

Briefing for discussion

Planning Application No: 23/11249

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

PARISH: Milford-On-Sea

PARISH CONSULTATION EXPIRES: 05/01/2024

APPLICATION NUMBER: 23/11249

ADDRESS: 34 High Street, Milford-On-Sea SO41 0QD

PROPOSAL: Single-storey rear extension following demolition of existing single-storey rear extension; roof lantern; erection of single-storey outbuilding (Application for Listed building Consent)

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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 - Milford-on-Sea - A Conservation Area Appraisal

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

Listed Building

Conservation Area

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
23/11248 Single-storey rear extension following demolition of existing single-storey rear extension; roof lantern; erection of single-storey outbuilding			Application registered	
09/94036 Extension to rear dormer	21/08/2009	Refused	Decided	
09/94037 Extension to rear dormer (Application for Listed Building Consent)	21/08/2009	Refused	Decided	
07/90746 Internal alterations to first & second floor to improve access to second floor room (Application for Listed Building Consent)	05/10/2007	Granted Subject to Conditions	Decided	
75/NFDC/02467 Change of use of ground floor from residential use to use for the sale of small antiques.	02/05/1975	Granted	Decided	
XX/LYB/13753 Application for alterations to private dwelling.	24/06/1972	Permitted Development	Decided	
XX/LYB/09605 Alterations and additions to form two units of accommodation.	12/11/1964	Granted	Decided	
XX/LYB/09039 Change of use from shop to private dwelling.	14/11/1963	Granted	Decided	

XX/LYB/08492	09/01/1963	Refused	Decided
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Two shops with flats over and construction of access.

3. Matters to consider

Following a desk-based assessment, the matters to consider are:

- Planning history of the site - pre application advice sought ENQ/23/20260/EHH;
- Impact on the character and appearance of the area, including: Conservation area/ heritage assets

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **05 January 2024** 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.