

Briefing for discussion

Planning Application No: 20/11451

NEW FOREST DISTRICT COUNCIL DEVELOPMENT CONTROL PARISH AND TOWN COUNCIL CONSULTATION BRIEFING KEY ISSUES ON PLANNING APPLICATION

PARISH: Whitsbury

PARISH CONSULTATION EXPIRES: 05/02/2021

APPLICATION NUMBER: 20/11451

ADDRESS: Lushers Cottage, Fordingbridge Road, Whitsbury SP6 3QB

PROPOSAL: Extension onto the existing kitchen/dining area

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The purpose of this report is to identify the material planning considerations in this case. More details of what are valid planning considerations can be obtained from our website www.newforest.gov.uk/planning

1. Development Plan Policies and Constraints

Local Plan Part 1 Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM20: Residential development in the countryside

Supplementary Planning Documents

SPG - Residential Design Guide for Rural Areas

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
17/10242 Detached double	25/05/2017	Granted Subject to Conditions	Decided	

garage with store

3. Matters to consider

Following a desk-based assessment, the matters to consider are:

- Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy;
- Impact on the character and appearance of the area, including: Conservation area/ countryside landscape and character/ AONB: dark skies, heritage, scenic and amenity value);
- Impact on ecology and in particular protected species;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **05 February 2021** TO ENSURE THEY ARE TAKEN INTO ACCOUNT. COMMENTS ARE BEST MADE ONLINE.

Parish and Town Councils:

In your response on this planning application, please use the following codes;

PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR2: We recommend REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR3: We recommend PERMISSION, for the reasons listed below.

PAR4: We recommend REFUSAL, for the reasons listed.

PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.