Lytchett Matravers Parish Council

Re: P/FUL/2024/04742 - 8 High Street, Lytchett Matravers.

The Parish Council wish to register an **OBJECTION** to this proposal – on the following grounds:

a) Loss of off-road parking spaces: The members noted that this additional dwelling takes an existing garage and parking space which it is understood was originally provided to serve another existing property. The result is therefore a consequential reduction of 2 parking spaces and thus contributes further pressure to an area already suffering from congested on-street parking.

b) Design concerns: noted that this application concerns a very prominent village centre site. However, the members were disappointed to see that the proposal is for a rather unimaginative structure the design of which seems to have little regard to making a contribution to its setting or providing what could be a charming private open garden. The Parish Council feels that a smaller footprint 2 storey dwelling might work better. Related to this point about the visual impact of the proposal, the Parish Council has noted that in his Officer's Report the Case Officer for application 6/2021/0352 referred to NPPF Section 12 'Achieving well designed places' by pointing out that it: "indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, paragraphs 126 – 136 advise that:

- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

- Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design." If however the proposals were to be approved by the Local Planning Authority the Parish Council would, in line with the declarations by the Dorset Council and Lytchett Matravers Parish Council of a Climate Emergency, expect the development proposals to indicate the anticipated net carbon contribution - and to include emphasis on use of high efficiency insulation, the installation of heat pumps, solar panels and electric vehicle charging points. The Parish Council would also expect separate drainage systems for foul and surface water and that any hard standing areas be permeable.
Following this, the Application was refused by the LPA for 2x reasons. Firstly an unsatisfactory relationship with the existing flat overlooking the garden area of the bungalow. Secondly because of the then embargo on new development because of run-off to Poole Harbour. That embargo is now over.

Lytchett Matravers Parish Council, Parish Clerk, Council Office, Vineyard Close, Lytchett Matravers BH16 6DD

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Planning policy supports the principal of new infill dwellings within the Settlement Boundary and this site is a prime candidate for that, being so central and convenient to all amenities.

This proposal is very similar to the previous scheme but now sensibly adds PV panels (will they be overshadowed by the 2 storey existing buildings?) and attempts to address the overlooking issue by removing one existing flat window and putting an obscuring film across a second window serving a habitable room.

However, the concern about the unimaginative and disappointing design or the loss of existing parking spaces has not been addressed.

This is an important and prominent site right in the village centre where one would expect development to make a positive contribution to the public realm.

Lytchett Matravers Parish Council
12th September 2024

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