

FMPC – Neighbourhood Plan Monitoring Group

Date	30/01/2023
Application Details	P/LBC/2023/00524 & P/HOU/2023/00322 - Myrtle Cottage West Street Fontmell Magna Dorset SP7 0PF. Proposal: Convert garage to additional living space
Planning Working Group Members	IW, RMcC, JK
Recommendation to Parish Council	Support this application

Policies	Application details	Policy Compliance	Further Action
Policy FM1. Local Green Spaces p11			
Policy FM2. Local Wildlife Corridors and Protected Species p13			
Policy FM3. Important Views p14			
Policy FM4. The setting of the AONB p15			
Policy FM5. Local Landscape Features p18			
Policy FM6. Dark Skies p19			
Policy FM7. The Conservation Area and Locally Important Features p22	Existing garage structure with addition of windows, no increase in footprint.	Conforms	
Policy FM8. Development layout p25			
Policy FM9. Building design p28	Timber windows to replace garage doors, colour finish not specified.	Conforms	
Policy FM10. Creating safer roads and pedestrian routes p31	Usage is unclear but will have minimal impact on traffic.	Conforms	
Policy FM11. Sustainable drainage p35			
Policy FM12. Development impacting on the sewage treatment works p36	Proposed method of sewage disposal is unclear.	Conforms	
Policy FM13. Important community facilities p38			
Policy FM14. Social Infrastructure p41			
Policy FM15. Facilitating home working p43		Conforms	
Policy FM16. Housing Types p48			
Policy FM17. Spatial strategy for new development p50			
Policy FM18. Settlement boundary p52			
Is the Applicant known to members of the Group?	Applicant is known to Ian	Yes	

Compliance Notes:

General

Myrtle Cottage is a Grade II listed building from 1960.

The proposed conversion of the existing detached garage into a living space is minimal and sympathetic to the primary dwelling. The proposed usage of the space is unclear from the documentation, which could be either as a playroom, or for residential use or as a holiday let.

A toilet is included in the design but there is no information on the disposal of sewage waste and how ventilation will be achieved.

The garage doors are being replaced by timber windows and door across the full width. The colour finish is not specified.

Whilst there is uncertainty on some points of detail, there are no obvious grounds for objecting.