

Appendix 1 - Pre-application comments



Mrs K McIntyre
KM Planning

26 May 2022

Dear Mrs McIntyre

Case Number EQ/22/50230
Proposal Extensions and alterations
Site Southwood, Beechwood Lane, Burley, Ringwood, BH24 4AS

Your Reference: 22/50230

Thank you for your correspondence received on 12 May 2022.

The property is a non-designated heritage asset within the Conservation Area, and was subject to a number of enlargements in the 1980's which have resulted in the slightly piecemeal and unsympathetic appearance present today.

As you have described, the dwelling has already exceeded its floorspace limitation as set by Policy DP36 of the Local Plan. However, as there would be no net increase in floorspace (based on the plans provided), the principle of the proposal would be acceptable. It is noted that a significant area of glazing would be removed which is considered to result in numerous environmental benefits. However, extensions should be subservient in their scale to the existing dwelling, and notwithstanding the existing two storey element, effort needs to be made to ensure that the two storey extension proposed is not overly dominant; this does appear to be the case when looking at the rear elevation, exacerbated due to its width being wider than that of the existing two storey element.

In terms of the outbuilding, I consider it sufficiently subservient in its scale, and likely that it would comply with the criteria of Policy DP37 of the Local Plan.

I trust this information clarifies the points raised in your letter. Please do not hesitate to contact me on the number below if I can be of further assistance.

Yours sincerely

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Please be advised that advice is made without consideration to any third party comments, and is offered without prejudice to the determination of any subsequent planning application.