

## Briefing for discussion

Planning Application No: 22/10894

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

**PARISH:** Hyde

**PARISH CONSULTATION EXPIRES:** 02/09/2022

**APPLICATION NUMBER:** 22/10894

**ADDRESS:** Coombe Cottage, Lawrence Lane, North Gorley, Hyde SP6 2PG

**PROPOSAL:** Rear extension to existing detached garage

**CONTACT:** Kate Cattermole

**Tel:** 023 8028 5446

**e-mail:** [planning@nfdc.gov.uk](mailto: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](http://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

Policy ENV4: Landscape character and quality

### Local Plan Part 2: Sites and Development Management 2014

DM20: Residential development in the countryside

### Plan Policy Designations

Countryside

## 2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
22/10893 Single storey rear extension to existing two storey dwelling house (Lawful Development)			Application registered	

Certificate that permission is not required for proposal)

02/75060 Erect detached garage and pitched roofs to existing flat roofed dormers. 12/07/2002 Granted Subject to Decided Conditions

99/67458 2 storey addition & erect detached garage (demolish existing garage & conservatory) 15/02/2000 Granted Subject to Decided Conditions

### 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: Ccountryside landscape and character;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **02 September 2022** 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.