

Case Officer: James Lytton-Trevers
Direct Line: 01258 484226
Email: devcontrol@north-dorset.gov.uk



Date: 04-Jan-2012

North Dorset District Council
Nordon, Salisbury Road,
Blandford Forum, DT11 7LL

Mr A H Gibb (Clerk),
Iwerne Minster Parish Council
The Old Forge
Dean Lane
Sixpenny Handley
SALISBURY
Wiltshire
SP5 5PA

Tel: 01258 454111
Fax: 01258 480179
Web: www.dorsetforyou.com

Dear Sir/Madam

APPLICATION NUMBER: 2/2011/1482/PLNG

LOCATION: Bay House, Hobgoblin, Iwerne Minster, Blandford Forum, Dorset, DT11 8LP

PROPOSAL: Erect boundary wall with double door and built in external raised fireplace and chimney. Raise existing wall and construct and extend terrace area.

I enclose a copy of an application which falls within your parish/town. Please record your Council's observations regarding the application on the attached form and return it to this office by 25-Jan-2012. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided. In some circumstances it may be possible to extend the consultation period. You should contact the Support Team (Tel: 01258 484220) if you need to ask for an extension.

A decision on whether the application will be placed before the Development Control Committee will be taken by the Development Control Manager in consultation with the Chairman of the Committee, the Vice- Chairman and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments that in the opinion of the Development Control Manager in consultation with the Chairman, Vice-Chairman and Ward Member are not in planning terms relevant to the application will result in the application being dealt with under delegated powers. **Your Council's views will be taken into account whichever type of determination is made.**

Because this is a Household Application, in the event that the applicant appeals against refusal of planning permission the appeal will be dealt with under Part 1 of the 2009 Regulations *. The Council will forward to the Secretary of State all the paperwork connected with the application, including any representations made at this time. **There will be no opportunity for your Council to comment further at appeal stage.**

Yours faithfully

John Hammond
Acting Development Control Manager

* The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Statutory Instrument 2009/452 (“the 2009 Regulations”).

Fee	£150.00	02/11/1522
Received		
App. No	2 / 2011 / 1482 / 2	

Tree & Hedgerow Applications should be returned to the **Environment Team**

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas Act) 1990

19 DEC 2011

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Town/City: Fax number:

County: Email address:

Country:

Postcode:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Town/City: Fax number:

County: Email address:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney.

Has the work already been started without planning permission? Yes No

i. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	BAY HOUSE		
Street address:	HOBGOBLIN		
	IWERNE MINSTER		
Town/City:	BLANDFORD FORUM		
County:	<input type="text"/>		
Postcode:	DT11 8LP		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	386780
Northing:	114418

ii. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mr	First name:	David	Surname:	Randles
Reference:	reply on 17/11/2011 no reference				
Date (DD/MM/YYYY):	12/09/2011	(Must be pre-application submission)			

Details of the pre-application advice received:

Details of the pre-planning advice are attached to the application

iii. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

!11297-101-Existing-Site-Plan-A3
!11297-102-Proposed-Site-Plan-Rev-B-A3
!11297-108-Existing-and-Proposed-Street-Elevations-Rev-A-A3

iv. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within adjoining distance of your proposed development? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

!11297-101-Existing-Site-Plan-A3
!11297-102-Proposed-Site-Plan-Rev-B-A3

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

v. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

There will be additional space for vehicles to turn within the driveway which will improve highway safety.

vi. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

A mixture of red brick, white painted brick, flintwork, render and stonework terrace walls

Description of *proposed* materials and finishes:

Red brickwork to new boundary walls to match existing.
stoneworks walls to terrace to match existing.

Roof - description:

Description of *existing* materials and finishes:

Clay tiles and slate pitched roofs

Description of *proposed* materials and finishes:

No change to existing roofs.
New porch roof to be finished in leadwork.

Windows - description:

Description of *existing* materials and finishes:

Timber framed - green

Description of *proposed* materials and finishes:

New windows to match existing in construction and colour

Doors - description:

Description of *existing* materials and finishes:

Timber Entrance Doors
Timber framed and glazed doors to rear garden

Description of *proposed* materials and finishes:

New Entrance door to be solid timber door.
New rear door to garden to be timber framed with glazing.

