

Case Officer: Sam Harper
Direct Line: 01258 484187
Email: devcontrol@north-dorset.gov.uk



Date: 19-Jan-2012

North Dorset District Council
Nordon, Salisbury Road,
Blandford Forum, DT11 7LL

Tel: 01258 454111
Fax: 01258 480179
Web: www.dorsetforyou.com

Mr A H Gibb (Clerk),
Fontmell Magna Parish Council
The Old Forge
Dean Lane
Sixpenny Handley
SALISBURY
Wiltshire
SP5 5PA

Dear Sir/Madam

APPLICATION NUMBER: 2/2012/0039/PLNG

LOCATION: 10, St Andrews View, Fontmell Magna, Shaftesbury, Dorset, SP7 0QY

PROPOSAL: Erect garden room (demolish existing conservatory).

I enclose a copy of an application which falls within your parish/town. Please record your Council's observations regarding the application on the attached form and return it to this office by 09-Feb-2012. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided. In some circumstances it may be possible to extend the consultation period. You should contact the Support Team (Tel: 01258 484220) if you need to ask for an extension.

A decision on whether the application will be placed before the Development Control Committee will be taken by the Development Control Manager in consultation with the Chairman of the Committee, the Vice- Chairman and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments that in the opinion of the Development Control Manager in consultation with the Chairman, Vice-Chairman and Ward Member are not in planning terms relevant to the application will result in the application being dealt with under delegated powers. **Your Council's views will be taken into account whichever type of determination is made.**



Because this is a Household Application, in the event that the applicant appeals against refusal of planning permission the appeal will be dealt with under Part 1 of the 2009 Regulations *. The Council will forward to the Secretary of State all the paperwork connected with the application, including any representations made at this time. **There will be no opportunity for your Council to comment further at appeal stage.**

Yours faithfully

John Hammond
Acting Development Control Manager

* The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Statutory Instrument 2009/452 (“the 2009 Regulations”).

PC

Tree & Hedgerow Applications should
be returned to the **Environment Team**

For office use only	
Fee	€150 = PR 0029
Received	11 JAN 2012
App No:	27/2012 / 0039 / 19
	12 JAN 2012

**Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant? Yes No

Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="01985 841111"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Description of Proposed Works

Please describe the proposed works:

Proposed single storey garden room extension

Has the work already been started without planning permission? Yes No

I. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

Description of location or a grid reference (must be completed if postcode is not known):

Easting:

Northing:

II. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

III. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

IV. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within the planning distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

V. Parking

Will the proposed works affect existing car parking arrangements? Yes No

VI. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

VII. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

1. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Existing - description:
 description of existing materials and finishes:

Proposed - description:
 description of proposed materials and finishes:

Roof - description:
 description of existing materials and finishes:

description of proposed materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

UPVC

Description of *proposed* materials and finishes:

UPVC

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

UPVC

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fencing

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

N/A

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design Statement

2. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: Declaration made

2. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, is a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

13. Declaration

/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

06/01/2012

DESIGN STATEMENT IN SUPPORT OF APPLICATION FOR
10 ST.ANDREWS VIEW FONTMELL MAGNA.

11 JAN 2012

1.0 Application

1.1 Full planning permission is sought for an extension to 10 St. Andrews View, Fontmell Magna.

2.0 The Design

2.1 The property is an end of terrace, render and brick built cottage under a thatched roof, dating from 2000. The site lies within modern development.

2.2 The proposal shows the demolition of the existing conservatory and the formation of a single storey pitched roof extension to provide a part-glazed garden room off the existing kitchen, to the south east side of the property. The existing conservatory has an overall foot print of 10m².

The proposal has been designed in such a way as to reflect the character and scale of the existing dwelling, with the proposed garden room extension having an overall footprint of 29m² with low level pitched roof structure.

The extension has been designed in such a way as to give the appearance of a traditional looking single storey structure under a mono pitched slate roof with a mix of full height glazing with glazed gable and low level windows.

The extension has been stepped down to take advantage of the lower ground level to the rear of the properties.

The overall result provides a light subsidiary structure which respects the character of the existing building in terms of design and form.

The extension has been positioned and designed in height to reduce any adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties and building(s)

Externally the proposal has been designed to be in keeping with the existing dwelling and to

prevent any overlooking of the adjoining properties.

The attached photographs show both the existing conservatory to be removed as well as the conservatory in the same location on the adjoining property.



South East Elevation



South West Elevation

2.3 Materials : -

Walls - Render to match existing.

Roofs - Natural slate.

3.00 Access Statement

3.01 There are no alterations to the access.

4.0 Case for Granting Approval

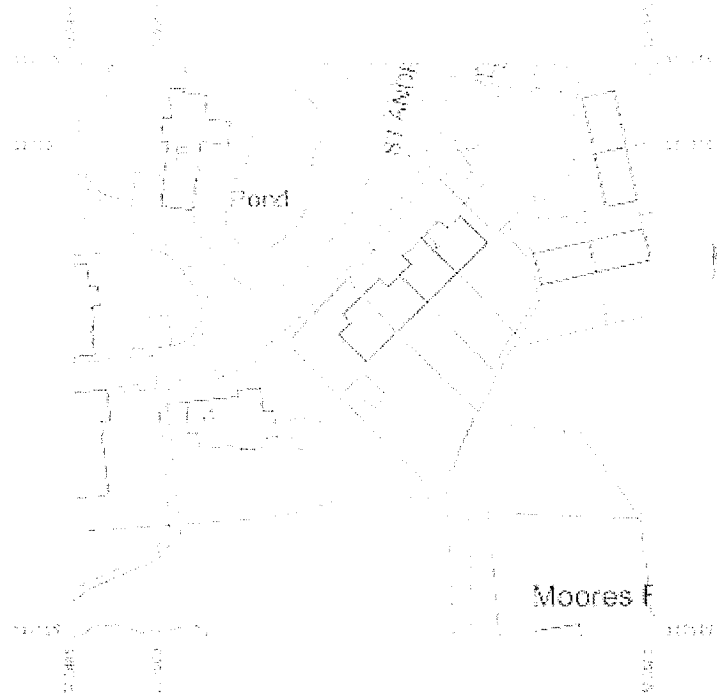
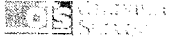
4.01 The proposal reflects the character of the existing building and takes into account the surrounding properties.

5.0 Sustainability Statement

5.1 The proposed extension will be constructed using locally sourced materials where possible.

The extension will be constructed to meet current building regulations with the provision

of insulation to new floors, walls and roofs.
All windows and doors will be double glazed.

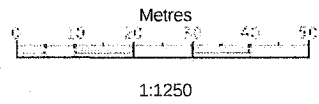


10 JAN 2012

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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



10 ST. ANDREWS VIEW
SHAFTESBURY
SP7 0QY

Supplied by: **Stanfords**
Reference: OI361331
Centre coordinates: 386535 117165

2 / 2012 / 0039 / 13