

## FMPC – Neighbourhood Plan Monitoring Group

Date	23/12/22
Application Details	P/FUL/2022/07195 - Margarets Yard, South Street, Fontmell Magna Erect single dwelling (demolish existing storage building)
Planning Working Group Members	BR, JK, RK, MH
Recommendation to Parish Council	<b>OBJECT</b> to this application

Policies	Application details	Policy Compliance	Further Action
<b>Policy FM1.</b> Local Green Spaces p11			
<b>Policy FM2.</b> Local Wildlife Corridors and Protected Species p13			
<b>Policy FM3.</b> Important Views p14			
<b>Policy FM4.</b> The setting of the AONB p15			
<b>Policy FM5.</b> Local Landscape Features p18			
<b>Policy FM6.</b> Dark Skies p19			
<b>Policy FM7.</b> The Conservation Area and Locally Important Features p22	The proposed large 2-storey house would have a much higher roof line than most neighbouring properties.	<b>Conflicts</b> See notes below	PC to discuss with applicant
<b>Policy FM8.</b> Development layout p25	The design and layout conform; the access track needs some attention.	<b>Conforms</b> See notes below	PC to discuss with applicant
<b>Policy FM9.</b> Building design p28	Brick and cladding finishes conform, but the property's scale is a concern.	<b>Conforms</b> See notes below	PC to discuss with applicant
<b>Policy FM10.</b> Creating safer roads and pedestrian routes p31			
<b>Policy FM11.</b> Sustainable drainage p35			
<b>Policy FM12.</b> Development impacting on the sewage treatment works p36			
<b>Policy FM13.</b> Important community facilities p38			
<b>Policy FM14.</b> Social Infrastructure p41			
<b>Policy FM15.</b> Facilitating home working p43			
<b>Policy FM16.</b> Housing Types p48	A 5-bed house is proposed, contrary to the demand for smaller dwellings.	<b>Conflicts</b> See notes below	PC to discuss with applicant
<b>Policy FM17.</b> Spatial strategy for new development p50			
<b>Policy FM18.</b> Settlement boundary p52			
Is the Applicant known to members of the Group?		Yes	

## **Compliance Notes:**

### **General**

The application is well presented and changing the use of the site to residential is to be welcomed.

### **Policy FM7 – The Conservation Area**

The proposal to build a two-storey house, with a high roofline to accommodate a fifth bedroom, is not in keeping with the general character of houses within the Conservation Area where 1.5 storey dwellings predominate. The impact of the high roof line is mitigated to some degree by the adjoining 3-storey dwelling Home Farm and the new property would be well-camouflaged by hedges and trees when viewed from South Street. However, Home Farm has always considered to be out of scale with its surroundings and stands above its neighbours when approaching the village and the height of the proposed property would perpetuate the error of allowing a three-storey building within a village setting.

### **Policy FM8 – Development Layout**

The position of the dwelling within the site is fine, with adequate parking and turning space. The access track to the site is in very poor condition, serving vehicles and pedestrians as a footpath; hopefully this can be improved.

### **Policy FM9 – Building Design**

The building design conforms using a combination of brick and cladding finishes, but the design seems “busy” with various window sizes used. The locations of timber cladding do not seem to follow a logical pattern. The use of PV panels recessed into the roof tiles is welcome.

### **Policy FM16 – Housing Types**

The proposed dwelling conflicts with this policy that new open market housing should predominantly be of 1, 2 and some 3-bedroom properties. The proposed 5-bed dwelling does not contribute to the need for smaller units within the Conservation Area.

MH – 30/12/22