Boundary treatments - description:

Description of *existing* materials and finishes:

Northern Boundary - Brick & Flint wall
Eastern Boundary - Hedged boundary to front and rear gardens
Western Boundary - Brick Wall

Description of *proposed* materials and finishes:

Northern Boundary - No Changes are proposed
Eastern Boundary - No Changes are proposed
Western Boundary - Existing Brick Wall to be raised with matching red brickwork

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Pea-shingle driveway

Description of *proposed* materials and finishes:

Pea-shingle driveway to be re-finished in pea-shingle.

Lighting - add description

Description of *existing* materials and finishes:

Lighting over entrance doors

Description of *proposed* materials and finishes:

New lighting to new porch to be energy efficient

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

!11297-101-Existing-Site-Plan-A3
!11297-102-Proposed-Site-Plan-Rev-B-A3
!11297-103-Existing-GF-Plan-Rev-A-A3
!11297-104-Proposed-GF-Plan-Rev-B-A3
!11297-106-Existing-Elevations-Rev-A-A3
!11297-107-Proposed-Elevations-Rev-B-A3
!11297-108-Existing-and-Proposed-Street-Elevations-Rev-A-A3

1. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

N/A

2. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: Declaration made

13. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

A) None of the land to which the application relates is, or is part of an agricultural holding.

B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: Declaration Made

4. Declaration

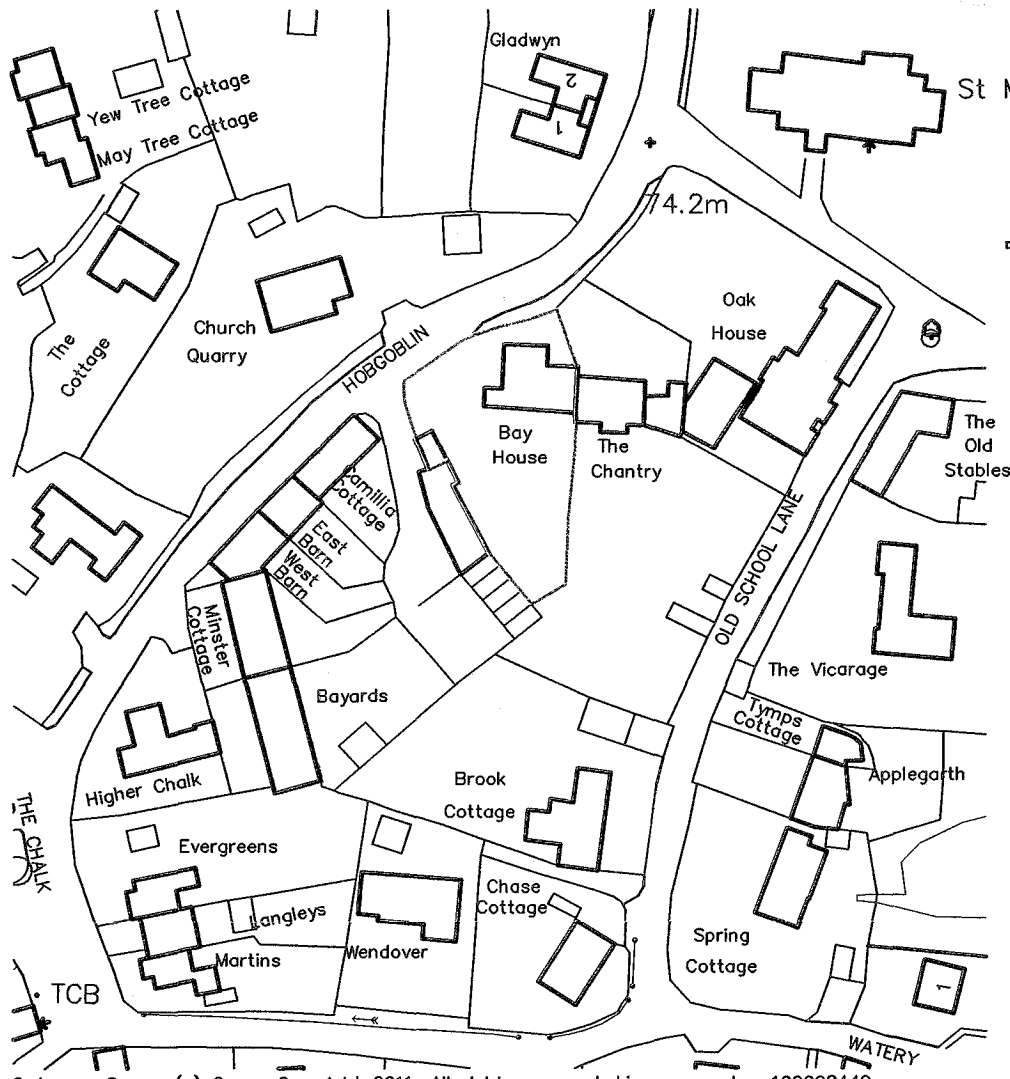
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

