



Landford Parish Council

Planning Annexe

February 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: 18/01010	71 BEECH GRANGE, LANDFORD, SALISBURY, SP5 2AN	Two storey rear extension with addition of gable; juliette balcony; alterations to existing rear dormer; 2no. new front dormers; replacement porch, alterations to fenestration; render, re-roofing; 2no. rooflights	<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>Whilst the Parish Council accept that the proposed finishes of the walls and roof of the dwelling will be different from the existing property and surrounding properties, it does not consider that the impact of the proposals has a detrimental effect on the street scene. The proposed external finishes are not contrary to the Landford Village Design Statement and the building itself is set back a reasonable distance from the public highway. However, the proposed dormer windows on the front elevation do not conform to the text which accompanies Guideline 7.3.4 of Landford Village Design Statement. Oversized, flat roofed dormer windows covering such a large roof area are not encouraged.</p> <p>The proposed rear extension has a higher eaves level and a much greater eaves overhang than the existing structure. The ridge of the rear extension is very close to the ridge height of the main building. Any extension to the main structure, as in the description and examples provided in the NFNPA Design Guide, should be visually subordinate. The appearance of extensions is also referred to in the Landford Village Design Guide, Guideline 7.16.1, 'Extensions should be visually subordinate to the original building.....'. The VDS also states 'Guideline 7.4.1 - Eaves depths and projections should be small (suggest 250mm maximum projection)'.</p> <p>In terms of floor areas allowed by NFNPA policy DP11, the 16.24m² garage floor area, as an attached outbuilding, should be included within</p>	<p style="text-align: center;">13-02-19</p> <p style="text-align: center;">LAW (Vice Chair), NJB, JB GLK, KPP</p> <p style="text-align: center;">Resolved by majority</p>

NFNPA Ref. No: 19/00006	WOODPECKERS, YORK DROVE, NOMANSLAND, SALISBURY, SP5 2BT	Retention and completion of single storey rear extension	the proposed floor area calculation (as stated in the DP11 definition of proposed and existing floor areas). When this is included, the proposed floor areas exceed the 30% limit.	<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>	13-02-19 LAW (Vice Chair), NJB, JB GLK, AMM, KPP	
NFNPA Ref. No: 18/01010	ASHBURTON HOUSE, LANDFORD WOOD, SALISBURY, SP5 2ES	Single storey front extension; new side window to dwelling	Despite the difference in external materials between the existing and proposed, the size and location of the extension has little or no adverse effect on the street scene or neighbouring properties.	However, to avoid an unsuitable colour being applied the rendered walls, the finished colour should be agreed with the applicants.	<u>We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</u>	13-02-19 LAW (Vice Chair), NJB, JB GLK, AMM, KPP
NFNPA Ref. No: 19/00046	CRAGSIDE, LYNDHURST ROAD, LANDFORD, SALISBURY, SP5 2AS	Replacement dwelling; detached garage; 1.8 metre high fencing; temporary siting of mobile home; demolition of existing dwelling	the proposed floor area calculation (as stated in the DP11 definition of proposed and existing floor areas). When this is included, the proposed floor areas exceed the 30% limit.	<u>We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</u>	13-02-19 LAW (Vice Chair), NJB, JB GLK, AMM, KPP	
			Despite the difference in external materials between the existing and proposed, the size and location of the extension has little or no adverse effect on the street scene or neighbouring properties.	However, to avoid an unsuitable colour being applied the rendered walls, the finished colour should be agreed with the applicants.	If approved, it is suggested that planning conditions require:-	
			<ul style="list-style-type: none"> external materials to match existing dwelling all permitted development rights be removed to prevent further extensions beyond the 30% limit that the proposed extension is not to be used as separate, independent accommodation other than by immediate family members 	<u>We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</u>		
			If the application is approved, the issues of concern to the Parish Council are:	<ul style="list-style-type: none"> 1.8m high timber fence should not be erected on the highway boundary and a front boundary hedge should be retained. Confirmation is needed from the applicant and highway authority that the whole driveway width and layout will be suitable for emergency vehicles, particularly fire appliances, to access the Mobile Cragside site. 		

- Limited temporary permission for the proposed mobile home to remain, only until the new dwelling is complete or occupied.
- Removal of permitted development rights.
- If asbestos based materials have been used to clad the existing walls, ceilings or roof, for health and safety reasons, these should be the subject of a specialist report detailing the appropriate method of removal of the material.

Note: With the recent subdivision and sale of part of the original Cragside site - which included the main dwellinghouse - the existing mobile home at the rear of the site (now known as Mobile Cragside) is no longer within a residential curtilage and no longer used for ancillary purposes in connection with the main house.

NFNPA Ref.
No: **19/00045**

**FOREST WAY,
LYNDHURST
ROAD,
LANDFORD,
SALISBURY, SP5
2AJ**

**Two storey side
extension; single
storey rear
extension; porch
canopy; alterations
to fenestration
(demolition of
existing single
storey extension)**

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.

Proposed floor areas exceed the limits of policy DP11.

13-02-19

LAW (Vice Chair), NJB, JB
GLK, AMM, KPP

Resolved by majority