

Briefing for discussion

Planning Application No: 23/11254

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

PARISH: Fawley

PARISH CONSULTATION EXPIRES: 29/12/2023

APPLICATION NUMBER: 23/11254

ADDRESS: 80 Southbourne Avenue, Holbury, Fawley SO45 2NS

PROPOSAL: Replacement roof to existing conservatory

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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

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
22/11214 Single-storey side extension (Lawful Development Certificate that	13/12/2022	Was Lawful	Decided	

permission is not
required for this
proposal)

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 **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.