

APPLICATION NUMBER: 2/2020/0726/REM

APPLICATION SITE: Nordon, Salisbury Road, Blandford Forum, DT117UA

PROPOSAL: Erect 40 No. affordable homes with associated internal access, parking, gardens and open space. (Reserved Matters application to determine scale, appearance and landscaping; following the grant of Outline Planning Permission No. 2/2018/0981/OUT).

Decision: Approved, subject to conditions.

Conditions:

1. Plans

The reserved matters application hereby approved shall be carried out in accordance with the following plans and drawings:

P.1.peB Plot 1 Floor Plans & Elevations
P.6-7.eB Plots 6-7 Elevations
P.6-7.pA Plots 6-7 Floor Plans
P.8-9.eB Plots 8-9 Elevations
P.8-9.pA Plots 8-9 Floor Plans
P.10.eB Plot 10 Elevations
P.10.pA Plot 10 Floor Plans
P.11-12.eB Plots 11-12 Elevations
P.11-12.pA Plots 11-12 Floor Plans
P.15-18.eA Plots 15-18 Elevations
P.15-18.pA Plots 15-18 Floor Plans
P.19-22.eB Plots 19-22 Elevations
P.19-22.pB Plots 19-22 Floor Plans
P.23-25.eB Plots 23-25 Elevations
P.23-25.pA Plots 23-25 Floor Plans
P.30-31.eA Plots 30-31 Elevations
P.30-31.pA Plots 30-31 Floor Plans
P.32-36.eB Plots 32-36 Elevations
P.32-36.pA Plots 32-36 Floor Plans
P.37.peB Plot 37 Floor Plans & Elevations
P.40.peB Plot 40 Floor Plans & Elevations
HT.A22 (2Blk)pA Housetype A22 Floor Plans
HT.A22 (2Blk)eA Housetype A22 Elevations
HT.A30 (2Blk)pA Housetype A30 Floor Plans
HT.A30 (2Blk)eA Housetype A30 Elevations
SL.01B Site Layout
DML.01B Dwelling Material Layout
BML.01C Boundary Materials Layout
CSL.01B Coloured Site Layout
BWD.01A Boundary Wall Detail
M335-301 P7 Landscape Plan Sheet 1 of 2
M335-302 P4 Landscape Plan Sheet 2 of 2

The following plans were submitted with the Reserved Matters Application for information but also form parts of the discharge of Conditions Applications
NBF-AKSW-XX-XX-DR-C-9010 P03 General Arrangement
NBF-AKSW-XX-XX-DR-C-9020 P07 Levels Layout.

The following plans were submitted in support of the application but are of an illustrative nature
SE.01 Street Elevations Sheet 1 of 2
SE.02B Street Elevations Sheet 2 of 2

CHTE.01A Coloured House Type Elevations
CSE.01B Coloured Selected Elevations
CSE.02A Coloured Selected Elevations
CSE.02B Coloured Street Elevations 2 of 2

Additions

Plots 23-25:

- Dwg no.: P.23-25.p Rev B
- Dwg no.: P.23-25.e Rev C

Plots 32-36:

- Dwg no.: P32-36.p Rev B
- Dwg no.: P32-36.e Rev C

- Materials Plan DML.01C

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Materials

No development above damp proof course shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings, garages and outbuildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory visual appearance of the development.

3. Sample Panel

No development above damp proof course shall be commenced until a sample panel measuring 1m x 1m until of the brickwork to infill the boundary wall along Salisbury Road as indicated on approved drawings BML.01 C and BWD.01A to confirm the brick type, manner of coursing and mortar mix has been erected on site and approved in writing by the Local Planning Authority. The developer shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance of the development.

4. Landscape Management

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the first occupation of any dwelling for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape, in the interest of safeguarding the visual amenity and landscape qualities of the area.

Reasons for the Decision

Outline planning permission has already been granted for details relating to the principle of development, access, and layout.

This application provides details of: scale, appearance, and landscaping. Officers have negotiated amendments to make the proposed development acceptable in these terms.

Additionally, in relation to the Blandford Forum Conservation Area, these details would have no harm to this heritage asset.

APPLICATION NUMBER: WD/D/19/001344

APPLICATION SITE: Land at, Littlefield, Sherborne

PROPOSAL: Erect 10no. dwellings with associated amenity, landscaping and infrastructure including widening of access road

DECISION: Deferred for a site visit, if possible, and further discussions with the applicant.