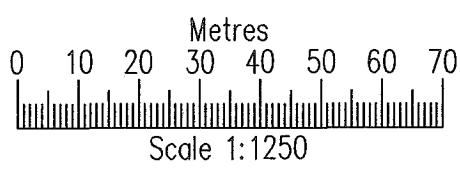
Bay House, Iwerne Minster, Blandford Forum, Dorset, DT11 8LP

NOTES:
 The contractor, sub-contractor or supplier is to check all relevant dimensions, levels, existing structure and materials together with existing service runs prior to commencing the works. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 © This drawing is copyright and may not be copied, traced, altered or reproduced without the express

21297/1/00/00



Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449



L.M.D.
 L.M.D. DESIGNS
 ARCHITECTURAL
 & INTERIOR DESIGN

42 Orchardlea,
 Swanmore,
 Hampshire SO32 2QZ

Tel: (01489) 893876
 Email: simonlevoi@aol.com

Job Title
Proposed Works at Bay House
 Iwerne Minster, Blandford Forum, Dorset DT11 8LP
 Client
Mr & Mrs T. Payne

Drawing Title
**Planning
 Location Plan
 Existing**

CAD REF: 211297-BayHouse.dwg Scale 1:1250
 Drawn SLV Amended Checked Date Jul '11
 Job No. **211297** Drg. No. **100** Rev.

Existing Location Plan 1:1250 @ A4

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11.

Design, Access & Heritage **Statement**

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11.

For

Mr. & Mrs Payne

19 DEC 2011

L.M.D. Designs
Architectural Design Services
42 Orchardlea
Swanmore
Hants S032 2QZ

Tel: 01489 893876
Mob: 07876 712622

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11.

1.0 INTRODUCTION

- 1.1 This statement has been prepared to accompany a planning application for the construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11 8LP.

2.0 LOCATION & DESCRIPTION OF SITE



- 2.1 The application dwelling is situated approximately 50 metres South West of St. Mary's Church in Iwerne Minster and is an important and historic house in the area although not a listed building which has its origins in the 15th Century with later additions in the 19th Century.
- 2.2 Bay House is a North facing house of red brick, white painted brick and rendered walls and a number of pitched and tiled gable ended roofs. To the South West of the dwelling close to the main Western Entrance there is a red brick built garage. The boundary wall to the North and North West is a high brick & flint wall to the highway. The boundary wall to the West is a red brick wall with red capping bricks. To the South of the house is an extensive lawn

L.M.D Designs Job No.211297

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11.

which is accessed from the dwelling via a raised terrace area with tile capped terrace wall, down steps to a lower stone terrace area. The rear garden has a high Beech hedge to the rear Eastern boundary which separates it from the neighbouring property at 'The Chantry'. The rear garden is partially screened at present by a hedge and timber fence with gate access.

3.0 THE PROPOSAL

3.1 The proposals are:-

- 1/ Construction of a new Western entrance porch.
- 2/ Extension of existing rear raised terrace area to the Western end of the existing terrace and finish with stone paving to match existing.
- 3/ Raise existing lower terrace by 17cm and finish with stone paving to match existing.
- 4/ Construction of new rear raised terrace area to the Eastern end of the existing terrace and steps down to the lower terrace. Finish to be stone paving to match existing.
- 5/ Construct new boundary wall to terrace in grey stonework to match existing boundary terrace wall.
- 6/ Remove capping from existing Western boundary wall, raise existing wall by 75cm in brickwork to match and re-instate existing capping.
- 7/ Install new timber gates to Western Entrance in style to match historic gates originally installed.
- 8/ Remove existing hedge, timber fence and gateway boundary to rear garden and construct a brick wall, doors and external raised fire place and chimney. Bricks & capping will match those used in existing Western end wall of terrace. eating system and grey water catchment system utilising existing well water supply in cellar. New pipework is to use existing routes through building where possible to minimise the affect on the existing building.

