

Briefing for discussion

Planning Application No: 20/11428

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

PARISH: Fawley

PARISH CONSULTATION EXPIRES: 12/02/2021

APPLICATION NUMBER: 20/11428

ADDRESS: 65 Lime Kiln Lane, Holbury, Fawley SO45 2HJ

PROPOSAL: Proposed extension over garage

CONTACT: Julie Parry

Tel: 023 8028 5436

e-mail: planning@nfdc.gov.uk

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 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Plan Policy Designations

Built-up Area

2. Relevant Site History

| Proposal | Decision Date | Decision Description | Status | Appeal Description |
|--|---------------|-------------------------------|---------|--------------------|
| 85/NFDC/29661 Extension to kitchen/diner with addition of bedroom over. | 31/07/1985 | Granted Subject to Conditions | Decided | |

84/NFDC/26270 12/04/1984 Granted Decided
Extension to
kitchen and
addition of
shower room and
attached garage.

3. Matters to consider

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

- Impact on the character and appearance of the area
- Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy;
- Impact on ecology and in particular protected species;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **12 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.