

Briefing for discussion

Planning Application No: 24/10230

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

PARISH: Totton and Eling

PARISH CONSULTATION EXPIRES: 19/04/2024

APPLICATION NUMBER: 24/10230

ADDRESS: 12 Bronte Close, Totton SO40 8SR

PROPOSAL: Two storey side extension and replacement of 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
NFDC/82/22062 Erection of 124 residential units,	08/05/1984	Granted Subject to Conditions	Decided	

garages and parking spaces with the construction of pedestrian/vehicular access (Existing buildings on site to be demolished).

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 **19 April 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.