

Briefing for discussion

Planning Application No: 23/10068

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

PARISH: Hythe and Dibden

PARISH CONSULTATION EXPIRES: 24/02/2023

APPLICATION NUMBER: 23/10068

ADDRESS: Land Of Faraway, 12 West Road, Dibden, Hythe SO45 4RJ

PROPOSAL: Variation of conditions 2&4 of planning permission 21/11505 to allow minor amendments to window and door openings; cladding amendments

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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 2016-2036 Part 1: Planning Strategy

Policy ECON6: Primary, secondary and local shopping frontages

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy STR1: Achieving Sustainable Development

Policy STR4: The settlement hierarchy

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Parking Standards

Ecology and Biodiversity Net Gain – Interim Advice and Information Note (July 2021)

SPD - Air Quality in New Development. Adopted June 2022

Relevant Advice

NPPF Para.126: The creation of high quality, beautiful and sustainable buildings and places is

fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF Para.130: The National Planning Policy Framework 2021 Chapter 12 "Achieving well designed places" requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Constraints

Plan Area

Tree Preservation Order: 8/01/G1

Plan Policy Designations

Built-up Area

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
21/11505 New 3 bedroom house and detached garage	17/01/2022	Granted Subject to Conditions	Decided	
02/75122 Single storey addition, conservatory and detached double garage with games room in roof.	22/07/2002	Granted Subject to Conditions	Decided	
83/NFDC/24455 Alterations and erection of an attached garage and addition of a bedroom over.	12/07/1983	Granted	Decided	
79/NFDC/13275 Alterations and addition of a lobby, kitchen, bathroom, bedroom and lounge forming a granny unit and a kitchen.	23/05/1979	Granted Subject to Conditions	Decided	

3. Matters to consider

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

- Planning history of the site;
- 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 area;
- Impact on ecology and in particular protected species;
- Impact on highway safety, including matters relevant to car parking.

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **24 February 2023** 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.