

Briefing for discussion

Planning Application No: 23/11095

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

PARISH: Fordingbridge

PARISH CONSULTATION EXPIRES: 08/12/2023

APPLICATION NUMBER: 23/11095

ADDRESS: Oaklands Manor, Marl Lane, Fordingbridge SP6 1JR

PROPOSAL: Replace existing conservatory with orangery

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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 ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Conservatory Design Guide

SPG - Residential Design Guide for Rural Areas

Neighbourhood Plan

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Countryside

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
23/10334 Replacing existing conservatory with new orangery (Application for Listed Building Consent)	16/05/2023	Withdrawn by Applicant	Withdrawn	
22/11459 Solar array, kitchen garden with greenhouse and wildlife pond	18/05/2023	Granted Subject to Conditions	Decided	
13/11205 Retention of a widened door between kitchen & conservatory;the removal of a wall between master bedroom & bedroom 2 (Application for Listed Building Consent)	20/11/2013	Granted Subject to Conditions	Decided	
12/99107 Use of outbuilding as gym & sauna; ancillary alterations to fenestration	12/10/2012	Granted Subject to Conditions	Decided	
11/98029 Use of outbuilding as gym & sauna; swimming pool; enclosure with retractable roof	18/07/2012	Refused	Decided	
08/91537 Conversion of outbuilding to staff/guest accommodation	19/02/2008	Granted Subject to Conditions	Decided	
07/91167 Conversion of outbuilding to two-storey dwelling (Application for Listed Building	13/12/2007	Withdrawn by Applicant	Withdrawn	

Consent)

07/91245 Conversion of outbuilding to two-storey dwelling	13/12/2007	Withdrawn by Applicant	Withdrawn
98/NFDC/63877 Garages with covered link and garden stores bldg (dem extg)	23/06/1998	Granted Subject to Conditions	Decided
98/NFDC/63522/ LBC Conservatory (demolish existing) & internal alterations	28/05/1998	Granted Subject to Conditions	Decided
98/NFDC/63799 Conservatory (demolish existing)	28/05/1998	Granted Subject to Conditions	Decided
93/NFDC/51882 Change of use to rest home	20/05/1993	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;
- Impact on the character and appearance of the area, including: heritage assets/countryside landscape and character

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **08 December 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.