



Landford Parish Council: Planning Schedule

08 April 2020

Applicants and objectors attending the Parish Council meeting will be given the opportunity to state their case.

New Forest National Park Authority (NFNPA) applications: can be viewed on their website, or at their Planning Dept in Lymington.

Wiltshire Council (WC) applications: can be viewed on their website, or at their Planning Dept in Salisbury.

Application no.	Site address	Proposal	Decision
20/000152 NFNPA	Forest Way, Lyndhurst Road, Landford, Salisbury, SP5 2AJ	Two storey extension; demolition of single storey extension and porch	Recommendation No.1. 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. The proposal is visually compatible with the existing building, the site and the street scene in general. Approval should be subject to permitted development rights being removed and external materials to match existing.
20/01798 Wiltshire Council	Barn to the south of Stock Lane, Landford Wood Farm, Landford Wood, SP5 2ER	Demolition of the existing agricultural barn and the erection of a detached replacement dwelling, hard and soft landscaping and associated works	Object (for reasons set out below) <ul style="list-style-type: none"> • The site is within area in which market housing is not normally permitted • The proposed residential curtilage is much larger than the prior approval granted for the barn conversion (19/06905/PNCOU) • The northern boundary of the site is also the boundary of the New Forest National Park, and the property can only be accessed from within the National Park. Therefore, the proposals have a very strong link and association with the National Park. The style, character, size and height of the proposed building is not compatible with this setting and fails to address many of the guidelines within the Landford Village Design Statement. • The proposals fail to conserve and enhance the unique character and environment of the New Forest National Park, and in particular the special qualities of its landscape, wildlife and cultural heritage. • With the proposed site sharing a boundary with the New Forest National Park, the landscape impact affecting the NFNP, and the only vehicular access to the site being from within the NFNP, the consultees should include the New Forest National Park Authority.

			Given the Parish Council's 'Object' recommendation, the councillors by unanimous decision requested Councillor Leo Randall (who was in attendance at the Parish Council meeting) take this application forward to a Wiltshire Planning Committee.
20/00170 NFNPA	The Red House, Lyburn Road, Hamptworth, Salisbury, SP5 2DR	Single storey extension; outbuilding with first floor over; new access; alterations to fenestration	<p>Recommendation No.2. 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.</p> <p>The proposed habitable floor areas, including the new porch, are slightly in excess (33.28m² against a permissible 32.06m²) of the increase in area allowed by Local Plan Policy DP36: Extensions to dwellings. This is based on the loft area being excluded as existing habitable floor area, since the roof windows shown on the drawings have only recently been added, and these would have been a necessity for fire escape if previously used for habitable accommodation.</p> <p>The size and style of the single storey extension are not compatible with the traditional character of the main building, contrary to Local Plan Policy SP17:</p> <p>Local distinctiveness and Policy DP18:Design principles.</p> <p>The suburban style of the single storey extension lies within the setting of Manor Farm, a grade II listed building, contrary to Local Plan Policy SP16:The historic and built environment.</p> <p>The location of the proposed outbuilding is as far away from the main house as the site allows. This conflicts with the spirit of Local Plan Policy 37:Outbuildings, which requires outbuildings to be incidental to the use of the main dwelling.</p> <p>The proposed new access from Lyburn Road, and resulting sight lines, requires significant destruction and harm to a mature, native hedge, together with the disturbance and removal of wildlife habitats. A long-established vehicular access to the site already exists.</p> <p>The proposed new access from Lyburn Road does not provide space for vehicles to enter, turn and exit in a forward direction.</p>
20/00184 NFNPA	Witterns Hill, Coles Lane, Landford, Salisbury, SP5 2DZ	Two storey extension; single storey extension; detached garage; alterations to fenestration	<p>Recommendation No. 2. 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.</p> <p>The application drawings appear to show a total increase in existing floor area of 32%. This is in excess of the 30% maximum allowable under NFNPA Local Plan Policy DP36. The extra 2% is probably due to the applicants calculations of existing floor area not having taken account of floor area taken up by chimney breasts, and calculations of proposed floor area not including wall thicknesses of former external walls.</p> <p>The previously refused application was criticised for having an excessive amount of glazing on the south elevation, contributing to light pollution and erosion of rural darkness, and contrary to NFNPA Local Plan Policy SP15. The same glazed doors as the former application are repeated on the south side of both the current proposed extensions. In this very rural location, the visibility of the property in the wider</p>

			<p>landscape and the proximity of the adjacent National Nature Reserve, mean that the dark night sky is an important feature to be preserved.</p> <p>Part of the south side of the roof of the proposed single storey extension extends across the elevation of the original building to join with the existing porch roof. This is completely out of character with the style of the original building. The NFNPA Design Guide suggests that this 'wrapping around' roof feature should be avoided. Being in an elevated location, immediately adjacent to a National Nature Reserve which is also a SSSI and SAC, it is important that any proposals do not compromise the character and style of the original building, which was constructed in 1875.</p>
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