

## Briefing for discussion

Planning Application No: 21/10342

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

**PARISH:** Totton and Eling

**PARISH CONSULTATION EXPIRES:** 14/05/2021

**APPLICATION NUMBER:** 21/10342

**ADDRESS:** 166 Calmore Road, Calmore, Totton SO40 8GQ

**PROPOSAL:** Single-storey rear extension

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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](http://www.newforest.gov.uk/planning)

## 1. Development Plan Policies and Constraints Local Plan 2016-2036 Part 1: Planning Strategy Local Plan Part 2: Sites and Development Management 2014

Policy ENV 3: Design Quality and Local Distinctiveness

### National Planning Policy Framework 2019

Chap 12: Achieving well designed places

#### Constraints

SSSI IRZ Wind and Solar Energy  
NFSFRA Fluvial  
SSSI IRZ Rural Residential  
SSSI IRZ Waste  
SSSI IRZ Water Supply  
NFSFRA Surface Water  
SSSI IRZ Rural Non Residential  
Aerodrome Safeguarding Zone  
SSSI IRZ Air Pollution  
SSSI IRZ All Consultations  
Plan Area  
Meteorological Safeguarding

SSSI IRZ Infrastructure  
SSSI IRZ Minerals Oil and Gas  
SSSI IRZ Residential  
SSSI IRZ Combustion  
SSSI IRZ Compost  
SSSI IRZ Discharges

### **Plan Policy Designations**

Built-up Area

## **2. Relevant Site History**

Proposal	Decision Date	Decision Description	Status	Appeal Description
80/NFDC/16557 2 houses and construction of pedestrian/vehicular access with alterations to existing access.	03/06/1980	Granted Subject to Conditions	Decided	
XX/NFR/15449/7 Residential and associated development.	25/11/1970	Granted Subject to Conditions	Decided	
XX/NFR/15449 Residential and associated development	05/12/1967	Granted Subject to Conditions	Decided	

## **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;
- Creating healthy and safe communities through good design;
- Impact on the character and appearance of the areaicular protected species;
- Impact on highway safety, including matters relevant to car parking;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **14 May 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.