

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
SOUTHERN AREA – 05-08-04

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

A106 - Approve subject to S106	DOEC - Refer to DLTR (Committee) Now DTLR	REF - Refusal
APP - Approve	NOBJ - No objection	REV - Subject to Revocation Order
APPC - Approve with conditions	OBJ - Objection	DOED - Refer to DLTR
APRE - Part approve / refuse	OBS - Observations to Committee	Now DTLR - (delegated)

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
1 SV	<u>S / 2004 / 1131</u> Ms B Jones	MRS J JUDD MR W JUDD MRS D HOWES MR M JUDD THE BLACK BARN COLDHARBOUR FARM HIGH STREET PITTON	REF	PITT	2 - 5	WINTERSLOW CLLR DEVINE CLLR MOSS	
2 SV	<u>S / 2004 / 1132</u> Ms B Jones	MRS J JUDD, MR W JUDD, MRS D HOWES AND MR MATT JUDD THE BLACK BARN COLDHARBOUR FARM PITTON	REF	PITT	6 - 8	WINTERSLOW CLLR DEVINE CLLR MOSS	
3 SV	<u>S / 2004 / 1197</u> Ms B Jones	ABBAY MEAD DEVELOPMENTS LTD ROSE COTTAGE NORTH LANE NOMANSLAND	APPC	REDL	9 - 13	ALDERBURY & WHITEPARISH CLLR MRS BISSINGTON CLLR BRITTON CLLR RANDALL	

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

ABBREVIATIONS USED THROUGHOUT THE TEXT

AHEV	-	Area of High Ecological Value
AONB	-	Area of Outstanding Natural Beauty
CA	-	Conservation Area
CLA	-	County Land Agent
EHO	-	Environmental Health Officer
HDS	-	Head of Development Services
HPB	-	Housing Policy Boundary
HRA	-	Housing Restraint Area
LPA	-	Local Planning Authority
LB	-	Listed Building
NFHA	-	New Forest Heritage Area
NPLP	-	Northern Parishes Local Plan
PC	-	Parish Council
PPG	-	Planning Policy Guidance
SDLP	-	Salisbury District Local Plan
SEPLP	-	South Eastern Parishes Local Plan
SLA	-	Special Landscape Area
SRA	-	Special Restraint Area
SWSP	-	South Wiltshire Structure Plan
TPO	-	Tree Preservation Order

Part 1

Applications recommended for Refusal

Item No. Case Officer Contact No.

App.Number Date Received Expiry Date Applicant's Name
Ward/Parish Cons.Area Listed Agents Name

Proposal
Location

1	Case Officer Ms B Jones	Contact No 01722 434388	1
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S/2004/1131	18/05/2004	13/07/2004	MRS J JUDD MR W JUDD MRS D HOWES MR M JUDD
PITT	PIT		PAUL MASSER MASSER ARCHITECTS
Easting: 421179.9384996	Northings: 131405.288946271		

PROPOSAL:	FULL APPLICATION -NEW 3 BED DWELLING AND GARAGE AND ALTERATION TO ACCESS
LOCATION:	THE BLACK BARN COLDHARBOUR FARM HIGH STREET PITTON SALISBURY SP5 1DQ

REASON FOR REPORT TO MEMBERS

Councillor Moss has requested that this item be determined by Committee due to: the interest shown in the application

SITE AND ITS SURROUNDINGS

The site forms part of the courtyard of Coldharbour Farmhouse, which is a Grade II listed building situated on High Street, Pitton. East of the site is The Lynchets, and to the south lie fields associated with the farm. The Post Office is situated across the High Street, between the residences of Benachie and Talland. The site is designated as a Conservation Area, within the Pitton Housing Policy Boundary and Special Landscape Area.

THE PROPOSAL

The applicant is seeking to demolish a number of outbuildings that form an L shape within the courtyard of Coldharbour Farmhouse. A new dwelling and site access would be constructed on the site, and the new building would be set back from the roadside, to provide a small meeting area (opposite the Post Office). A new brick retaining wall would be constructed on the boundary of The Lynchets (north east) and a new access and driveway would be included in the scheme.

