

Case Officer: Robert de Ferry Foster
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North Dorset District Council
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Blandford Forum, DT11 7LL

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Date: 27-Jan-2012

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: 2/2012/0070/PLNG

LOCATION: 6, Marshlands, Penn Hill, Bedchester, Shaftesbury, Dorset, SP7 0JS

PROPOSAL: Erect 1 No. one and a half storey extension (demolish existing garage and stables).

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 17-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”).

Fee	
Received	
App. No.	2 / 2012 / 0070 / 19

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

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Rodney	Surname:	Harris		
Company name:							
Street address:	6 Marshlands			Telephone number:	Country Code	National Number	Extension Number
	Penn Hill				01747	812326	
	Bedchester			Mobile number:			
Town/City:	Shaftesbury			Fax number:			
County:	Dorset			Email address:			
Country:							
Postcode:	SP7 0JS						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	stephen	Surname:	way		
Company name:	Sway Design						
Street address:	Durdle Door			Telephone number:	Country Code	National Number	Extension Number
	Littledown				01747	850274	
				Mobile number:	07786	894586	
Town/City:	Shaftesbury			Fax number:			
County:	Dorset			Email address:	sway.chestnuthouse@tiscali.co.uk		
Country:	United Kingdom						
Postcode:	SP7 9HD						

3. Description of Proposed Works

Please describe the proposed works:

Storey and half extension to existing house

Has the work already been started without planning permission?

Yes No

Windows - description:

Description of *existing* materials and finishes:

Upvc casements

Description of *proposed* materials and finishes:

Painted timber

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:

drawings and design statement

12. 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

12. 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, was 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

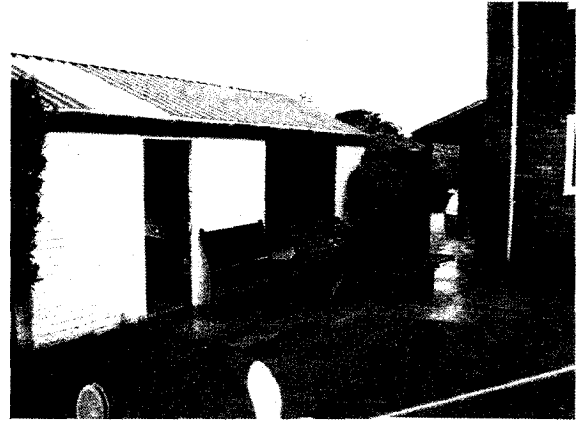
Title: First Name: Surname:

Person role: Declaration date: Declaration Made

13. Declaration

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

Date



The brief:

- Mr and Mrs Harris have owned the property and have carried out works to improve its layout but the accommodation is cramped and additional bedroom space and storage is required.
- A double carport is also required to protect the vehicles from the weather.

The scheme:

- The proposal is to demolish the single storey garage and stable block as they are beyond any useful life and build a storey and half extension.
- The proposal is to house a double carport and storage room on the ground floor and two bedrooms with bathroom on the first floor which will be accessed via the existing first floor of the main house. The building will be kept on the original electric and water supply as the main house.
- The proposed accommodation will be used for family members who can not afford to move away because of local house prices and the non availability of low cost housing within the village.
- The materials proposed are to match the existing with plain tiles for the roof, feather edged boarding for the upper walls and render to the lower walls, it is also proposed to render the existing house as the bricks used for the cladding are of a poor quality and are showing signs of disintegration.
- We have taken the Appeal Inspectors comments on board with the redesign by reducing the rear projection and linking the accommodation to the existing.

Access:

