

## FMPC – Neighbourhood Plan Monitoring Group

Date	01/02/23
Application Details	P/FUL/2022/06531 Middle Farm Cottage Lurmer Street Fontmell Magna Shaftesbury SP7 ONT Erect rear extension & garage (demolish existing extension). Carry out internal reconfiguration and external cladding. Boundary change to plot 1 (2/2017/1856/FUL) and erect garage.
Planning Working Group Members	JK , RK
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 appearance of the cottage will be improved by the proposed changes.	<b>Conforms</b> See notes below	
<b>Policy FM8.</b> Development layout p25	Two full-height windows on the western elevation will cause loss of privacy.	<b>Conflicts</b> See notes below	
<b>Policy FM9.</b> Building design p28		<b>Conforms</b>	
<b>Policy FM10.</b> Creating safer roads and pedestrian routes p31	A right of way of a neighbouring property will be obstructed.	<b>Conflicts</b> See notes below	
<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			
<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:**

The proposed design will conform to policies FM7 and FM9. Possibly the design could be improved by replacing the two small pitched roofs above the dormer windows on the west elevation with lead flat roofs so as not to detract from the large gable between these two dormer windows.

However the proposals conflict with policy FM8 – Development Layout. The plans show two full-height windows in the West wall, overlooking the neighbouring property 20 Lurmer Street, which is a Grade II listed property, with the consequential loss of privacy.

Also the proposals conflict with policy FM10 – Creating Safer Roads and Pedestrian Routes. There exists a right of way for the neighbouring property 20 Lurmer Street over the area where car parking has been proposed which would be obstructed.

There is clearly an issue over the ownership of a section of the West wall and the lean-to on the Western elevation. This could raise questions as to the viability of the projected development.

On balance it is recommended the Parish Council objects to this application.