4.0 DESIGN AND ACCESS STATEMENT

Assessment

4.1 The proposals as a whole are felt to create and sympathetic additions to the existing dwelling and will create a private and secure access to the dwelling and its rear garden area providing the occupants and guests an improved access to all areas of the property as a whole whilst respecting and retaining the period features and structure of this locally historic unlisted building.

L.M.D Designs Job No.211297

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11.

Involvement

- 4.2 A pre-application enquiry has been made and comments have been received from the conservation officer David Randles at North Dorset District Council.

Design

Use

- 4.3 The proposal will not alter the use of the existing dwelling but seeks to improve the access to the occupants and provide security and privacy to the property as a whole.

Amount

- 4.3 The size/volume of the existing building will be minimally altered by the addition of the porch. The area of the rear terrace will be enlarged by a small amount and will be raised.

Layout

- 4.4 The proposed porch, terrace, entrance gates and boundary walls have been designed in a style to reflect and respect the period features of the existing dwelling and surrounding area and to complement this locally historic building and to minimise the visual impact on the street scene with closely and sympathetic materials used throughout.
- 4.5 The proposed internal layout amendments are not subject to Planning approval as advised at the pre-planning advice enquiry.

Scale

- 4.7 The proposed additions are of an extremely modest size and will have little or no effect on the scale of the existing dwelling.

Landscaping

- 4.8 The landscaping amendments will be to the South and Western areas of the Driveway & Rear garden and will involve raising the existing Western boundary wall and installing entrance gates, replacing the existing hedge & fence garden boundary with a brick wall and extending and re-designing the rear garden terrace.

Appearance

- 4.9 In formulating this application, we have sought to minimise the impact on the existing house while creating attractive additional features constructed in the

L.M.D Designs Job No.211297

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11.

style of the original house which reflects & respects important features of this important locally historic building.

Part M Access

- 4.10 The external access to the existing dwelling will be via a level threshold door and will enable a wheelchair bound resident or visitor to access the ground floor level. All other elements of access are to remain as existing.

Vehicle Access

- 4.11 The dwelling is to be accessed via the existing driveway entrance with new timber gates installed. There is ample space for a vehicle to move off the main highway of Hobgoblin to allow the gates to be opened before entering the property so the proposed gates are not considered to alter existing highway safety. Historically there were gates to the entrance of Bay House.

