

Briefing for discussion

Planning Application No: 23/11208

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

PARISH: Lymington and Pennington **PARISH CONSULTATION EXPIRES:** 29/12/2023

APPLICATION NUMBER: 23/11208

ADDRESS: Old Coach House, Cannon Street, Lymington SO41 9BR

PROPOSAL: Variation of condition 2 of planning permission 21/10878 to allow revised front & rear extension designs to include roof lanterns and fascias

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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

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Supplementary Planning Guidance And Documents

SPG - Lymington - A Conservation Area Appraisal

SPD - Lymington Local Distinctiveness

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

Town Centre Boundary

Primary Shopping Area

Conservation area

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
21/10878 Single-storey front and rear extensions	18/08/2021	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 : Conservation area/ heritage assets

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **29 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.