

Briefing for discussion

Planning Application No: 23/11114

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

PARISH: Hythe and Dibden

PARISH CONSULTATION EXPIRES: 08/12/2023

APPLICATION NUMBER: 23/11114

ADDRESS: 12 Atheling Road, Hythe SO45 6BR

PROPOSAL: Replacement of conservatory with single-storey flat roof extension; grey cladding to rear elevation; balcony with obscured glass balustrade; fenestration alterations

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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

Neighbourhood Plan

Hythe and Dibden Neighbourhood Plan

Policy D1 - High Standards of Design and Architecture

Policy D2 - Design and Access Statement required

Policy D3 - Local Distinctiveness

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
20/10088 Car port (retrospective)	23/03/2020	Granted Subject to Conditions	Decided	
19/10040 Detached double garage; carport	18/03/2019	Refused	Appeal Decided	Appeal Dismissed
17/10284 Roof alterations; front dormers and rooflights in association with first floor extension; front porch; fenestration alterations	25/04/2017	Granted Subject to Conditions	Decided	
14/11207 Use of outbuilding as bedsit	21/11/2014	Granted Subject to Conditions	Decided	
08/91737 Extensions to detached garage	19/03/2008	Granted Subject to Conditions	Decided	
06/88240 Conservatory	18/08/2006	Granted Subject to Conditions	Decided	
XX/NFR/00965 Erection of garage to be used only as a private garage in connection with living accommodation.	06/04/1950	Granted Subject to Conditions	Decided	

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

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.