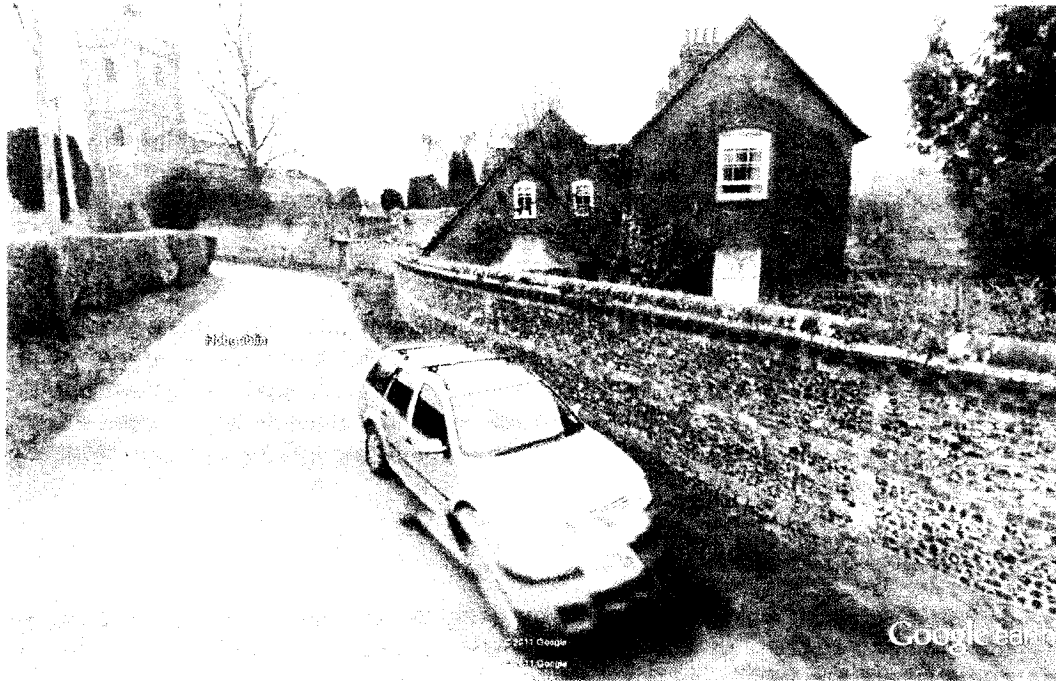
4.0 HERITAGE STATEMENT

- 4.1 The proposals set out in 3.1 have been designed in a style to reflect and respect the period features of the existing dwelling and surrounding area and to complement this locally historic building and to minimise the visual impact on the street scene with closely and sympathetic materials used throughout. The proposals also seek to improve the access to the occupants and provide security and privacy to the property as a whole.

L.M.D Designs Job No.211297

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11.

Photographs



View looking East North East at Dwelling from Hobgoblin level with Bay House drive



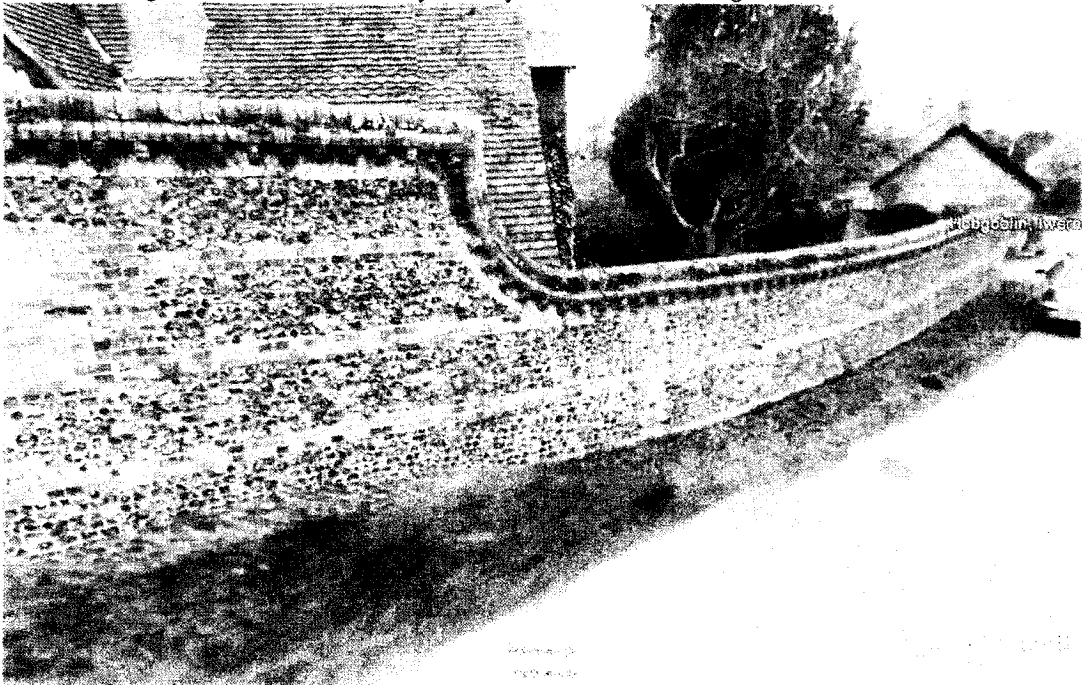
View looking East at Dwelling from Hobgoblin at corner of Camillia Cottage.

L.M.D Designs Job No.211297

Construction of a new entrance porch, extension & new rear raised terrace area, raising of existing western boundary wall, installation of gates to the western entrance as was previously present and the removal of a garden hedge to be replaced with a new brick garden wall with double door access and built in external raised fireplace and chimney at Bay House, Iwerne Minster, Blandford Forum DT11.



View looking at Western Boundary of Bay House from Hobgoblin



View looking South at Bay House from Hobgoblin