PLANNING HISTORY

S/2004/1132 – See separate report on Agenda

CONSULTATIONS

WCC Highways	Objection
Wessex Water Authority	Not within WW sewered area. Developer to agree point of connection for supply.
Environmental Health	No observations.
Wiltshire Wildlife Trust	Bat and Barn Owl survey requested. (No species found).

REPRESENTATIONS

Advertisement	Yes	Expiry 24/06/04
Site Notice displayed	Yes	Expiry 24/06/04
Departure	No	
Neighbour notification	Yes	Expiry 14/06/04

Third Party responses Yes 2 letters of objection on grounds of proximity to Lynchets (noise), overlooking from Velux windows, fumes from proposed flu (now deleted from scheme), danger from vehicles using access onto busy, narrow road.

Parish Council response Yes No objection

MAIN ISSUES

The main planning issues for the application are scale and design, impact on the Conservation Area and setting of the listed building, neighbouring amenities, nature conservation and highway safety. The Conservation policy issues of the adopted SDLP have been considered under the accompanying committee report for Conservation Area Consent (Application S/2004/1132).

POLICY CONTEXT

Policy G2, C12, CN3, CN5, CN8, CN9, CN10, CN11, R2, D2 and TR11.

PLANNING CONSIDERATIONS

1. Impact on the Conservation Area and setting of the Listed Building

The existing structures to be demolished have a barn like appearance, but are of modern construction. The listed building is a black and white timber framed cottage (Coldharbour Farmhouse), fronting onto the road. The existing north west face of the barn abuts the road, and incorporates a village notice board. The applicant is seeking to retain this use on the new building, and open up the adjacent well within a public seating area. The proposed new dwelling would retain the character of a barn, with oak window frames, timber boarding on the walls, and a pitched roof. A new brick retaining wall would be constructed on the north east boundary with the Lynchets.

It is considered that whilst the older section of the barn (abutting the road) has some character, the building is generally not of historic merit. The outbuildings to the rear of the yard (perpendicular to the barn) are of breeze block construction and have little architectural merit. However, the site is important in terms of its streetscape and its relationship with the adjacent listed building. Conservation have raised no objection to the proposed demolition, provided the proposed replacement dwelling is constructed in its place, to maintain the amenities of the streetscene within the Conservation Area. Furthermore, the replacement structure should be of a high quality. The Local Planning Authority requested a number of amendments to the original proposals, and was satisfied with the revised details of the new building. The proposal (demolition *and* replacement) is therefore considered to satisfy the policy context for Conservation Areas and Listed Buildings within the adopted Salisbury District Local Plan.

2. Neighbouring Amenities

The site lies adjacent to The Lynchets, which shares an existing boundary of timber fencing, shrubs and trees. The property is currently less than 3 metres (at its narrowest point) from the boundary of the application site.

The proposed new dwelling would include a new brick retaining wall, which would form a boundary wall between the two properties. The boundary wall would be approximately one metre lower than the existing barn, and the resultant pitch of the new roof would be about 2metres further away from the Lynchets than the pitch of the existing barn. There would be one gable end, which would lie approximately 1 metre from the boundary, although there would be no windows in this elevation.

Other windows in proximity to the north east boundary include a high level roof light in the main roof (serving the stair and hallway), and four rooflights serving the kitchen and utility room. The proposals are therefore unlikely to give rise to any overlooking of the adjoining property, as all the rooflights would be set at an angle on the roof pitches, facing skywards.

Furthermore, it is considered that the proposed building would be unlikely to significantly increase the effect of dominance on the boundary of the Lynchets, as only the plain gable end would be closer to the property (than the existing barn), about 1 metre from the boundary. This would give a distance of over 5 metres between the properties at this point.

The proposed dwelling would be set back from the High Street by about 5 metres. The proposal is unlikely to materially affect the amenities currently enjoyed by properties on the opposite side of High Street, although there would be a degree of increased disturbance arising from additional vehicular movements from the site.

A flue, which was originally proposed for the north east roof pitch, has been deleted from the scheme. Environmental Health have not raised any issues regarding the proposal.

The proposal is therefore considered to satisfy Policy G2 (vi), (vii) and D2.

