

**NEW FOREST NATIONAL PARK AUTHORITY DEVELOPMENT CONTROL
PARISH AND TOWN COUNCIL CONSULTATION BRIEFING
KEY ISSUES ON PLANNING APPLICATION**

PARISH: MINSTEAD

PARISH CONSULTATION 08 February
EXPIRES: 2021

APPLICATION NUMBER: 20/00961/FULL

ADDRESS: South Lodge, Football Green, Minstead, Lyndhurst, SO43
7FR

PROPOSAL: Single storey extension

CASE OFFICER: Claire Woolf

CONTACT: Tel: **01590 646627**

e-mail: claire.woolf@newforestnpa.gov.uk

1. Development Plan Designation

Conservation Area

2. Principal Development Plan Policies

SP17 Local distinctiveness

DP18 Design principles

DP36 Extensions to dwellings

SP16 The historic and built environment

DP2 General development principles

3. Supplementary Planning Guidance

Design Guide SPD

4. National Planning Policy Framework

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

Sec 16 - Conserving and enhancing the historic environment

5. Recent Planning History

Appn. No. 18/00283

Location: SOUTH LODGE, FOOTBALL GREEN, MINSTEAD, LYNDHURST, SO43 7FR

Proposal: Outbuilding (demolition of existing)

Decision Date/Desc.: 08/06/2018 14:17:26 Grant Subject to Conditions

Case Status: DEC
Appeal / Outcome:

Appn. No. 16/00550
Location: SOUTH LODGE, FOOTBALL GREEN, MINSTEAD, LYNDHURST, SO43 7FR
Proposal: Single storey extension
Decision Date/Desc.: 01/09/2016 09:57:48 Grant Subject to Conditions
Case Status: DEC
Appeal / Outcome:

Appn. No. 10/94857
Location: SOUTH LODGE, FOOTBALL GREEN, MINSTEAD, LYNDHURST, SO43 7FR
Proposal: Demolition of Outbuilding; Lean-to and Conservatory (Application for Conservation Area Consent)
Decision Date/Desc.: 08/03/2010 Grant Subject to Conditions
Case Status: DEC
Appeal / Outcome:

Appn. No. 09/94782
Location: SOUTH LODGE, FOOTBALL GREEN, MINSTEAD, LYNDHURST, SO43 7FR
Proposal: One and two storey extensions; Outbuilding; Solar Panels; Alterations to Fenestration
Decision Date/Desc.: 05/03/2010 11:58:02 Grant Subject to Conditions
Case Status: DEC
Appeal / Outcome:

Appn. No. 09/94617
Location: SOUTH LODGE, FOOTBALL GREEN, MINSTEAD, LYNDHURST, SO43 7FR
Proposal: Single storey side extensions. (Demolition of conservatory and timber lean-to)
Decision Date/Desc.: 07/12/2009 09:52:11 Withdrawn
Case Status: WDN
Appeal / Outcome:

Appn. No. NFDC/82/23301
Location: South Lodge, Football Green, Minstead
Proposal: Alterations and extension to lounge.
Decision Date/Desc.: 01/02/1983 Grant
Case Status: DEC
Appeal / Outcome:

Appn. No. NFR/XX/15955
Location: South Lodge
Proposal: Alterations and addition comprising kitchen, W.C. and dining room on the ground floor and two bedrooms and W.C. on the 1st floor and erection of double garage. Temporary caravan site pending alterations to South Lodge.
Decision Date/Desc.: 18/04/1969 Grant
Case Status: DEC
Appeal / Outcome:

6. Issues Identified by Planning Officer:

Consent is sought for an extension on the north west elevation of the property. The property is a non-designated heritage asset in the Forest Central South Conservation Area.

The key issues are:

- compliance with policy DP36;
- if the fenestration and extension would be appropriate to the heritage asset and location
- materials.

At this time I have been unable to fully scale the plans, so cannot confirm if the structure would comply with floorspace requirements.

The above comments are made without prejudice and represent the initial issues identified by the planning officer following a site visit. The issues identified may not be comprehensive.

The identification of these issues does not take into account any comments made as a result of the consultations undertaken on this planning application. In the light of any comments received the issues identified above will be reviewed before a recommendation drawn up.

PLEASE RETURN YOUR COMMENTS TO CASE OFFICER BY 08 February 2021 TO ENSURE THAT YOUR COMMENTS ARE TAKEN INTO ACCOUNT.

IF YOU WOULD LIKE TO REQUEST A SITE MEETING OR THE ATTENDANCE OF A PLANNING OFFICER AT YOUR COMMITTEE MEETING PLEASE COMPLETE AND RETURN THE ATTACHED REQUEST AND REASONS FOR THE REQUEST TO THE CASE OFFICER BY 01 February 2021. THE PLANNING OFFICER WILL THEN CONTACT YOU TO DISCUSS THE CASE.

Date: 15/01/2021

RESPONSE FROM MINSTEAD PARISH / TOWN COUNCIL

PLANNING APPLICATION NUMBER: 20/00961/FULL

SITE ADDRESS: South Lodge, Football Green, Minstead, Lyndhurst, SO43 7FR

PROPOSALS: Single storey extension

CASE OFFICER: Claire Woolf

Our views on the above application are:

Please tick one of the following:-

1. We recommend PERMISSION, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.
2. We recommend REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.
3. We recommend PERMISSION, for the reasons listed below. *
4. We recommend REFUSAL, for the reasons listed below. *
5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.

* Please make sure you fill in the section below if you respond to one of these options

REASONS FOR RECOMMENDATIONS OR COMMENTS / SUGGESTED CONDITIONS

Signed.....

Date.....

