

Briefing for discussion

Planning Application No: 24/10118

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

PARISH: New Milton

PARISH CONSULTATION EXPIRES: 22/03/2024

APPLICATION NUMBER: 24/10118

ADDRESS: 76 Ashley Common Road, Ashley, New Milton, BH25 5AR

PROPOSAL: Removal and replacement of existing roof lights with x 3 no. dormers to facilitate first floor extension

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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

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

Neighbourhood Plan

New Milton Neighbourhood Plan

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

Status

Appeal

		Description	Description
19/10423 Single-storey rear extension	03/06/2019	Granted Subject to Conditions	Decided
17/10791 Single-storey rear extension (Prior Approval Application)	13/06/2017	GPD Refused	Decided
05/84740 Single-storey side and rear extension; roof alterations; dormers and velux windows in association with new first floor	21/06/2005	Granted Subject to Conditions	Decided
04/83007 Single-storey side and rear extension; roof alterations; dormers in association with new first floor	14/12/2004	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

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **22 March 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.