Nature Conservation

A Bat and Barn Owl survey was received for the site (Policy C12). There was no evidence found of any bat or owl roosts in the barn. However, if the barn is to be demolished in the spring/summer period, the barn should be searched for the presence of other bird nesting species (eg housemartin). In accordance the legislation, where active nests are discovered, work should be delayed until the young have fledged. In the unlikely event that bat or barn owls are discovered on site during demolition, it is essential that work stops immediately and English Nature are contacted for further advice.

Highway Safety

The Highway Authority considers that whilst the proposed development would result in improved visibility at the site access, visibility would fall far short of the laid down standards. Furthermore, the Authority are concerned that the layout of the meeting area as submitted may lead to pedestrians stepping into the carriageway at its north eastern corner, at a point where inter-visibility between pedestrians and drivers is virtually nil. It is therefore recommended that the application is refused on the following grounds, contrary to Policy G2 (i).

The site has insufficient frontage to the north-east to enable the access to be satisfactorily laid out, incorporating the necessary visibility splays which is essential in the interests of highway safety.

If the Committee are minded to approve the application, notwithstanding the above recommendation, the Highway Authority have recommended the following condition:

Before the dwelling hereby approved is first occupied, visibility should be provided at the access with nothing over 1metre in height above the adjacent carriageway level, being planted, erected or maintained in front of a line measured 2.0m into the access back from the carriageway edge, extending to the northeast corner of the site frontage. A section of high visibility pedestrian guard rail should be installed at this point and maintained in this condition hereafter.

Reason: In the interests of highway and pedestrian safety.

Informative: The applicant should contact Wiltshire County Council Highways for further details.

CONCLUSION

The proposal is considered to be acceptable in terms of its impact on neighbouring amenities, the setting of a listed building and the Conservation Area. However, the boundary of the site on the north east corner and its relationship with the adjacent property restricts the ability to provide satisfactory visibility splays at the means of access. The proposed access would therefore be detrimental to the safety of users of the public highway, contrary to Policy G2 (i).

RECOMMENDATION: REFUSE for the following reasons:

1. The site has insufficient frontage to the north east to enable the access to be satisfactorily laid out, incorporating the necessary visibility splays, which are essential in the interests of highway safety. The proposal would therefore be contrary to Policy G2 (i).
2. The proposal makes no provision for public open space, contrary to Policy R2.

And contrary to the following policies of the adopted Salisbury District Local Plan:

Policy G2	General Principles for Development
Policy R2	Public Open Space Provision

NOTES:

S/2004/1132	18/05/2004	13/07/2004	MRS J JUDD, MR W JUDD, MRS D HOWES AND MR MATT JUD
PITT	PIT	II	PAUL MASSER
Easting: 421161.3	Northing: 131397.3		

PROPOSAL:	CONS.AREA (DEMO) -DEMOLITION OF EXISTING MODERN BARNs / OUTBUILDINGS
LOCATION:	THE BLACK BARN COLDHARBOUR FARM HIGH STREET PITTON SALISBURY SP5 1DQ

REASON FOR REPORT TO MEMBERS

Councillor Moss has requested that this item be determined by Committee due to: the interest shown in the related planning application S/2004/1132

SITE AND ITS SURROUNDINGS

The site forms part of the courtyard of Coldharbour Farmhouse, which is a Grade II listed building situated on High Street, Pitton. East of the site is The Lynchets, and to the south lie fields associated with the farm. The Post Office is situated across the High Street, between the residences of Benachie and Talland. The site is designated as a Conservation Area, within the Pitton Housing Policy Boundary and Special Landscape Area.

THE PROPOSAL

The applicant is seeking to demolish a number of outbuildings that form an L shape within the courtyard of Coldharbour Farmhouse. A new dwelling and site access would be constructed on the site, and the new building would be set back from the roadside, to provide a small meeting area (opposite the Post Office). The main planning issues are considered under Application S/2004/1131. The main planning issue for this application is the impact of the proposed demolition of the existing buildings on the Conservation Area and adjacent Listed Building (Coldharbour Farmhouse), and nature conservation.

