

Briefing for discussion

Planning Application No: 23/11143

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: 23/11143

ADDRESS: 21 Bridge Street, Fordingbridge SP6 1AH

PROPOSAL: Replacement of existing rear conservatory with single-storey flat roof extension including glazed roof lantern; 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

Policy STR1: Achieving Sustainable Development

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Fordingbridge Town Design Statement

SPG - Fordingbridge - A Conservation Area Appraisal

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Landscape Feature

Built-up Area

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
05/83860 One & two-storey side extension	29/03/2005	Granted Subject to Conditions	Decided	
04/81558 One & two-storey side extension	12/07/2004	Granted Subject to Conditions	Decided	
03/77422 Flagpole	24/04/2003	Granted Subject to Conditions	Decided	
01/73650 Conservatory	22/01/2002	Granted Subject to Conditions	Decided	
99/66481 2 storey addition of granny annexe	09/09/1999	Granted Subject to Conditions	Decided	
97/NFDC/61715 Ground floor extensions	29/07/1997	Granted	Decided	
77/NFDC/09019 Attached double garage.	09/01/1978	Granted Subject to Conditions	Decided	
77/NFDC/08150 House (existing garage and greenhouse to be removed).	28/10/1977	Granted	Decided	
76/NFDC/06099	30/03/1977	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;
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- Impact on the character and appearance of the area, including : Conservation area
- Impact on ecology and in particular protected species;
- Impact on flood risk on, or near the site;

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.