

Briefing for discussion

Planning Application No: 23/11124

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: 23/11124

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

PROPOSAL: Proposed orangery to replace existing conservatory (Application for Listed Building Consent)

CONTACT: Kate Cattermole

Tel: 023 8028 5446

e-mail: 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

1. Development Plan Policies and Constraints

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Countryside

Grade II Listed Building

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
23/11095			Application	

Replace existing conservatory with orangery			registered
23/10334 Replacing existing conservatory with new orangery (Application for Listed Building Consent)	16/05/2023	Withdrawn by Applicant	Withdrawn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
08/92087 First floor rear extension; rear conservatory	13/05/2008	Granted Subject to Conditions	Decided
08/91537 Conversion of outbuilding to staff/guest accommodation	19/02/2008	Granted Subject to Conditions	Decided
07/91167 Conversion of	13/12/2007	Withdrawn by Applicant	Withdrawn

outbuilding to
two-storey
dwelling
(Application for
Listed Building
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07/91245 Conversion of outbuilding to two-storey dwelling	13/12/2007	Withdrawn by Applicant	Withdrawn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:

- 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

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.