

## Briefing for discussion

Planning Application No: 24/10010

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

**PARISH:** New Milton

**PARISH CONSULTATION EXPIRES:** 09/02/2024

**APPLICATION NUMBER:** 24/10010

**ADDRESS:** 35 The Martells, Barton-On-Sea, New Milton BH25 7BG

**PROPOSAL:** Single-storey rear extension; fenestration alterations; internal alterations including conversion of garage

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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

### **Supplementary Planning Guidance And Documents**

SPD - New Milton Local Distinctiveness

### **Neighbourhood Plan**

New Milton Neighbourhood Plan  
NM4 – DESIGN QUALITY  
NM13 – BARTON ON SEA

### **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
78/NFDC/10565 3 houses and garages with pedestrian/vehicular accesses.	02/11/1978	Granted Subject to Conditions	Decided	
NFDC/78/10566 66 houses with garages and estate roads.	12/09/1978	Granted Subject to Conditions	Decided	
77/NFDC/07196 174 dwellings with garages and construction of pedestrian/vehicular access.	01/07/1977	Granted Subject to Conditions	Decided	
LYB/XX/15104/1 Three-storey housing within mixed development.	29/03/1974	Granted Subject to Conditions	Decided	
LYB/XX/15104 71 houses and 68 flats.	14/01/1974	Granted Subject to Conditions	Decided	
XX/LYB/02832 Use of 7.8 acres of land for building estate.	12/10/1955	Granted Subject to Conditions	Decided	
XX/LYB/02346 Use of approx. 8 acres for residential purposes and layout of new roads.	25/01/1955	Granted Subject to Conditions	Decided	
XX/LYB/01441 Use of 7.875 acres for residential development.	10/06/1953	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,
- Impact on ecology and in particular protected species;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **09 February 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.