

## Briefing for discussion

Planning Application No: 23/10126

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

PARISH: Sopley

PARISH CONSULTATION EXPIRES: 10/03/2023

APPLICATION NUMBER: 23/10126

ADDRESS: Avondale, Ringwood Road, Sopley BH23 7BE

PROPOSAL: Ground and first floor extensions; roof alterations and dormers

**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 ENV2: The South West Hampshire Green Belt

Policy ENV4: Landscape character and quality

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

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

DM2: Nature conservation, biodiversity and geodiversity

DM20: Residential development in the countryside

### Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

### Plan Policy Designations

Green Belt

Countryside

## 2. Relevant Site History

Proposal

Decision Date Decision

Status

Appeal

		Description	Description
87/NFDC/35853	07/10/1987	Granted	Decided
Addition of bedroom bathroom and utility room.			
XX/RFR/06720	05/08/1960	Granted	Decided
Bungalow and garage with construction of access.			

### 3. Matters to consider

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

- Planning history of the site - 1987 extension
- 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: countryside landscape and character/green belt
- Impact on ecology and in particular protected species;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **10 March 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.