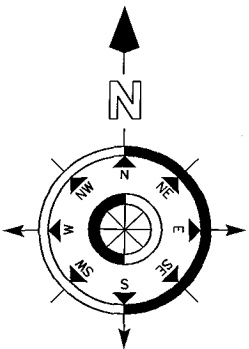
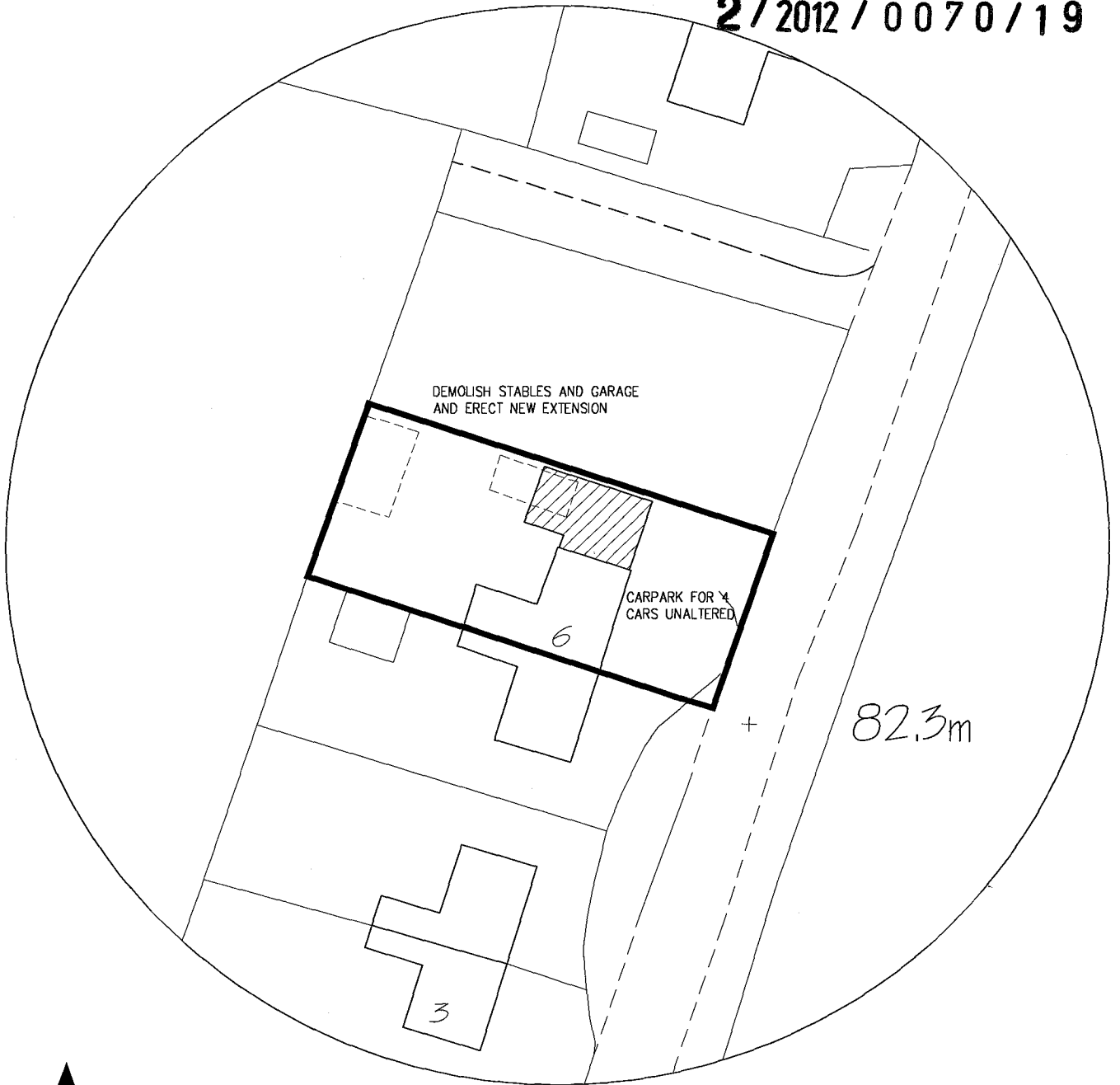
- The dwelling at present lies in the mainly residential area of Bedchester which has no local facilities with most located in Salisbury and Blandford both which are 6 and 14 miles and are served by local transport once the main A354 is reached
- The existing dwelling and the proposed extension will have level access to most doors but apart from that it is not accessible in terms of the DDA act.

Design and Access Statement for Proposed works, 6 Marshlands, Bedchester, Shaftesbury, Dorset, SP7 0JS

The site:

- The site is located in an area of Bedchester and has properties all around in a mainly residential area
- The property in question is a semi-detached house from the post war period that has been extended since construction with a flat roofed single storey to the west.
- The main building is constructed from face brickwork elevations and has plain tiles but this is an envelope around a concrete frame building. The windows are Upvc and double glazed.
- There is single storey garage on the north boundary and there is also a block of stables on the western boundary.



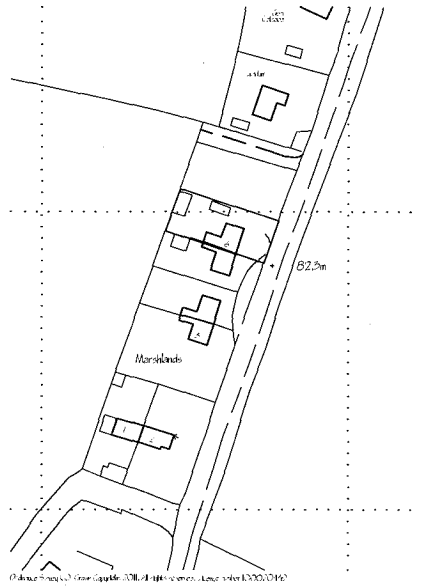


SITE PLAN 1:500

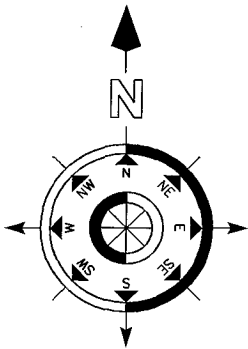
SCHEME

6 MARSHLANDS, PENN HILL
BEDCHESTER, SHAFTESBURY, SP7 0JS
FOR MR AND MRS R HARRIS

2/2012 / 0070 / 19



LOCATION PLAN 1:2500



SCHEME
6 MARSHLANDS, PENN HILL
BEDCHESTER, SHAFTESBURY, SP7 0JS
FOR MR AND MRS R HARRIS

1656/15

1:2500@A4