

**SOUTHERN AREA PLANNING COMMITTEE 29TH SEPTEMBER 2011
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda Item 8

**Plan List Item 3 S/2011/0914/OL - Erection on one 2 bedroom bungalow
At The Heathers, Southampton Road, Salisbury. SP5 3AF**

APPLICANT

Letter with chart and drawing providing a comparison of plot sizes (Appendix 1)

Appendix 1



5th September 2011

Wiltshire Council
Members of the Planning Committee

Dear Sirs

Ref: Planning application S/2011/0914/OL

The Alderbury Parish Council has requested that this application be called in if officers are minded to approve and therefore this has now been listed for the committee on September 29th.

The Parish Council consider that the development is too large for the plot, and I therefore submit to the committee a size comparison data sheet, from which you will note the entire development of The Heather (edged in red on the enclosed drawing), still sits comfortably between the surrounding twelve properties, being smaller than the properties edged in blue and larger than the properties edged in yellow. However, plots 1 to 3 were granted planning permission by the members in 2008 and therefore assume the objection relates purely to plot 4, where I have also given a building size to plot size comparison. You will note it has a mid-sized plot with the smallest building and therefore it could be argued the development is actually too small for the plot, not visa-versa.

The Parish Council also consider the proposed bungalow would be overlooked by houses 1 to 3, but would remind the members that plots 1 to 3 all have their standard 10m gardens, they have relatively small first floor windows as requested by the planners at the time of the application being granted. There is a 2 meter level change with plot 4 being the higher property, making it still more difficult to be overlooked and would remind the members that overlooking was not a reason for refusal of the previous application and was dismissed as a reason by the appeal inspector.

Yours faithfully

Harvey Euridge
For and on behalf of Probuild Residential Ltd

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RESIDENTIAL LTD

5th September 2011

PLOT SIZE SUMMARY:

PROPERTY	PLOT SIZE m2	BUILDING FOOTPRINT m2	BUILDING SIZE V PLOT SIZE %
Fern Hollow	690	228	33%
Cross Ways	681	99	14.50%
Oakwood	915	166	18%
Arundel	970	150	15.46%
TOTALS	3256	643	19.74%
The Heather			
plot 1	740	102	13.80%
plot 2	470	102	21.50%
plot 3	450	102	22.50%
Plot 4	695	68	9.7%
TOTALS	2355	374	16.87%
Forest View	875	126	14.40%
Moorlands	480	83	17.29%
the Gables	1126	112	9.95%
Sandhurst	912	90	9.87%
TOTALS	3393	411	12.11%

The following chart shows properties in size order, footprint order and plot v building size order.

PLOT SIZE m2	BUILDING FOOTPRINT m2	BUILDING SIZE V PLOT SIZE %
The Gables 1126	Fern Hollow 228	Fern Hollow 33.00%
Arundel 970	Oakwood 166	Plot 3 (Heather) 22.50%
Oakwood 915	Arundel 150	Plot 2 (Heather) 21.50%
Sandhurst 912	Forest View 126	Oakwood 18.00%
Forest View 875	The Gables 112	Moorlands 17.29%
Plot 1 (Heather) 740	Plot 1 (Heather) 102	Arundel 15.46%
Plot 4 Heather 695	Plot 2 (Heather) 102	Cross Ways 14.50%
Fern Hollow 690	Plot 3 (Heather) 102	Forest View 14.40%
Cross Ways 681	Cross Ways 99	Plot 1 (Heather) 13.80%
Moorlands 480	Sandhurst 90	The Gables 9.95%
Plot 2 (Heather) 470	Moorlands 83	Sandhurst 9.87%
Plot 3 (Heather) 470	Plot 4 Heather 68	Plot 4 Heather 9.7%

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<p>R.S. ARCHITECTURAL LTD</p> <p>2 Boyatt Cottages Lewes Close Eastleigh Hampshire SO50 4QJ Tel : 02380 612578</p> <p>Tel : 07958 574867 Email : rsarchitectural@aol.com</p> <p>Old Anton House 4 Dene Road Andover Hampshire SP10 2AA Tel : 01264 338935</p>		Date
		Scale
		Drawing No.

**Plan List Item 4 S/2011/0900/FULL – Change of use of existing building to a dwelling and modify existing vehicular access and construct turning space and parking area.
At Bridge Woodland, Britmore Lane, Gutch Common, Shaftesbury.
SP7 9BB**

CONSULTATIONS

Environmental Health

No objections.

Satisfied that the proposed means of disposing of toilet waste and grey water should not cause an issue. However, would advise that it will be necessary for the applicant to ensure that solid waste is stored in an appropriate container / containers to ensure vermin and flies cannot get access to it.

AGENT

Comment regarding proposed condition 3.

It is the applicants plan to gain further income from the enterprise by holding nature study courses from time to time for interested institutions and local schools for which they will charge a fee. They are aiming to attain a sustainable and self-sufficient lifestyle on the holding which will not rely on a large income. They will however have to rely initially on part time local employment which will allow them to achieve the above aims.

They are happy to comply with any agreement or conditions which tie the proposed change of use to the entire area of the holding/woodland.

APPLICANTS

Willing to make a contribution towards the provision of public open space Local Plan, policy R2