PLANNING HISTORY

S/2004/1131 – See separate report

CONSULTATIONS

Conservation: Objection to loss of frontage in absence of planning consent for replacement structure

REPRESENTATIONS

ADVERT	YES	EXPIRY 24/06/04
SITE NOTICE	YES	EXPIRY 24/06/04
NEIGHBOUR NOTIFICATION	YES	EXPIRY 14/06/04
NEIGHBOUR RESPONSES	NO	(See S/ 04/1131)

PARISH COUNCIL NO OBJECTION

MAIN ISSUES

The main planning issues for the application is the impact of the demolition of the existing buildings on the Conservation Area and setting of the listed building. The planning policy issues of the adopted SDLP have been considered under application S/2004/1132, which was recommended for refusal in accordance with the Highway Authority's recommendation.

POLICY CONTEXT

Adopted SDLP G2, C12, CN3, CN5, CN8, CN9, CN10, CN11, D2.

PLANNING CONSIDERATIONS

Impact on the Conservation Area and Setting of a Listed Building

The existing structures to be demolished have a barn like appearance, but are of modern construction. The listed building is a black and white timber framed cottage, fronting onto the road. The existing north west face of the barn abuts the road, and incorporates a village notice board. The applicant is seeking to retain this use on the new building, and open up the adjacent well within a public seating area.

The proposed new dwelling would retain the character of a barn, with oak window frames, timber boarding on the walls, and a pitched roof. A new brick retaining wall would be constructed on the north east boundary with the Lynchetts.

It is considered that whilst the older section of the barn (abutting the road) has some character, the building is generally not of historic merit. The outbuildings to the rear of the yard (perpendicular to the barn) are of breeze block construction and have little architectural merit. Conservation have raised no objection to the proposed demolition, provided the proposed replacement dwelling is constructed in its place, to maintain the amenities of the streetscene within the Conservation Area.

The accompanying planning application has been recommended for refusal, on the grounds of highway safety. The main issue for Members is whether or not the demolition (without a replacement structure) would detrimentally affect the amenities of the Conservation Area. Conservation have advised that whilst the buildings are of little architectural merit, they are important to the streetscene and the amenities of the Conservation Area. The proposal for demolition, in the absence of planning consent for a suitable replacement frontage, is considered contrary to Policy CN9, which seeks to resist the demolition of buildings within the Conservation Area unless planning permission has been granted for the development of the site.

Nature Conservation

A Bat and Barn Owl survey was received for the site (Policy C12). There was no evidence found for any

bat or owl roosts in the barn. However, if the barn is to be demolished in the spring/summer period, the barn should be searched for the presence of other bird nesting species (eg housemartin). In accordance the legislation, where active nests are discovered, work should be delayed until the young have fledged. In the unlikely event that bat or barn owls are discovered on site during demolition, it is essential that work stops immediately and English Nature are contacted for further advice.

CONCLUSION

The proposed demolition of the existing buildings, in the absence of a planning consent for the development of the site would be contrary to Policy CN8 and CN9 of the adopted SDLP, which seeks to protect the amenity of Conservation Areas.

RECOMMENDATION: REFUSE

REASONS FOR REFUSAL

The existing barn is important to the streetscene and the amenity of the Conservation Area. In the absence of planning permission for a suitable replacement structure or dwelling, the proposed demolition of the existing buildings would be contrary to Policy CN8 and CN9 of the adopted Salisbury District Local Plan, in that it would fail to preserve or enhance the character and appearance of the Conservation Area.

And contrary to the following policies of the adopted Salisbury District Local Plan:

G2	General Criteria for Development
CN8	Conservation Areas
CN9	Conservation Areas

NOTES:

Part 2

Applications recommended for Approval

Item No. Case Officer Contact No.

