of 4 no. breeding enclosures; retention of hardstanding</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><b>Policy DP17</b> states that proposals should not materially increase the level of impact of the activity on the site. In 2014, there were 45 birds on site. The Supporting Statement confirms that there are now 370. Paragraph 5.4 of the Supporting Statement states: '<b>Bird numbers overall will rise 10%, but the success of the breeding programme (i.e. number of birds raised) should increase more significantly'</b></p> <p>If the current planning application is approved, conditions should be applied to:</p> <ul style="list-style-type: none"> <li>• prevent external lighting impacting on the dark night skies;</li> <li>• ensure that appropriate natural screening is maintained between the proposed buildings and New Road;</li> </ul>	<p><b>14-11-18</b></p> <p>DMW (Chairman), NJB, JB, GH, KPP, MJP (resolved by Majority)</p>

NFNPA Ref.  
No: 18/00779

**POUND  
COTTAGE,  
SOUTHAMPTON  
ROAD,  
LANDFORD,  
SALISBURY,  
SP5 2EF**

**Two storey rear  
extension; single  
storey side  
extension; chimney  
removal; render;  
demolition of  
existing single storey  
extension**

- land to be restored to its natural condition when the proposed buildings are demolished or the business no longer exists.

We recommend REFUSAL, for the reason listed below.

The two storey and single storey extensions are completely incompatible with the character of the main building, which is listed in Appendix 3 of the Landford Village Design Statement as one the area's 'buildings of special interest'.

Calculations submitted for the habitable ground floor area have included the floor area of the porch. This did not exist in 1982 and should not, therefore, be included in the existing floor area calculations. However, the 2.5m<sup>2</sup> floor area of the porch will need to be included in the proposed floor area calculations as an attached outbuilding. The corrected floor area calculations are as follows:

existing ground floor area	47.7m <sup>2</sup>
existing first floor area	<u>33.5m<sup>2</sup></u>
total existing floor area	<u>81.2m<sup>2</sup></u>

total proposed ground floor area	61.0m <sup>2</sup>
attached outbuilding (porch)	2.5m <sup>2</sup>
total proposed first floor area	<u>43.5m<sup>2</sup></u>
total proposed floor area	<u>107.0m<sup>2</sup></u>

This represents 32.1% increase of the existing floor area, in excess of the 30% allowance permitted under DP11.

The proposals also fail to satisfy the requirements of the following:

**Landford Village Design Statement SPD**

**GUIDELINE 7.1.8** - The proportions of each elevation (particularly the front elevation) should be consistent with traditional dwellings

**GUIDELINE 7.2.3** - Wall finishes other than brickwork should be carefully selected to ensure compatibility with other wall finishes on the same site and adjacent buildings.

**GUIDELINE 7.3.1** - Roof structures should be simple pitched roofs, and the pitch should be appropriate for the roof finish.

**GUIDELINE 7.16.1** - Extensions should be visually subordinate to the original building and make a positive contribution to it without adversely affect the scale, proportion or character of the main building.

14-11-18

DMW (Chairman), NJB, JB,  
GH, GLK, KPP, MJP

Wiltshire  
Council Ref.  
No: 18/10080

**MANOR FARM,  
STOCK LANE,  
LANDFORD,  
SALISBURY,  
SP5 2EW**

**Proposed  
garages, proposed  
conversion of  
outbuilding to  
annexe, proposed  
new  
vehicular access and  
drive**

**GUIDELINE 7.16.2** - The style, materials and details of the extension should generally match the main building.

**NFNPA Core Strategy**

**Policy DP1:** General Development Principles

**Policy CP8:** Local Distinctiveness

**Policy DP6:** Design Principles

**Policy DP11:** Extensions to Dwellings

**NFNPA Design Guide SPD** - chapters entitled:

**Making development belong**

**Understanding rural character and local distinctiveness**

**Avoiding suburbanisation**

**Extensions**

**National Planning Policy Framework**

**Section 7** (Requiring good design)

**Section 12** (Conserving and enhancing the historic environment)

**Support subject to conditions.**

A planning condition should ensure that new windows in the garage and the converted outbuilding are compatible with the windows of the main house, in order to comply with Landford Village Design Statement, section 7.5.

A planning condition requiring that the garage and outbuilding shall not be used at any time other than for purposes ancillary to the residential use of the main dwelling, and remain within the same planning unit as the main dwelling.

14-11-18

DMW (Chairman), NJB, JB,  
GH, GLK, KPP, MJP