

## Briefing for discussion

Planning Application No: 23/11145

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

PARISH: New Milton

PARISH CONSULTATION EXPIRES: 08/12/2023

APPLICATION NUMBER: 23/11145

ADDRESS: 31 Barton Common Lane, Barton-On-Sea, New Milton BH25 5PS

PROPOSAL: Single-storey side and rear extension to create annex

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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](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 ENV4: Landscape character and quality

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

DM2: Nature conservation, biodiversity and geodiversity

### Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

### Neighbourhood Plan

New Milton Neighbourhood Plan

Policy NM13 - Barton-on-Sea

Policy NM4 - Design Quality

### 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
22/11099 Plot severance and demolition of existing garage to allow construction of new two bedroom bungalow on land to rear of 31 Barton Common Lane; extend existing access drive; parking and turning space for new and existing dwellings; construction of brick wall with automatic gates to each property (Outline application with details only of access and layout)	24/02/2023	Refused	Decided	
02/74731 Single storey extension	30/05/2002	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
- Impact on ecology and in particular protected species;

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.