App.Number Date Received Expiry Date Applicant's Name
Ward/Parish Cons.Area Listed Agents Name

Proposal
Location

3	Case Officer Ms B Jones	Contact No 01722 434388	3
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S/2004/1197	26/05/2004	21/07/2004	ABBEY MEAD DEVELOPMENTS LTD
REDL			GRAHAM JENKINS MRICS
Easting: 425184.2	Northing: 117458.2		

PROPOSAL:	FULL APPLICATION -DEMOLISH EXISTING COTTAGE NEW REPLACEMENT DWELLING AND CONSTRUCTION OF ACCESS
LOCATION:	ROSE COTTAGE NORTH LANE NOMANSLAND SALISBURY SP5 2BU

REASON FOR REPORT TO MEMBERS

Contrary to adopted SDLP Policy HA4

SITE AND ITS SURROUNDINGS

The site lies within the New Forest Housing Policy Area, and Special Landscape Area. The above policies of the adopted SDLP apply to the principle of residential development in this location. The site comprises a very small (probably turn of the last century) brick cottage, set back from the roadside.

THE PROPOSAL

The applicant is seeking to demolish the existing structure, and move the building line forward to extend the plot to the rear, and east. The 4 bedroom dwelling would be accessed from North Lane, and would present a similar frontage design to the existing Rose Cottage.

PLANNING HISTORY

None relevant

CONSULTATIONS

HIGHWAY AUTHORITY	No Objection in principle, subject to conditions
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REPRESENTATIONS

ADVERT		NO
SITE NOTICE	YES	EXPIRY 01/07/2004
NEIGHBOUR NOTIFICATION	YES	EXPIRY 23/06/2004
THIRD PARTY RESPONSES	YES	Three letters. One expressing concerns about overlooking. Amended plans requested and received to overcome issues. One letter objecting to proximity to adjacent property, and overlooking (see amended plans). One letter objecting to demolition.

PARISH COUNCIL

SUPPORT

MAIN ISSUES

Scale and Design
Impact on Neighbours
Impact on the New Forest Heritage Area
Highway Safety

The main issue for application is whether the impact, design and scale of the proposal would satisfy the adopted policy context of the SDLP policies, and not unacceptably affect the amenities of neighbours.

POLICY CONTEXT

Adopted SDLP G2, D2, C6, HA1, HA2, HA4 and TR11

PLANNING CONSIDERATIONS

Scale and Design

The front elevation would include a weatherboard porch, with facing brickwork on the walls and a natural slate roof. Whilst the new house would present a tall frontage to North Lane, this would be set back about 5 metres from the edge of the road. Other frontages on North Lane have varied building lines. Given the proposed appearance and style of a Victorian style cottage, using natural materials, the proposal is not considered to be out of keeping with the character of North Lane, in accordance with Policy D2, C6, HA1 and HA2. The proposed garage and area to the front of the house would provide space for at least two cars, in accordance with Policy TR11.

Impact on Neighbours

East – The Cottage

The proposed dwelling would lie less than 5 m from the boundary of the adjacent property. However, the applicant has indicated on the plans that no part of the proposed dwelling would overhang the boundary with The Cottage. There would be two small lounge windows close to the boundary on the ground floor, and one family room window some 4m from the boundary. On the first floor, there would be one obscured and fixed bedroom window.

The adjacent property is currently unoccupied and in a partially overgrown state. It is also set in large grounds. There is approximately 2.5 metres between the boundary and the wall of The Cottage, and given the dense shrubbery on the border, it is not considered that the amenities of The Cottage would be obviously affected by the proposal. Furthermore, as the site lies to the west, the new dwelling is unlikely to significantly affect light levels to The Cottage for much of the day.

West – Blythe Cottage

The application site was formerly part of the curtilage of Blythe Cottage. There would be no windows on the west elevation of the proposed dwelling. Although the new house would also be sited east of Blythe Cottage, close to its boundary, the dwelling would also be about 8metres further forward than the existing building line of Blythe Cottage. Whilst the front portion and

garden of Blythe Cottage may experience some reduction in light levels in the morning, the proposal is considered to be acceptable on balance.

In summary, whilst it is considered that the impact of the proposal on neighbouring amenities would be acceptable, in accordance with Policy G2, there may be some loss of light to the front of Blythe Cottage in the morning, and some impact on The Cottage, as a result of the proximity of the property to the boundary. There would, however, be no loss of amenity due to direct overlooking of either property.

Impact on the New Forest Heritage Area

Policy HA4 and its supporting text seeks to minimise the impact of replacement dwellings on the New Forest. Replacements should be modest in scale, and the design should reflect the New Forest character. The supporting text states that as a general guide, a replacement dwelling should not be more than 30% of the original dwelling, unless, unless the dwelling to be replaced is extremely small.

The existing Rose Cottage is small. It measures in the region of 10metres by 4m deep. Any replacement dwelling on the site would, reasonably, need to be larger than the existing footprint. Furthermore, the plot size is also small and limited in space. The design and scale of the proposed new dwelling is considered to reflect the character of existing dwellings in North Lane, relates reasonably closely to the siting of Rose Cottage (which is currently empty) and its design closely reflects the existing design of Rose Cottage. It is considered that if the proportions of the proposed dwelling were to be narrowed, the resulting design may not so satisfactorily reflect a typical New Forest style of dwelling. The new dwelling would, however, be close to the boundary of the adjacent property, The Cottage. This dwelling appears (due to the overgrown appearance of the site) to have been unoccupied for some time.

There are other similar sized replacement dwellings in the vicinity of the site, which may have set a precedent for larger dwellings in Nomansland. However, decisions made with regard to some of these re-developments (such as Farview) predated the adopted SDLP and Policy HA4.

On balance, having considered all the issues relating to the site, the small scale of the existing dwelling, and the design of the replacement structure, the proposal is considered acceptable in terms of Policy HA4.

Highway Safety

The Highway Authority considers that the existing hedgerow is currently overgrown at a height of 1.5 metres. The minor alteration to the original plans to set the gates at the position of the hedgerow on the boundary is acceptable, provided the new boundary does not exceed 1 metre in height. A height of 600mm is preferred in more built up areas where children are more likely to be walking at the carriageway edge. (It was noted that the neighbour had a low wall along the frontage). The gates should also be widened to a minimum of 3m to allow a vehicle space to manoeuvre. No objection is raised, subject to conditions.

CONCLUSION

On balance of all the issues, it is considered that the proposed dwelling would be in keeping with the existing character of North Lane, and would not detrimentally affect neighbouring amenities.

RECOMMENDATION: APPROVE

REASONS FOR APPROVAL

On balance of all the issues, the proposal would not adversely affect the character of the New Forest Heritage Area or the wider Special Landscape Area. Furthermore, it is not considered that the proposal would significantly reduce the amenities currently enjoyed by adjacent properties.

And subject to the following CONDITIONS:-

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990

(2) Before development commences, details of the means of access to the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

(3) The development shall be in accordance with the amended drawings ref: 2298/1A and 2298/2A/B deposited with the Local Planning Authority on 9th July 2004, unless other unless otherwise agreed in writing by the Local Planning Authority (BO1A).

Reason: For the avoidance of doubt

(4) Before the dwelling is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

(5) Before the dwelling is first occupied, any access gates to be set along the existing boundary line shall at least 3 metres wide and set to open into the site.

Reason: In the interests of highway safety

(6) Before the first occupation of the dwelling, the existing boundary hedgerow or any new boundary treatment shall be constructed and maintained at a height not exceeding 600mm above road level, and maintained in that condition thereafter.

Reason: In the interests of highway safety, ensuring that visibility between pedestrians and other road users is maintained.

(7) No development shall take place until the treatment of the eastern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the building. (G20A)

Reason: To prevent the undue overlooking of adjoining dwellings.

(8) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for the external walls and roof of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development

(9) Before the dwelling is occupied, the proposed Bedroom No 2 window in the east elevation shall be glazed with obscure glass and fixed (non opening) to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter. (D14A)

Reason: To prevent the undue overlooking of adjoining dwellings

INFORMATIVES:

The applicant should agree points of connection with Southern Water prior to the commencement of any works on site.

The applicant is reminded that no part of the proposed dwelling should overhang the existing eastern boundary of the site.

Party Wall Informative - PARTY WALL ACT

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

This decision is taken in accordance with the following policies of the adopted Salisbury District Local Plan:

G2	General Principles for Development
C6	Landscape Conservation
HA1	The New Forest – Implications for Development
HA2	The New Forest – Housing
HA4	The New Forest – Replacement Dwellings
D2	Infill Development
TR11	Parking Standards Guidelines

NOTES: